



Mont Albert

Suburb Report



Your connection to property insights



JellisCraig

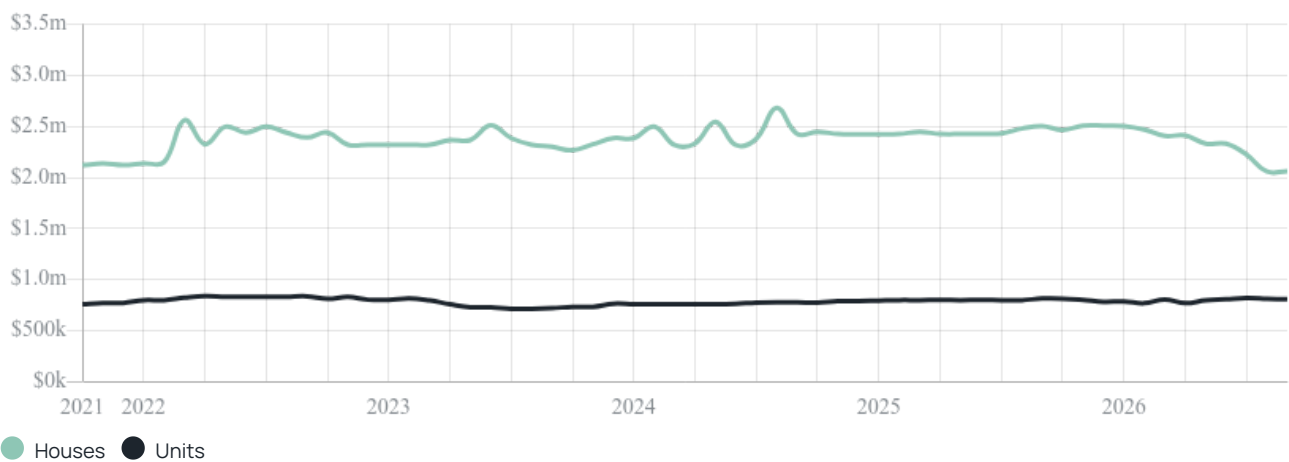
MONT ALBERT SUBURB REPORT

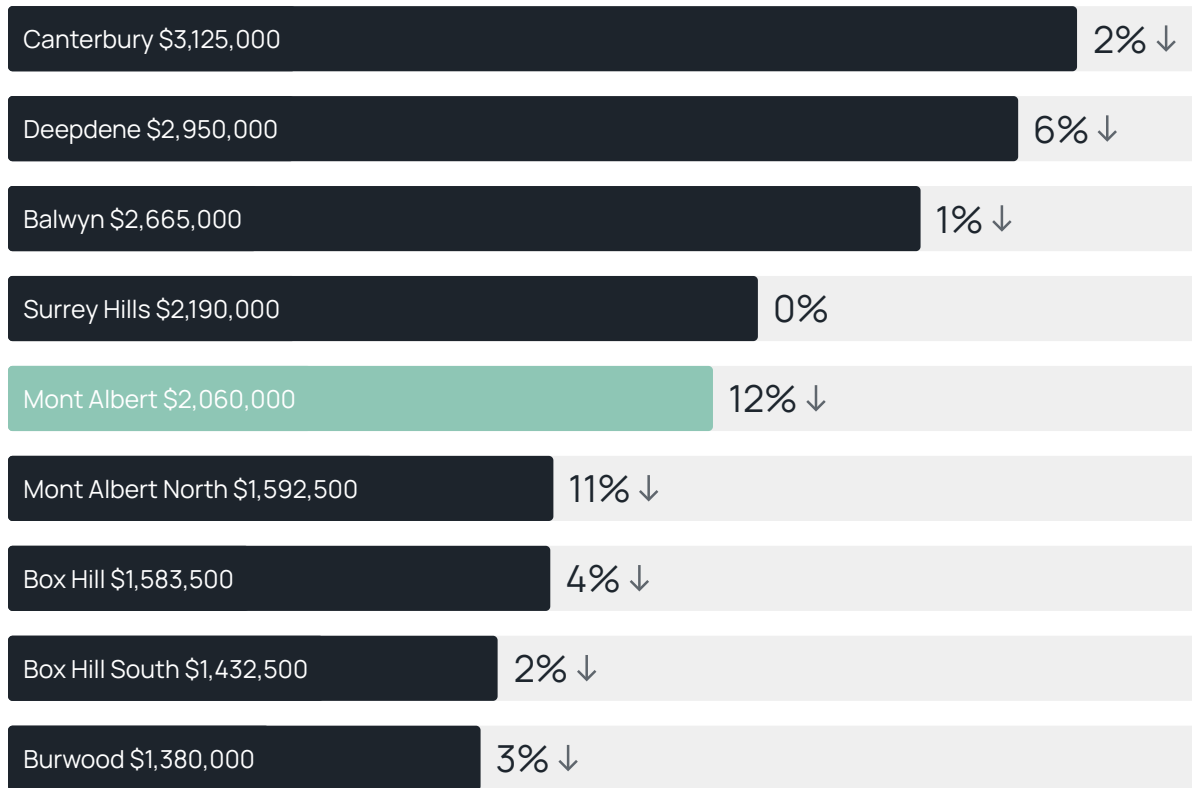
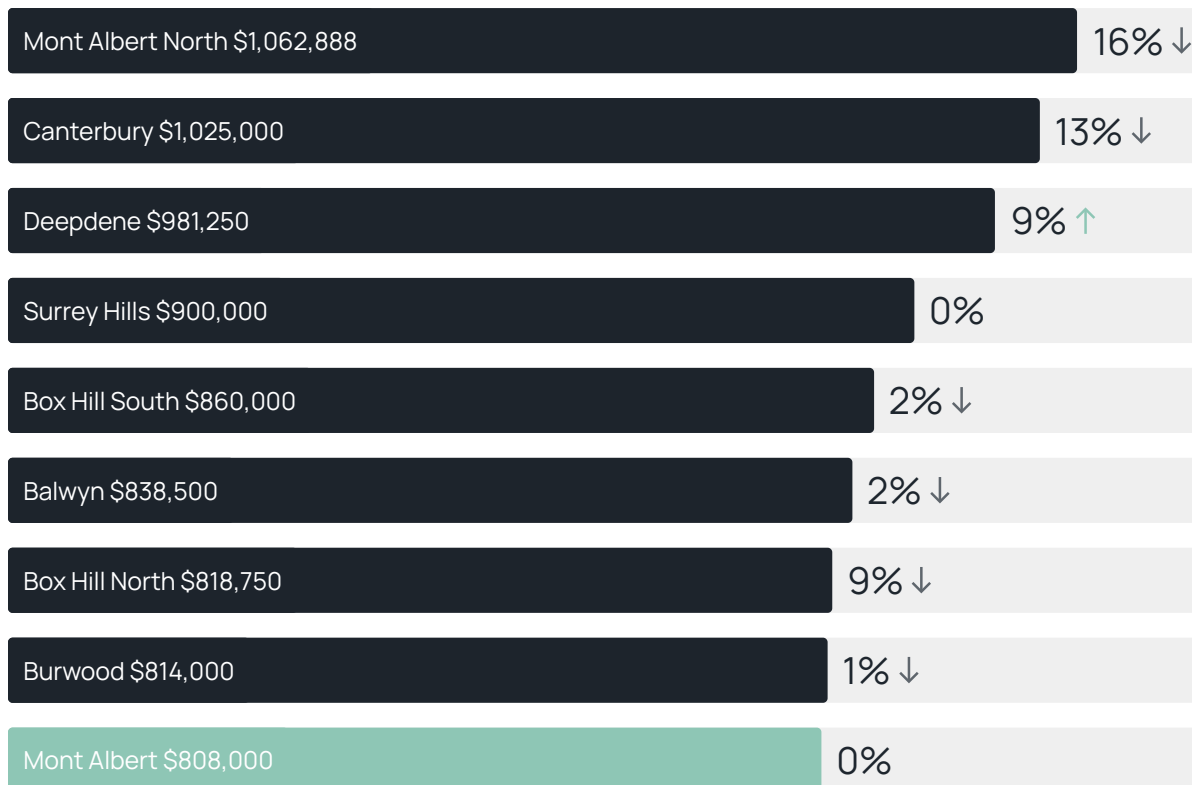
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.06m	0.12% ↑	\$808k	-0.86% ↓

Mont Albert monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 40%
● Private 60%

Auction clearance rate⁴

43%

Median days on market⁵

House

Unit

31 days

32 days

Average hold period¹

House

Unit

17.0 years

14.4 years

Dwelling type⁷

● Houses 83% ● Units 17%

Ownership⁷

● Owned outright 41% ● Mortgaged 31% ● Rented 28%

Population⁷

4,948

Population growth⁷

2.23%

Median age⁷

42 years

Median household size⁷

2.5 people

Median asking rent per week¹

House

Unit

\$700

\$630

Rental yield⁸

House

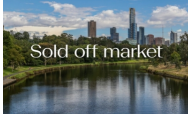
Unit

2.67%

4.82%

Recent Mont Albert sales⁵

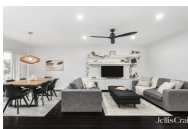
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/3 Inglisby Road Mont Albert	2	Unit	\$783,000	24 Oct 2026
 1 Carlyle Crescent Mont Albert	4	House	\$2,605,000	22 Oct 2026
 9/6-8 Hotham Street Mont Albert	3	Townhouse	\$1,000,000	22 Oct 2026
 1/81 Victoria Crescent Mont Albert	2	Unit	\$750,000	16 Oct 2026
 7 Proudfoot Street Mont Albert	4	House	\$2,770,000	15 Oct 2026
 3/24 Wolseley Close Mont Albert	2	Villa	\$752,000	09 Oct 2026
 5 Hotham Court Mont Albert	5	House	Undisclosed	27 Sep 2026
 13 Carlyle Crescent Mont Albert	3	House	Undisclosed	19 Sep 2026
 22 Beresford Street Mont Albert	4	House	\$1,760,000	16 Sep 2026
 46/781 Whitehorse Road Mont Albert	2	Apartment	Undisclosed	09 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 11 Serpentine Street Mont Albert	5	House	Undisclosed	08 Sep 2026
 1/74 Kenmare Street Mont Albert	4	Townhouse	Undisclosed	05 Sep 2026
 9/2 Hotham Street Mont Albert	3	Townhouse	\$1,315,000	03 Sep 2026
 108/801 Whitehorse Road Mont Albert	2	Apartment	\$621,800	02 Sep 2026
 16 Grace Street Mont Albert	4	House	Undisclosed	02 Sep 2026
 2/764 Whitehorse Road Mont Albert	3	Unit	\$450,000	01 Sep 2026
 4/322 Mont Albert Road Mont Albert	2	Unit	\$860,000	01 Sep 2026
 6 Whyte Grove Mont Albert	4	House	Undisclosed	29 Aug 2026
 1/14 Wilson Street Mont Albert	4	Townhouse	\$1,960,000	28 Aug 2026
 1/1 Hood Street Mont Albert	3	Townhouse	\$1,350,000	24 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 4/17 Kingsley Crescent Mont Albert	3	Unit	\$790,000	21 Aug 2026
 60 Kenmare Street Mont Albert	4	House	Undisclosed	20 Aug 2026
 2/7 Gilbert Street Mont Albert	2	Villa	\$752,000	19 Aug 2026
 201/662 Whitehorse Road Mont Albert	2	Apartment	\$447,000	10 Aug 2026
 6 Laing Street Mont Albert	3	House	Undisclosed	08 Aug 2026
 26/781 Whitehorse Road Mont Albert	2	Apartment	\$690,000	03 Aug 2026
 208/662 Whitehorse Road Mont Albert	1	Apartment	\$372,000	03 Aug 2026
 36 York Street Mont Albert	3	House	\$1,628,800	31 Jul 2026
 2/19 Salisbury Avenue Mont Albert	2	Villa	\$735,000	25 Jul 2026
 7/42 Zetland Road Mont Albert	2	Unit	\$750,000	25 Jul 2026



Jellis Craig Balwyn
244A Whitehorse Rd, Balwyn
03 9810 5000

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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