



Mont Albert

Suburb Report



Your connection to property insights



JellisCraig

MONT ALBERT SUBURB REPORT

Median house price¹

Median

\$2.07m

Quarterly price change

-8.22% ↓

Median unit price¹

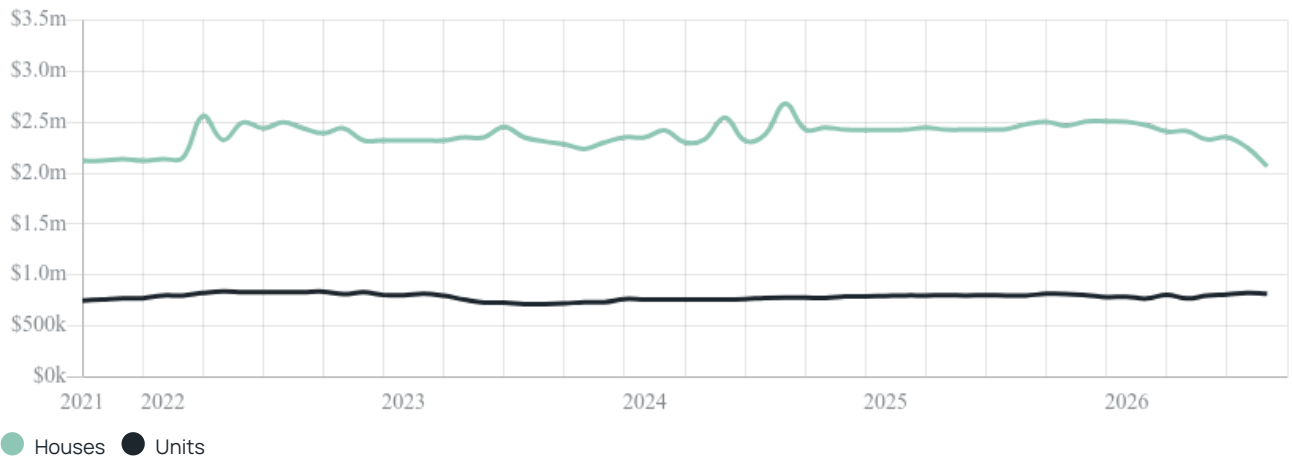
Median

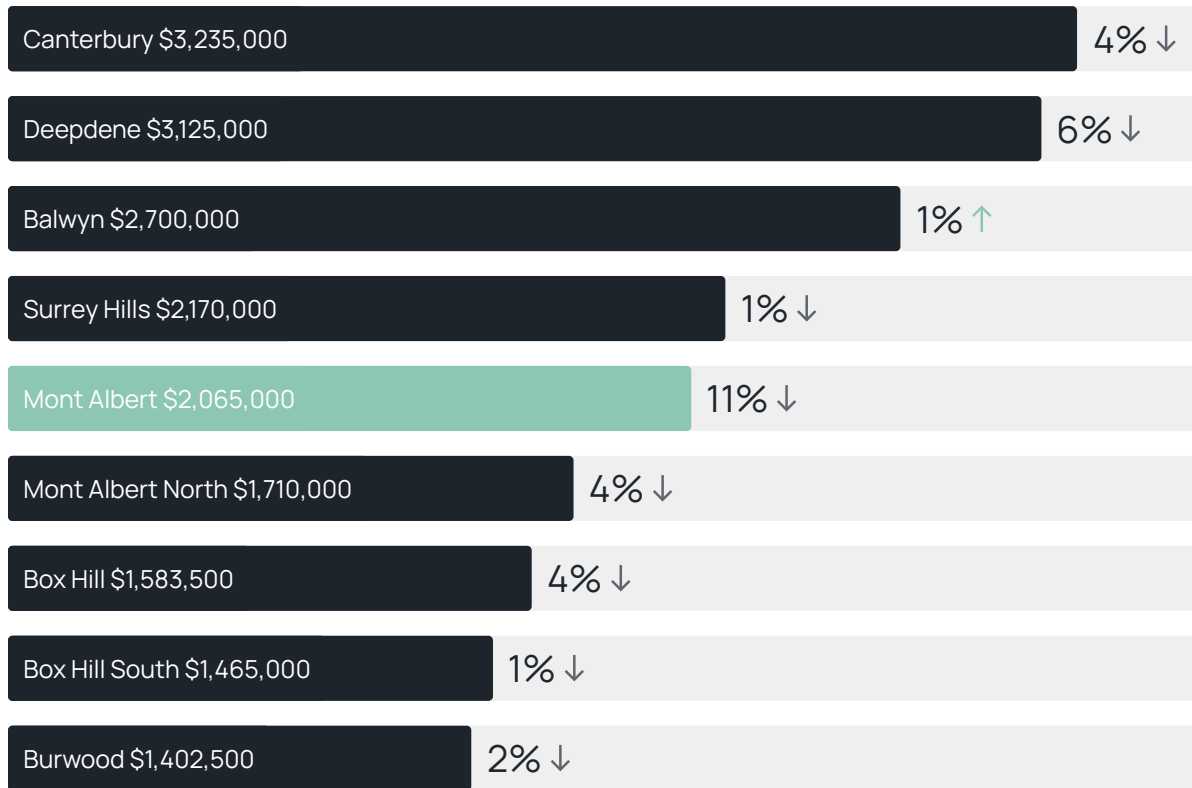
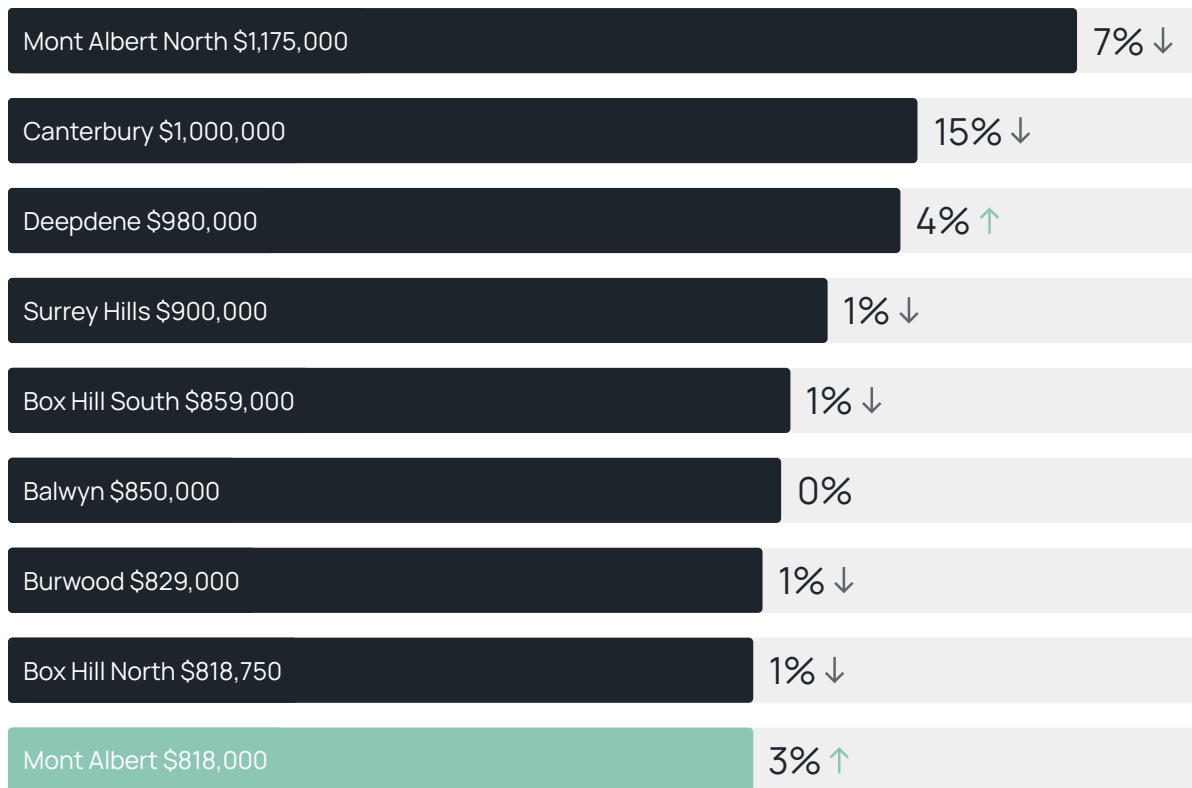
\$818k

Quarterly price change

-0.85% ↓

Mont Albert quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 40%
● Private 60%

Auction clearance rate³

61.11%

Median days on market³

House

Unit

29 days

31 days

Average hold period¹

House

Unit

19.2 years

13.8 years

Dwelling type⁵

● Houses 83% ● Units 17%

Ownership⁵

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

Population⁵

4,948

Median asking rent per week¹

Unit

\$720

\$625

Population growth⁵

2.23%

Rental yield¹

House

Unit

2.66%

4.87%

Median age⁵

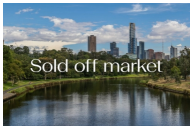
42 years

Median household size⁵

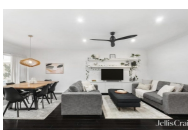
2.5 people

Recent Mont Albert sales²

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
 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
 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	Undisclosed	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

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Address	Bedrooms	Type	Price	Sold
 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
 4/17 Kingsley Crescent Mont Albert	3	Unit	Undisclosed	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	Undisclosed	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

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Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	25 Jul 2026
 5/1 Nangnak Lane Mont Albert	2	Townhouse	\$850,000	25 Jul 2026
 4/24 St Johns Avenue Mont Albert	2	Unit	\$940,000	18 Jul 2026
 1/13 Rowland Street Mont Albert	3	Townhouse	\$1,405,000	18 Jul 2026
 106/659-661 Whitehorse Road Mont Albert	3	Apartment	Undisclosed	17 Jul 2026
 10 Louise Avenue Mont Albert	3	House	Undisclosed	14 Jul 2026
 107/692 Whitehorse Road Mont Albert	2	Apartment	\$860,000	06 Jul 2026
 15/86 Victoria Crescent Mont Albert	3	House	\$1,150,000	27 Jun 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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