



Mont Albert

Suburb Report



Your connection to property insights



JellisCraig

MONT ALBERT SUBURB REPORT

Median house price¹

Median

\$2.28m

Quarterly price change

-2.98% ↓

Median unit price¹

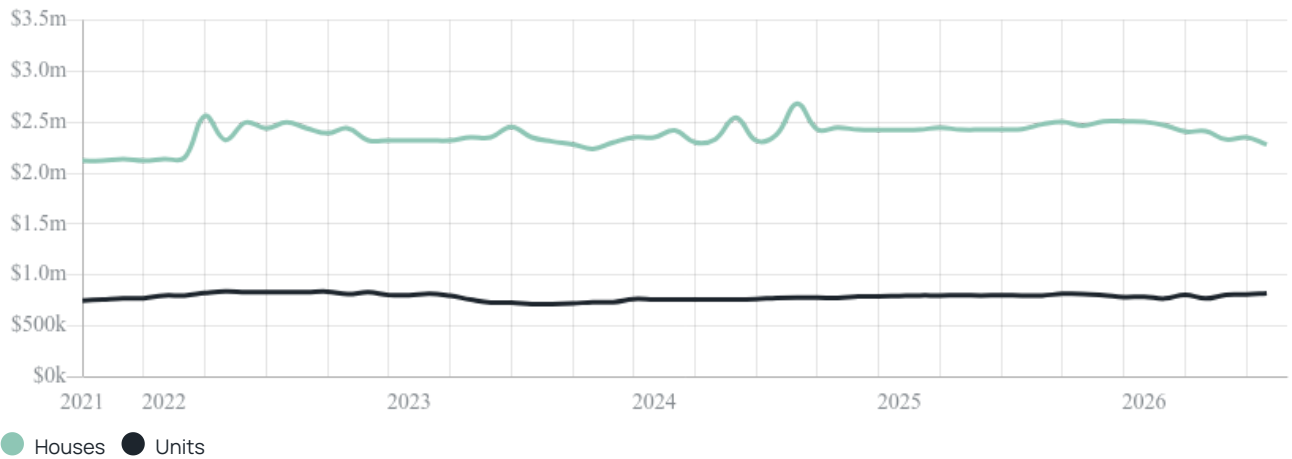
Median

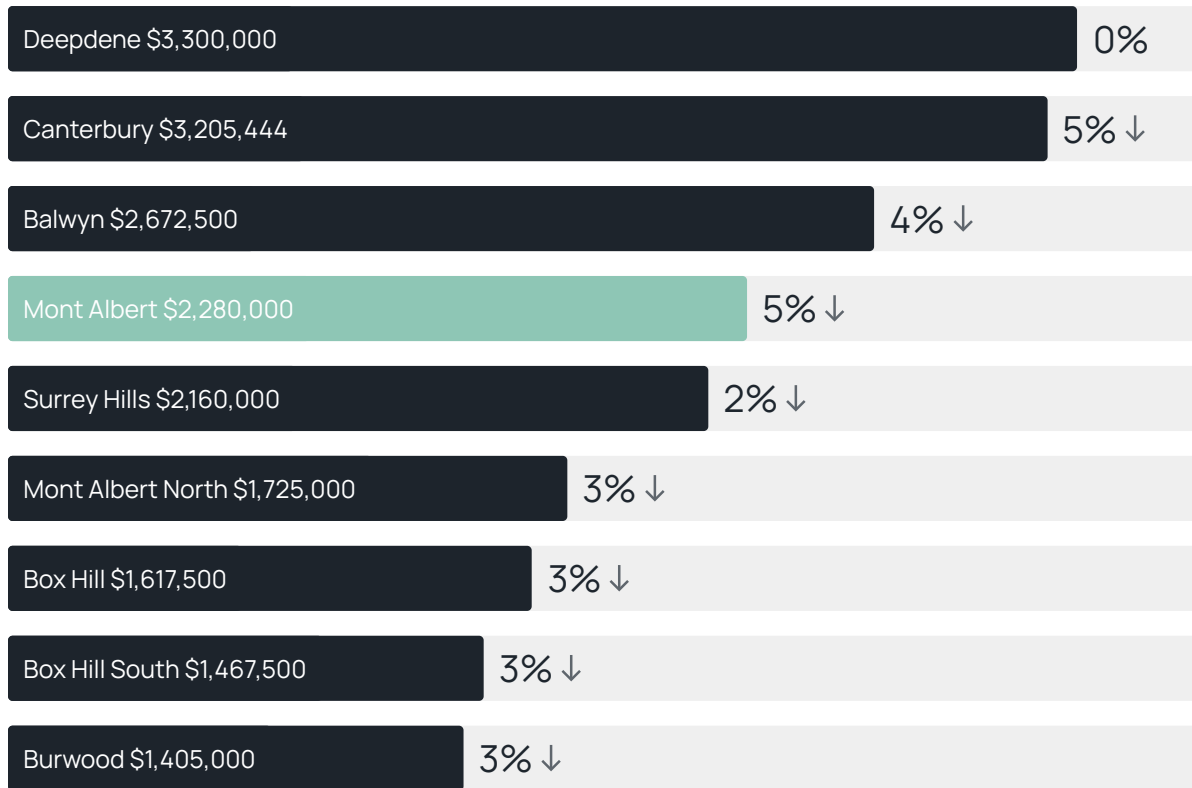
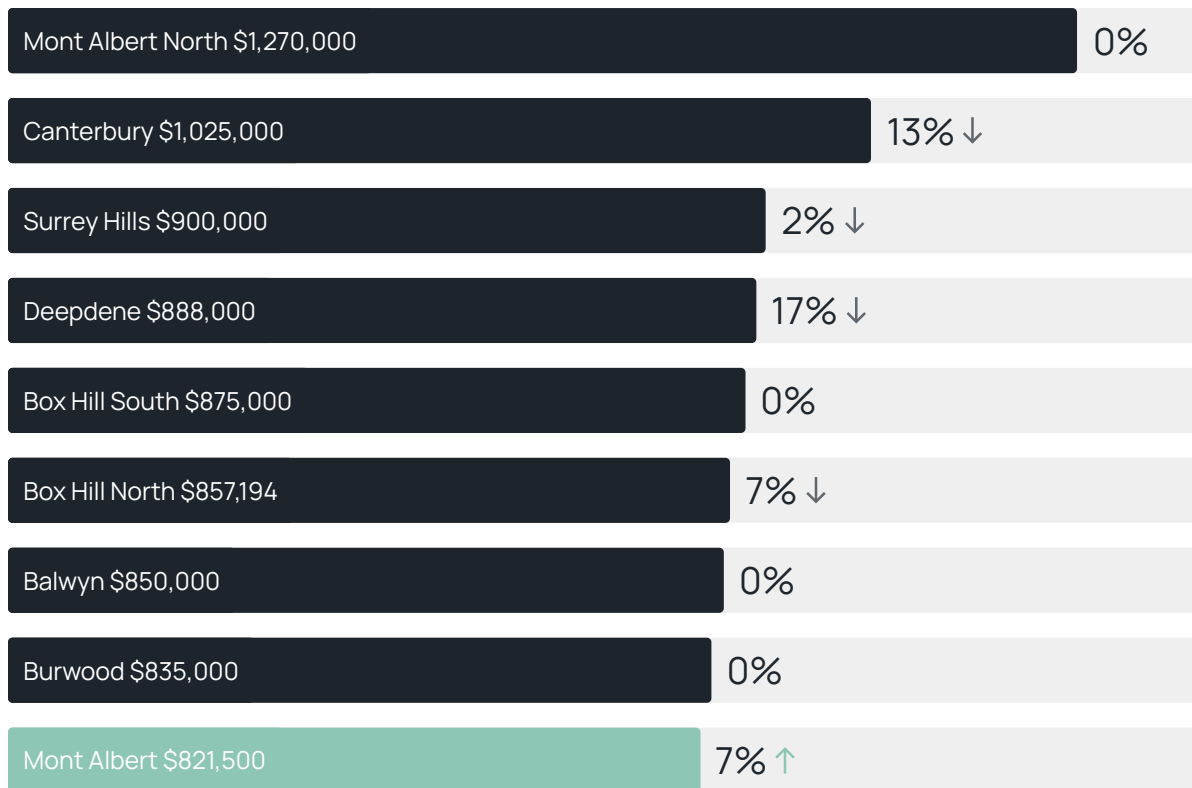
\$822k

Quarterly price change

1.56% ↑

Mont Albert quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 44%
● Private 56%

Auction clearance rate³

65%

Median days on market³

House

Unit

28 days

31 days

Average hold period¹

House

Unit

19.3 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

\$750

\$625

Population growth⁵

2.23%

Rental yield¹

House

Unit

2.67%

4.9%

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
 6 Whyte Grove Mont Albert	4	House	Undisclosed	29 Aug 2026
 1/1 Hood Street Mont Albert	3	Townhouse	\$1,350,000	24 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	Undisclosed	03 Aug 2026
 36 York Street Mont Albert	3	House	\$1,628,800	31 Jul 2026
 2/19 Salisbury Avenue Mont Albert	2	Villa	Undisclosed	25 Jul 2026
 7/42 Zetland Road Mont Albert	2	Unit	Undisclosed	25 Jul 2026

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	27 Jun 2026
 24 View Street Mont Albert	5	House	Undisclosed	26 Jun 2026
 3/385 Elgar Road Mont Albert	2	Unit	\$560,000	25 Jun 2026
 3/368 Mont Albert Road Mont Albert	3	Townhouse	\$1,243,000	24 Jun 2026

MONT ALBERT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 Victoria Crescent Mont Albert	3	House	\$1,495,000	22 Jun 2026
 1/98 Kenmare Street Mont Albert	3	Townhouse	\$1,065,000	20 Jun 2026
 106/801 Whitehorse Rd Mont Albert	2	Apartment	\$670,000	02 Jun 2026
 395 Elgar Road Mont Albert	5	House	\$1,360,000	16 May 2026
 2/364 Mont Albert Road Mont Albert	2	Unit	\$865,000	14 May 2026
 11 Inglisby Road Mont Albert	5	House	Undisclosed	12 May 2026
 3/9 Stanhope Street Mont Albert	2	Unit	\$790,000	08 May 2026
 G18/692 Whitehorse Road Mont Albert	1	Apartment	\$525,000	06 May 2026
 11 Kinloch Avenue Mont Albert	4	House	\$1,942,000	02 May 2026
 1/322 Mont Albert Road Mont Albert	2	Villa	\$885,000	02 May 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 01/09/2026

Powered by  **PropTrack**

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

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).