



Belmont

February 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	86	\$ 562,500	0.0 %	\$ 225,000	\$ 2,180,000
2009	98	\$ 575,500	2.3 %	\$ 300,000	\$ 1,750,000
2010	57	\$ 611,000	6.2 %	\$ 363,000	\$ 2,450,000
2011	56	\$ 581,250	-4.9 %	\$ 350,000	\$ 3,000,000
2012	53	\$ 530,000	-8.8 %	\$ 408,000	\$ 2,067,500
2013	70	\$ 562,500	6.1 %	\$ 373,000	\$ 2,335,000
2014	76	\$ 634,250	12.8 %	\$ 395,000	\$ 1,690,000
2015	71	\$ 650,000	2.5 %	\$ 415,500	\$ 1,975,000
2016	61	\$ 627,500	-3.5 %	\$ 455,000	\$ 1,670,000
2017	49	\$ 698,000	11.2 %	\$ 490,000	\$ 2,100,000
2018	55	\$ 690,000	-1.1 %	\$ 478,650	\$ 2,275,000
2019	59	\$ 710,000	2.9 %	\$ 508,000	\$ 2,830,000
2020	73	\$ 730,000	2.8 %	\$ 530,000	\$ 3,400,000
2021	60	\$ 928,070	27.1 %	\$ 585,000	\$ 3,500,000
2022	44	\$ 1,030,000	11.0 %	\$ 725,000	\$ 4,300,000
2023	49	\$ 1,250,000	21.4 %	\$ 740,000	\$ 5,100,000
2024	54	\$ 1,267,500	1.4 %	\$ 680,000	\$ 6,000,000
2025	49	\$ 1,475,000	16.4 %	\$ 910,000	\$ 3,900,000
2026	0				

Median Sale Price

\$1.48m

Based on 49 recorded House sales within the last 12 months (2025)

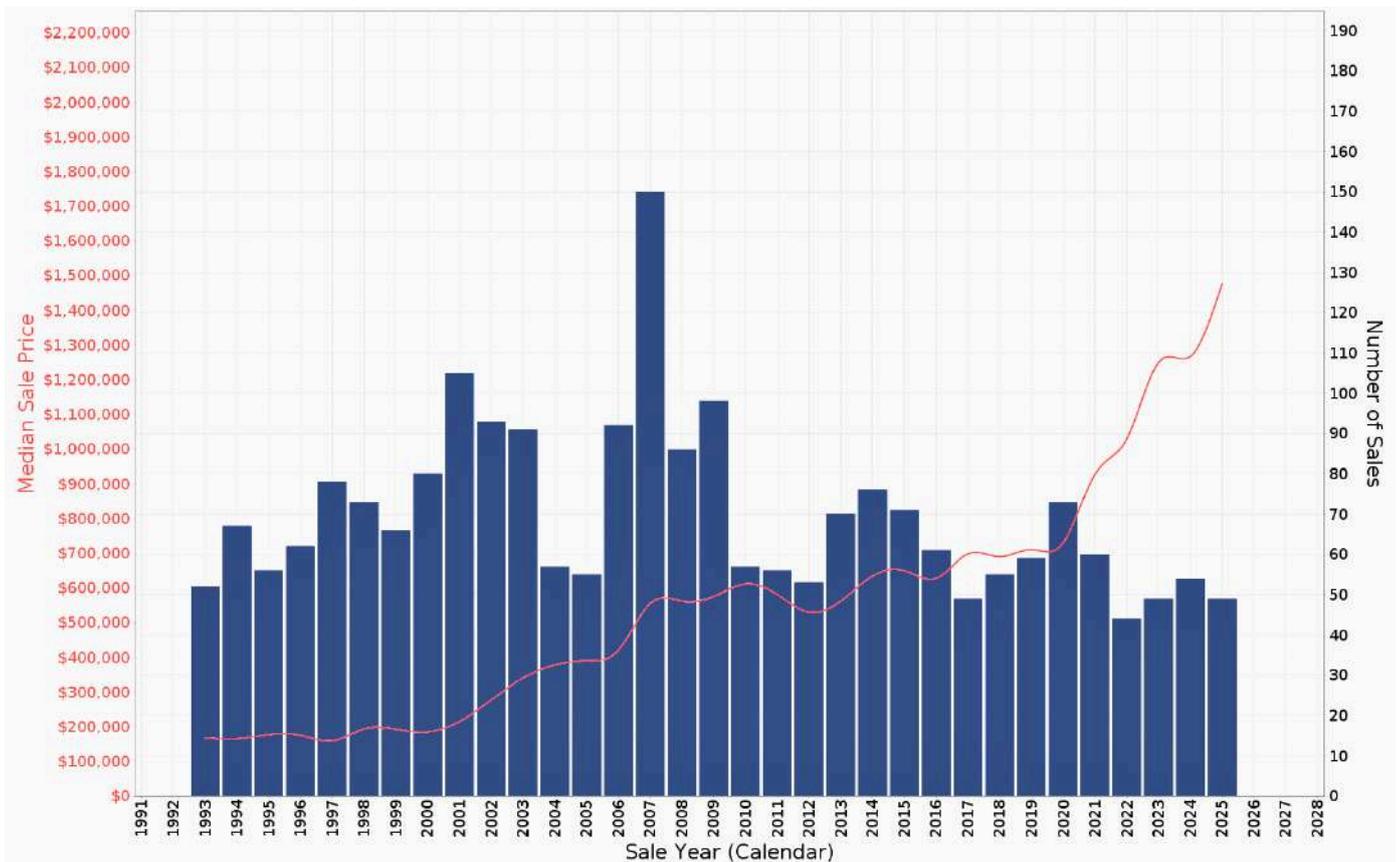
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.4%

Current Median Price: \$1,475,000
Previous Median Price: \$1,267,500

Based on 103 recorded House sales compared over the last two rolling 12 month periods



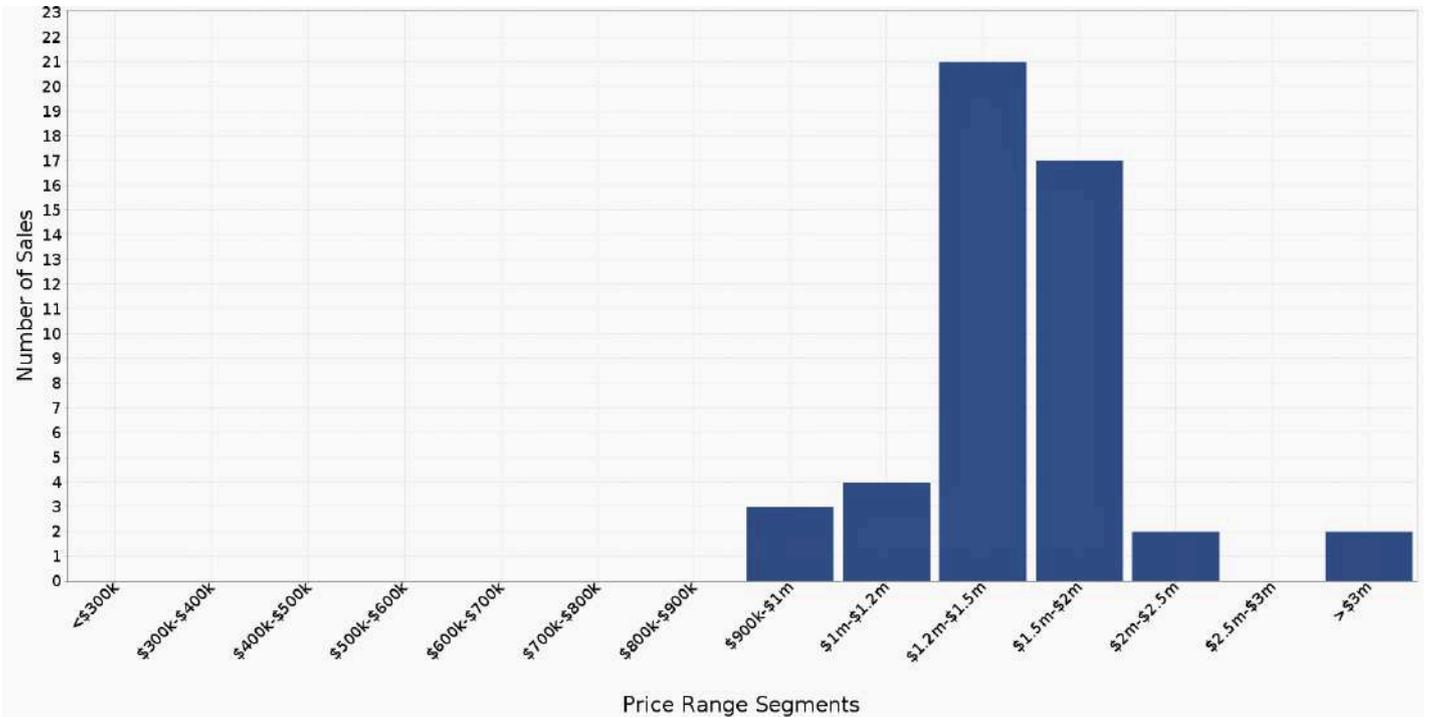
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PEAK SELLING PERIODS (3 years)



BELMONT - Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.48m

Based on 49 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.4%

Current Median Price: \$1,475,000
Previous Median Price: \$1,267,500

Based on 103 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

49

Based on recorded House sales within the 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

38 EVERSOLT ST



\$1,095,000

722 m² 3 2 2

Jan 2026
11 Days

39 BRANDELLA PL



\$1,500,000

620 m² 5 2 2

2025
22 Days

28 GIORDANO PL



\$1,800,000

692 m² 6 4 2

Dec 2025
23 Days

14 KINSELLA ST



\$1,200,000

580 m² 3 1 2

Dec 2025
30 Days

62 TWYNAM ST



\$1,470,000

584 m² 5 2 2

Dec 2025
12 Days

11 MITCHELL PL



\$1,253,500

450 m² 4 1 1

Dec 2025
52 Days

17 FERRARI PL



\$2,100,000

497 m² 5 3 2

Nov 2025
4 Days

21 HIGHLAND CRES



\$1,650,000

366 m² 4 3 2

Nov 2025
8 Days

29 HILLCROFT PL



\$1,760,000

642 m² 5 3 2

Nov 2025
19 Days

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RECENTLY SOLD PROPERTIES

8 MAJURA ST

\$1,260,000

Sold 2025
4 Days

807 m² 3 1 1

9 ARRAN PL

\$1,558,000

Sold 2025
16 Days

712 m² 4 2 2

27 HIGHLAND CRES

\$1,630,000

Sold 2025
9 Days

382 m² 4 3 2

20 BURSTALL AVE

\$1,100,000

Sold 2025
N/A

807 m² 3 1 1

16 HILLCROFT PL

\$1,625,000

500m²

Sold 2025
26 Days

500 m² 4 3 2

171 LONDON RD

\$1,850,000

Sold 2025
193 Days

1.08 ha 4 3 4

31 DANGAR ST

\$1,600,000

Sold 2025
22 Days

590 m² 5 3 2

8 IONA CL

\$1,700,000

Sold 2025
12 Days

982 m² 4 2 4

6 BENETTI CL

\$1,500,000

Sold 2025
N/A

699 m² 4 2 2

1 THREDBO PL

\$1,313,500

Sold 2025
5 Days

512 m² 3 2 2

28 PINNACLE PL

\$1,485,000

Sold 2025
22 Days

720 m² 4 2 2

134 GRASSDALE RD

\$3,600,000

Sold 2025
20 Days

1 ha 5 3 2

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PROPERTIES FOR RENT

Median Rental Price

\$850 /w

Based on 36 recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.0%

Current Median Price: \$1,475,000
Current Median Rent: \$850

Based on 49 recorded House sales and 36 House rentals compared over the last 12 months

Number of Rentals

36

Based on recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

42 MARWOOD STREET

\$1,050 per



613 m² 4 2 3

2026
5 Days

1 WAMBAYA STREET

\$615 per week



578 m² 3 1 1

2025
60 Days

77 BOSTON ROAD

\$1580 per week



6 3 7

2025
166 Days



Please contact us to discuss your real estate goals



Navdeep Singh

Real Estate Consultant

0455 670 069
navdeepsingh@realcrats.com



Harjeet Chandi

Real Estate Consultant

0450 050 013
harjeetchandi@realcrats.com

www.realcrats.com

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