

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.40m

Quarterly Price Change

-1.19% ↓

Median Unit Price*

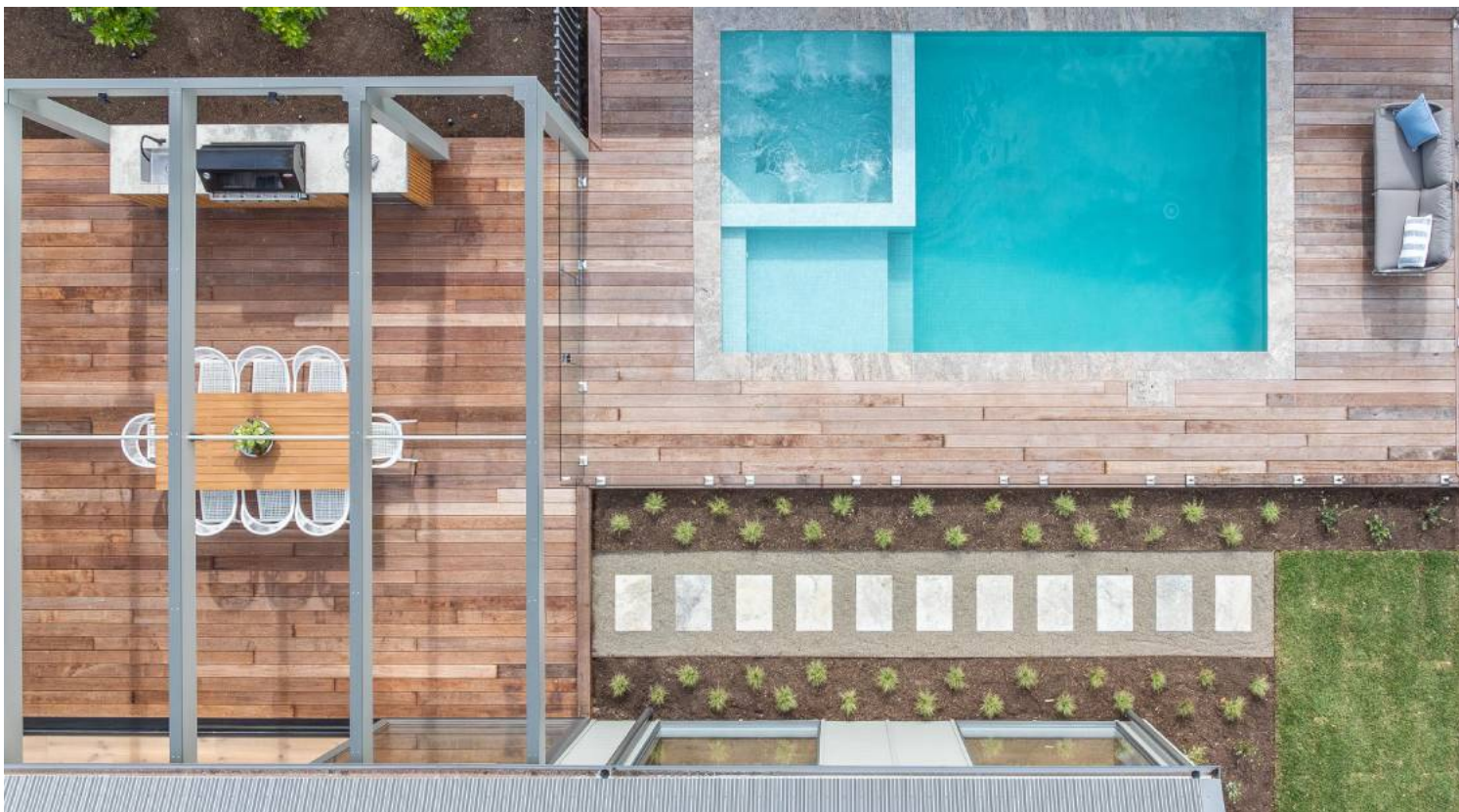
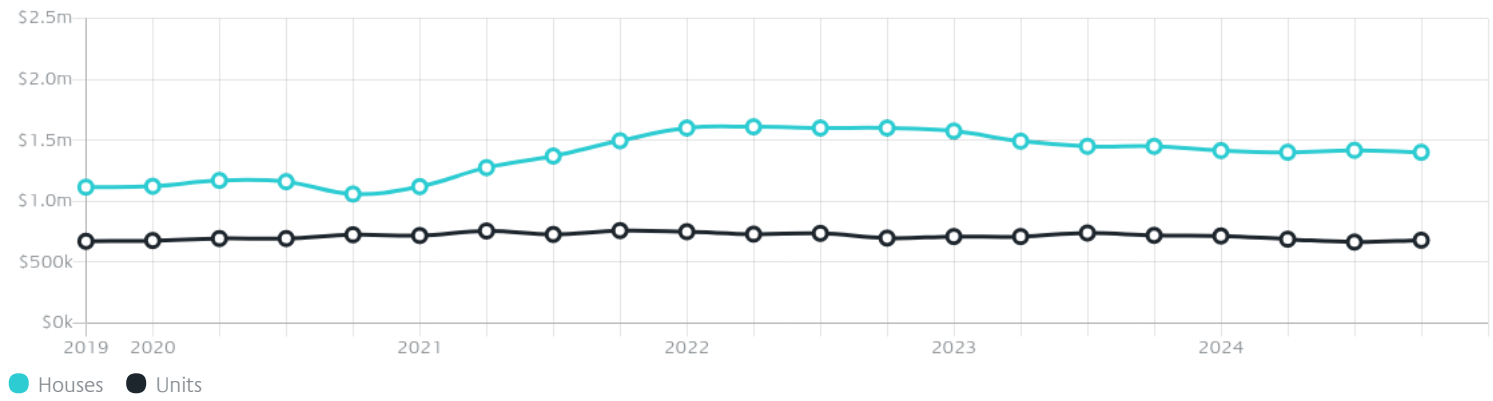
Median

\$680k

Quarterly Price Change

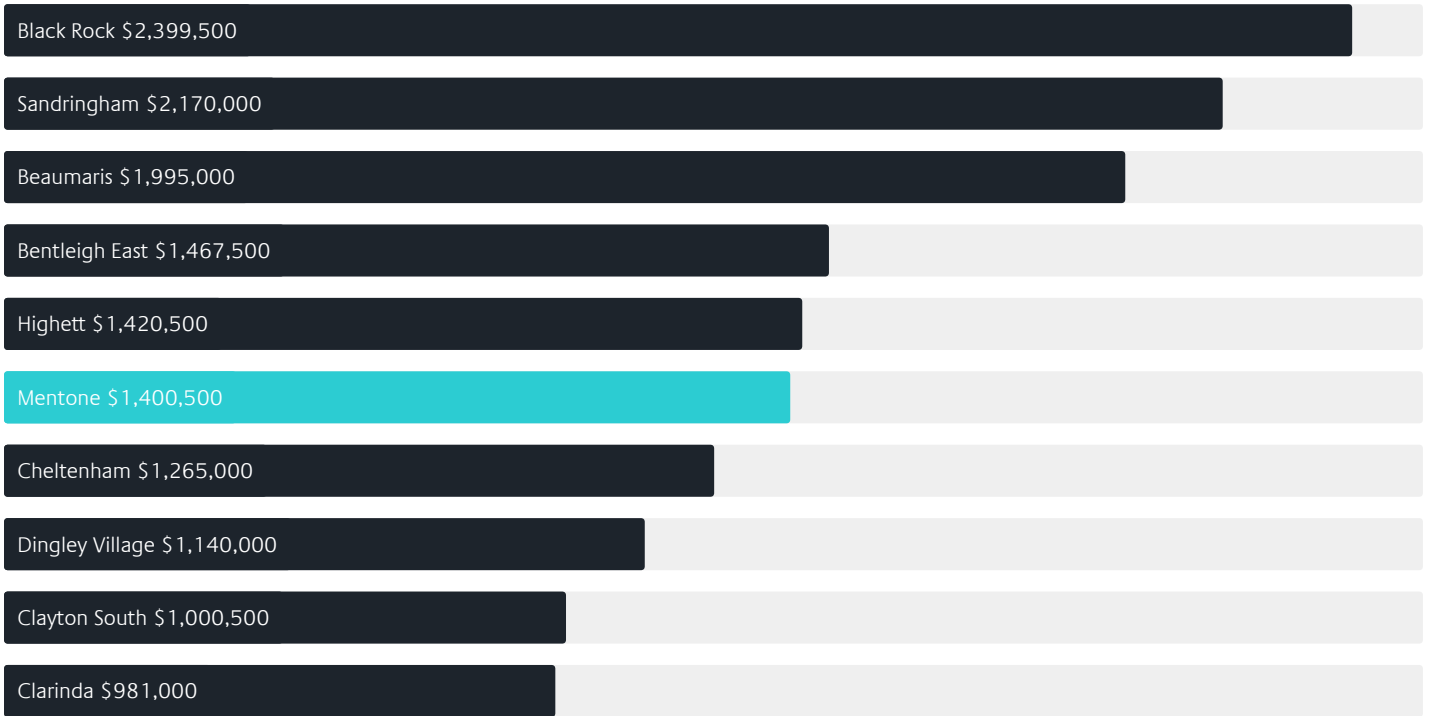
2.25% ↑

Quarterly Price Change*

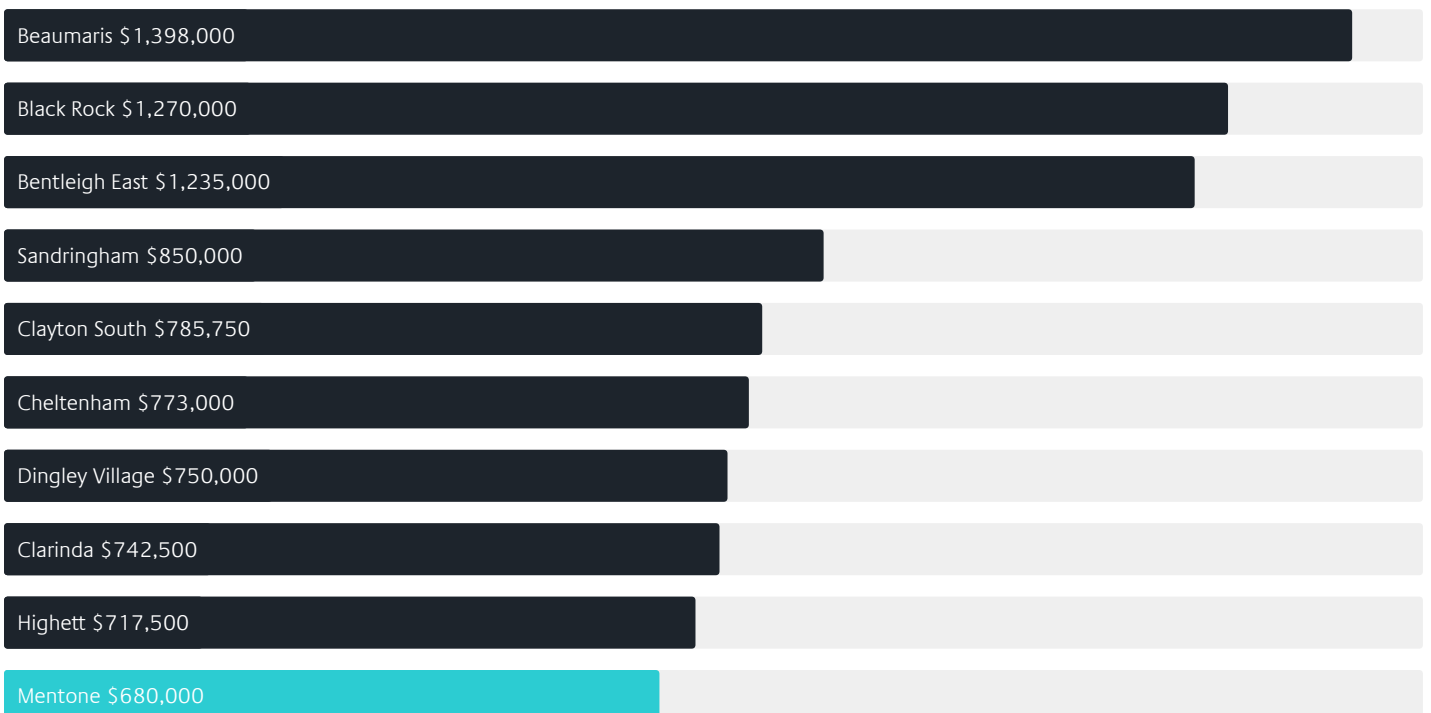


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 64%
● Private 36%

Auction Clearance Rate^{*}

76.09%

Median Days on Market[^]

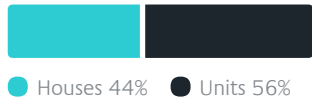
26 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 44% ● Units 56%

Ownership[^]



● Owned Outright 34% ● Mortgaged 37% ● Rented 29%

Population[^]

13,197

Median Asking Rent per week^{*}

\$743

Population Growth[^]

1.79%

Rental Yield^{*}

2.69%

Median Age[^]













42 years

Median Household Size[^]










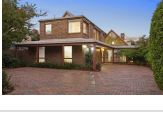


2.3 people

Sold Properties~

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/suburbinsights













Address	Bedrooms	Type	Price	Sold
 8/33-35 Bourke St Mentone	2	Villa	\$756,000	29 Mar 2025
 6/30 Latrobe St Mentone	1	Unit	\$491,000	29 Mar 2025
 33 Bundora Pde Mentone	4	House	\$1,160,000	24 Mar 2025
 1 Anderson Ct Mentone	3	House	\$1,525,000	22 Mar 2025
 5/242 Balcombe Rd Mentone	2	Unit	\$715,000	22 Mar 2025
 1/11 Levanto St Mentone	2	Unit	\$660,000	22 Mar 2025
 4/13 Florence St Mentone	1	Apartment	\$400,000	15 Mar 2025
 18 Riviera St Mentone	4	House	\$1,380,000	05 Mar 2025
 4 Mundy St Mentone	3	House	\$2,000,000	03 Mar 2025
 26 Streeton Dr Mentone	3	Townhouse	\$929,000	03 Mar 2025
 16 Flinders St Mentone	3	House	\$1,920,000	01 Mar 2025
 48a Albenca St Mentone	4	Townhouse	\$1,295,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 40 Voltri St Mentone	4	House	\$1,330,000	28 Feb 2025
 22/5-7 Brindisi St Mentone	1	Apartment	\$362,000	27 Feb 2025
 46/80 Balcombe Rd Mentone	2	Flat/Unit/Apartment	\$540,000	27 Feb 2025
 3/44 Lower Dandenong Rd Mentone	2	Unit	\$700,000	25 Feb 2025
 2/15 Milan St Mentone	5	House	\$2,415,000	22 Feb 2025
 3/8 Florence St Mentone	2	Unit	\$725,750	22 Feb 2025
 3/60 Beach Rd Mentone	2	Townhouse	\$812,000	22 Feb 2025
 4/18 Venice St Mentone	2	Unit	\$667,500	22 Feb 2025
 2/37 Levanto St MENTONE	2	Unit	\$815,000	22 Feb 2025
 1 Latona St Mentone	5	House	\$2,765,000	22 Feb 2025
 75 Mundy St Mentone	2	Townhouse	\$990,000	22 Feb 2025
 5/12 Flinders St Mentone	2	Unit	\$693,000	22 Feb 2025

MENTONE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17/3-5 Alvena St Mentone	2	Apartment	\$435,000	20 Feb 2025
 308/116 Balcombe Rd Mentone	2	Apartment	\$615,000	18 Feb 2025
 2 Withers Way MENTONE	4	Townhouse	\$1,040,000	17 Feb 2025
 8/78 Beach Rd Mentone	3	Townhouse	\$1,330,000	15 Feb 2025
 2/9 Olive Gr Mentone	3	House	\$1,165,000	12 Feb 2025
 2/35 Plummer Rd Mentone	1	Unit	\$436,000	11 Feb 2025
 6a Rogers St Mentone	4	Townhouse	\$1,655,000	08 Feb 2025
 1/77 Lower Dandenong Rd Mentone	3	House	\$875,000	08 Feb 2025
 19 Teague Av Mentone	4	House	\$1,700,000	08 Feb 2025
 15/53 Blackwood Av Mentone	2	Flat/Unit/Apartment	\$520,000	06 Feb 2025
 5/76 Collins St Mentone	2	Townhouse	\$775,000	03 Feb 2025
 Anderson Ct Mentone	1	Strata Unit/Flat	\$272,499	03 Feb 2025



Mentone Office
99a Balcombe Road, Mentone
(03) 9585 5667

jellisraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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