

# JellisCraig

MENTONE

# Suburb Report

Know your neighbourhood.



MENTONE SUBURB REPORT

Median House Price\*

Median

\$1.41m

Quarterly Price Change

1.88% ↑

Median Unit Price\*

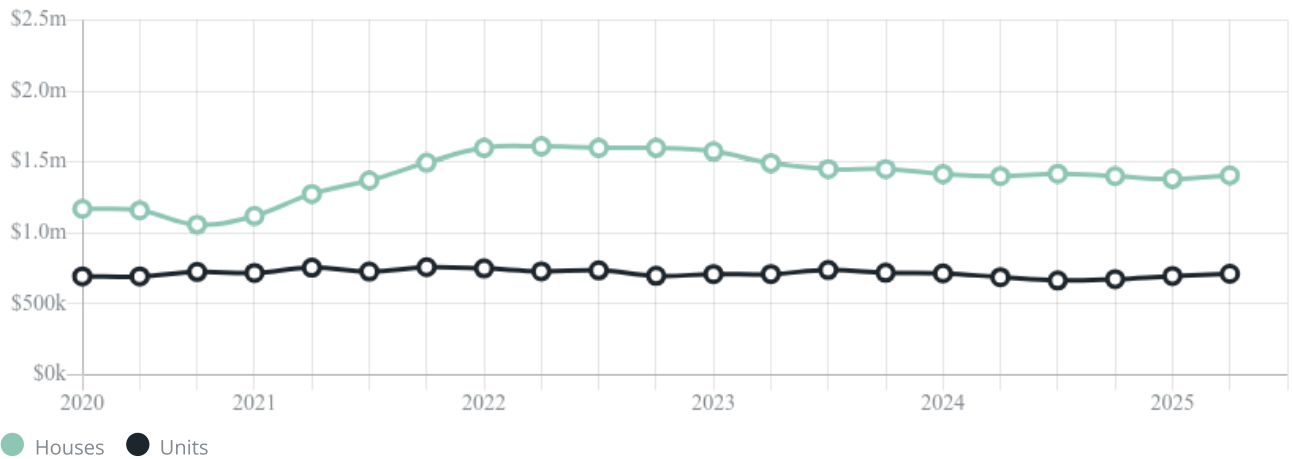
Median

\$713k

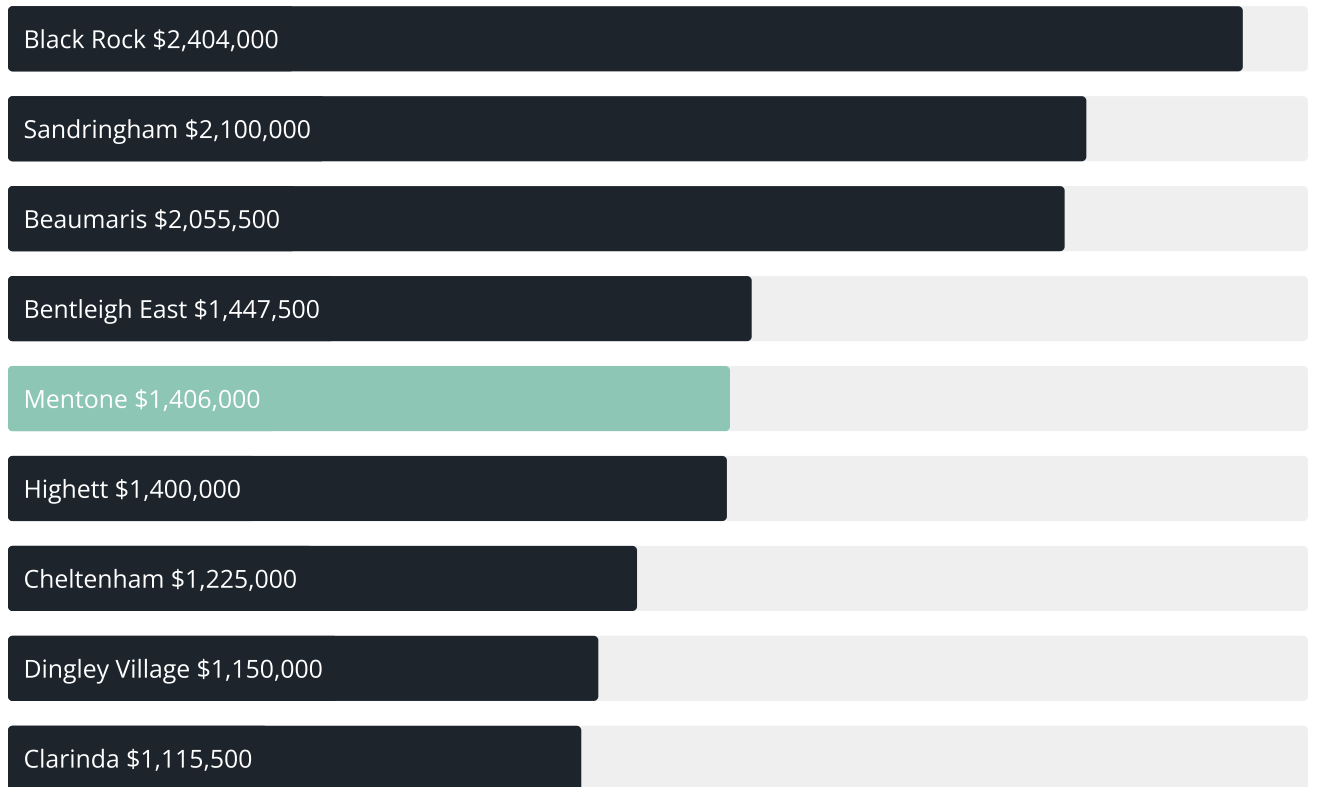
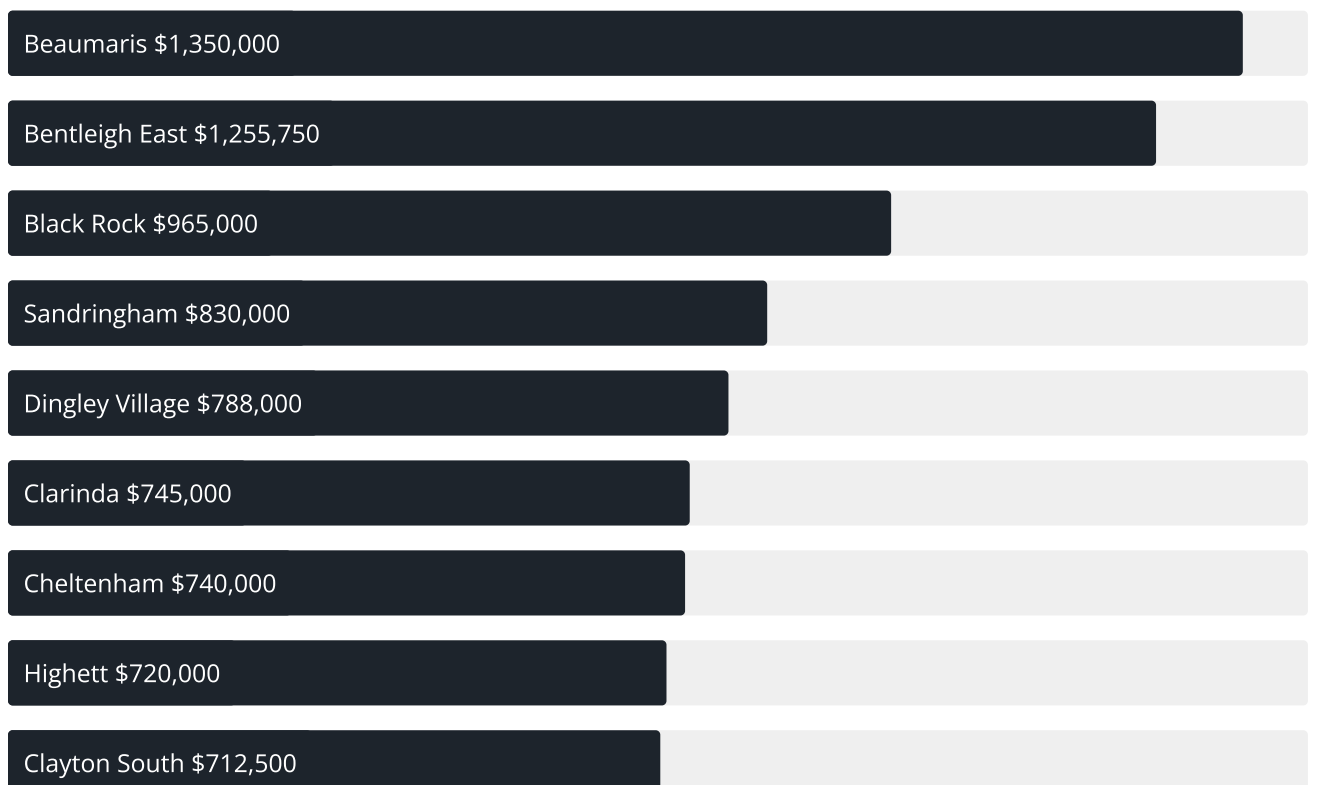
Quarterly Price Change

2.29% ↑

Quarterly Price Change\*



## MENTONE SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MENTONE SUBURB REPORT

## Sale Method\*



● Auction 49%

● Private 51%

## Auction Clearance Rate\*

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**87.8%**

## Median Days on Market^

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**25 days**

## Average Hold Period\*

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**6.8 years**

## Dwelling Type^



● Houses 44%

● Units 56%

## Ownership^



● Owned Outright 34%

● Mortgaged 37%

● Rented 29%

## Population^

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**13,197**

## Median Asking Rent per week\*

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**\$750**

## Population Growth^

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**1.79%**

## Rental Yield\*

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**2.69%**

## Median Age^

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**42 years**











## Median Household Size^

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**2.3 people**

## MENTONE SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisrcraig.com.au/suburbinsights](http://jellisrcraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 151 Lower Dandenong Rd Mentone	3	House	\$955,888	09 Aug 2025
 3/134 Charman Rd MENTONE	2	Unit	\$722,500	06 Aug 2025
 1a Rivoli St Mentone	4	Townhouse	\$1,855,000	02 Aug 2025
 5/8 Commercial Rd Mentone	3	Unit	\$631,000	29 Jul 2025
 214/116 Balcombe Rd Mentone	2	Apartment	\$471,000	21 Jul 2025
 2/60 Beach Rd Mentone	2	Unit	\$877,000	19 Jul 2025
 8/5-7 Brindisi St Mentone	1	Apartment	\$335,000	12 Jul 2025
 102/135 Lower Dandenong Rd Mentone	2	Apartment	\$520,000	08 Jul 2025
 6/43 Beach Rd Mentone	3	Townhouse	\$1,650,000	08 Jul 2025
 9/56 Milan St Mentone	1	Unit	\$331,750	07 Jul 2025

## MENTONE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/7 Como Pde.E Mentone	1	Unit	\$372,000	05 Jul 2025
 10/11 Florence St Mentone	2	Unit	\$575,000	04 Jul 2025
 10/34 Florence St Mentone	2	Unit	\$715,000	02 Jul 2025
 3/67 Albenca St Mentone	3	Townhouse	\$1,020,000	01 Jul 2025
 58b Mentone Pde Mentone	4	Townhouse	\$2,110,000	30 Jun 2025
 7/86-88 Collins St Mentone	2	Unit	\$660,000	30 Jun 2025
 10/30 Collins St Mentone	2	Unit	\$672,500	28 Jun 2025
 9 Tolls Av Mentone	4	House	\$1,494,000	28 Jun 2025
 9/52 Plummer Rd Mentone	1	Apartment	\$330,000	27 Jun 2025
 303/116 Balcombe Rd Mentone	1	Apartment	\$420,000	24 Jun 2025

## MENTONE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Glengala Ct Mentone	3	House	\$1,157,000	21 Jun 2025
 33 Balcombe Rd Mentone	3	House	\$1,250,000	21 Jun 2025
 7/60 Beach Rd Mentone	2	Unit	\$630,000	20 Jun 2025
 7/18 Collins St Mentone	1	Apartment	\$270,000	19 Jun 2025
 202/144 Collins St Mentone	2	Apartment	\$460,000	16 Jun 2025
 3/178 Warrigal Rd Mentone	2	Unit	\$660,000	15 Jun 2025
 3/92 Latrobe St Mentone	2	Flat/Unit/Apartment	\$836,000	14 Jun 2025
 31a Broome Av Mentone	4	House	\$1,480,000	14 Jun 2025
 7 Craigmores Av Mentone	4	House	\$1,565,000	14 Jun 2025
 3/2-10 Teague Av Mentone	3	Apartment	\$1,050,000	11 Jun 2025





Mentone Office  
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[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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