

Suburb **INSIGHTS**

3194
MENTONE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.42m

Quarterly Price Change

1.17% ↑

Median Unit Price*

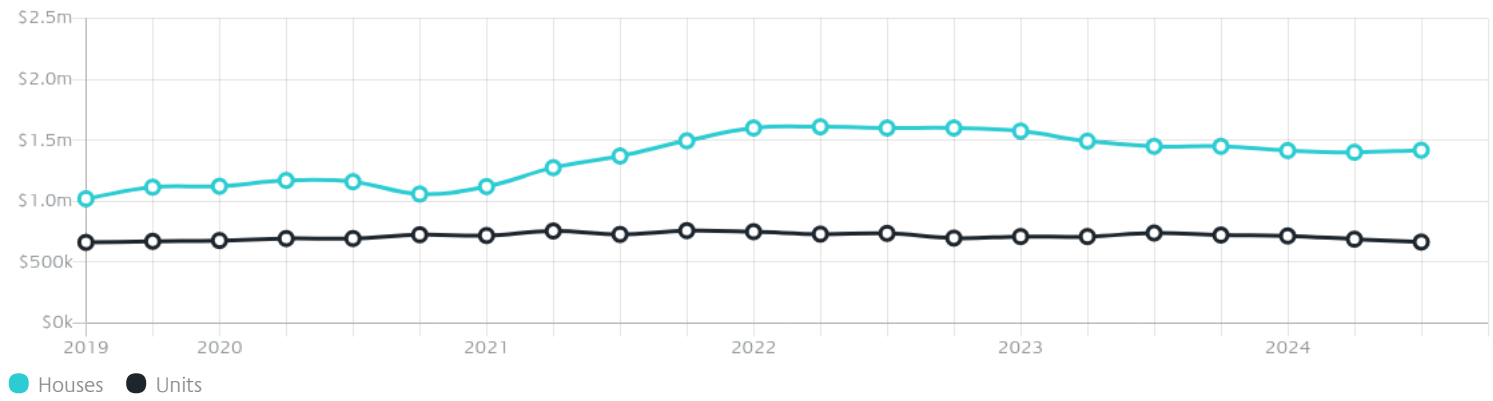
Median

\$665k

Quarterly Price Change

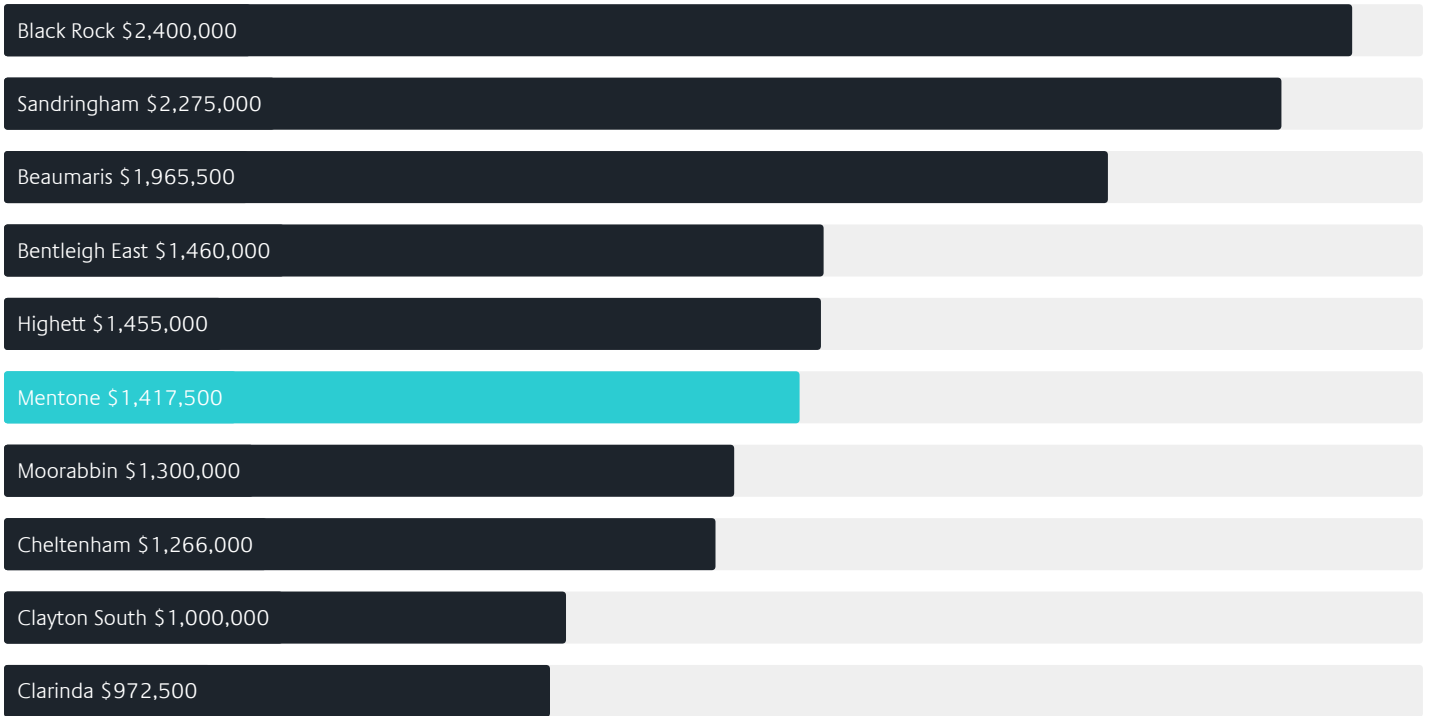
-3.41% ↓

Quarterly Price Change*

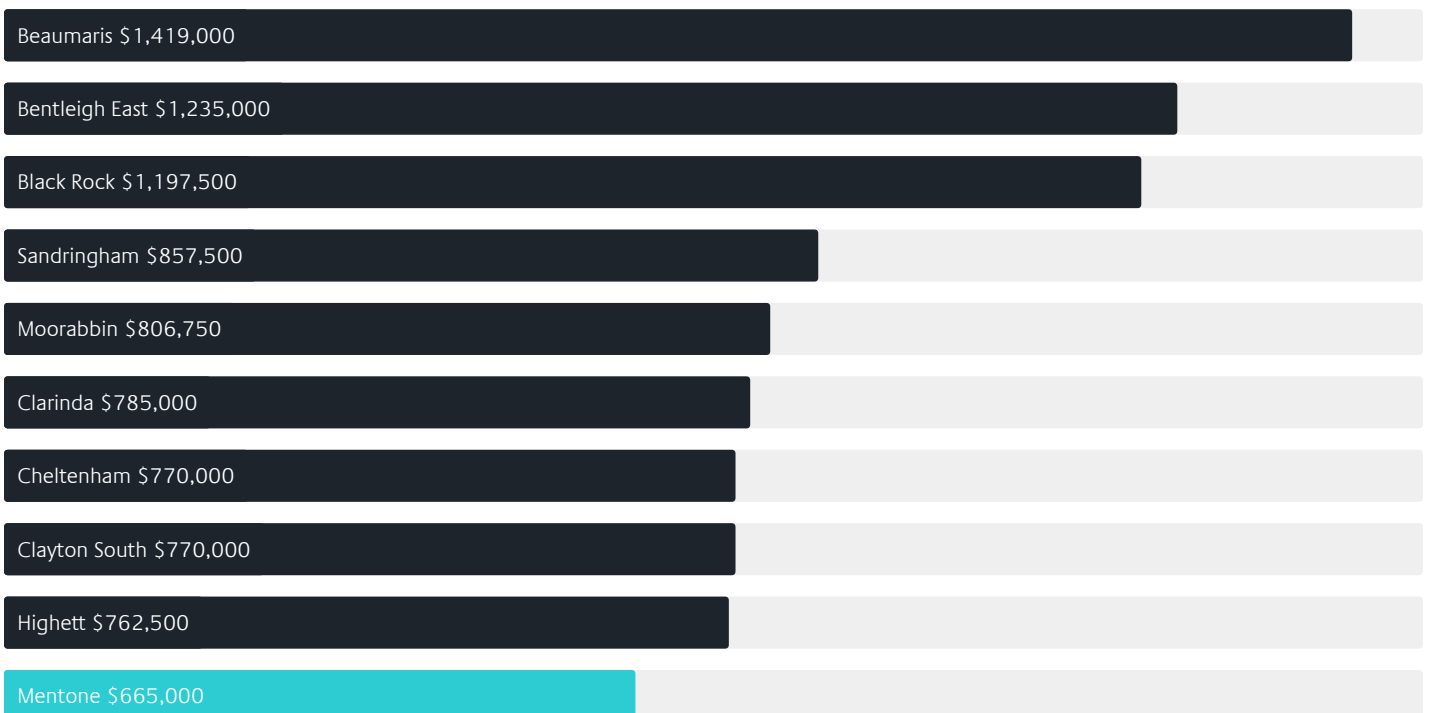


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 67%
● Private 33%

Auction Clearance Rate*

74.19%

Median Days on Market^

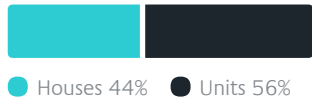
27 days

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*

\$730

Population Growth^

1.79%

Rental Yield*

2.69%

Median Age^













42 years

Median Household Size^










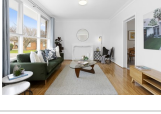


2.3 people

Sold Properties~










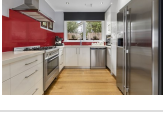


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 Catania St Mentone	3	Townhouse	\$1,402,000	30 Nov 2024
 8/62-64 Mentone Pde Mentone	2	Apartment	\$445,000	30 Nov 2024
 1/6 Russell Ct Mentone	3	Townhouse	\$1,390,000	29 Nov 2024
 43b Albenca St Mentone	3	Townhouse	\$1,040,000	25 Nov 2024
 6/78 Beach Rd Mentone	2	Townhouse	\$1,227,000	22 Nov 2024
 23 Sycamore Av Mentone	4	House	\$1,510,000	21 Nov 2024
 212/81 Warrigal Rd Mentone	2	Apartment	\$440,000	19 Nov 2024
 3/35-37 Balcombe Rd Mentone	2	Unit	\$610,000	19 Nov 2024
 16/42-44 Bourke St Mentone	2	Unit	\$749,999	16 Nov 2024
 5 Greens Ct Mentone	3	House	\$1,440,000	16 Nov 2024
 34 Mundy St Mentone	5	House	\$2,450,000	16 Nov 2024
 79 Blackwood Av Mentone	3	House	\$1,225,000	13 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 107/81 Warrigal Rd Mentone	2	Apartment	\$505,000	11 Nov 2024
 95 Nepean Hwy Mentone	3	House	\$1,250,000	11 Nov 2024
 2/57 Collins St Mentone	1	Apartment	\$392,000	08 Nov 2024
 2/5 Phillip St Mentone	2	Apartment	\$485,000	29 Oct 2024
 13 Russell Ct Mentone	5	House	\$1,992,000	26 Oct 2024
 1/7 Olive Gr Mentone	3	House	\$1,045,000	25 Oct 2024
 14/81 Warrigal Rd Mentone	1	Unit	\$400,000	22 Oct 2024
 4/1 Phillip St Mentone	3	Townhouse	\$880,000	21 Oct 2024
 5/10/7 Balcombe Rd Mentone	2	Unit	\$590,000	21 Oct 2024
 3/58 Naples Rd Mentone	2	Unit	\$700,000	19 Oct 2024
 6/13 Lower Dandenong Rd Mentone	1	Apartment	\$280,000	18 Oct 2024
 21 Sharan Av Mentone	3	House	\$1,000,000	16 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/132 Charman Rd Mentone	3	Townhouse	\$1,163,500	14 Oct 2024
 5/6 Venice St Mentone	2	Unit	\$745,000	12 Oct 2024
 6/19 Brindisi St MENTONE	2	Unit	\$679,000	12 Oct 2024
 70 Glenelg Dr Mentone	4	House	\$1,075,000	11 Oct 2024
 14 Cedar St Mentone	4	House	\$1,410,000	08 Oct 2024
 3/8 Voltri St Mentone	2	Unit	\$600,000	05 Oct 2024
 11 Silverbanks Gr Mentone	3	Townhouse	\$970,000	02 Oct 2024
 29b Flinders St Mentone	3	Townhouse	\$1,285,000	23 Sep 2024
 3/57 Milan St Mentone	2	Unit	\$660,000	21 Sep 2024
 1/40-42 Charman Rd Mentone	2	Unit	\$720,000	21 Sep 2024
 3/8 Commercial Rd Mentone	2	Unit	\$575,000	21 Sep 2024
 4/26 Patty St MENTONE	2	Unit	\$680,000	20 Sep 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.