

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.40m

Quarterly Price Change

-1.19% ↓

Median Unit Price*

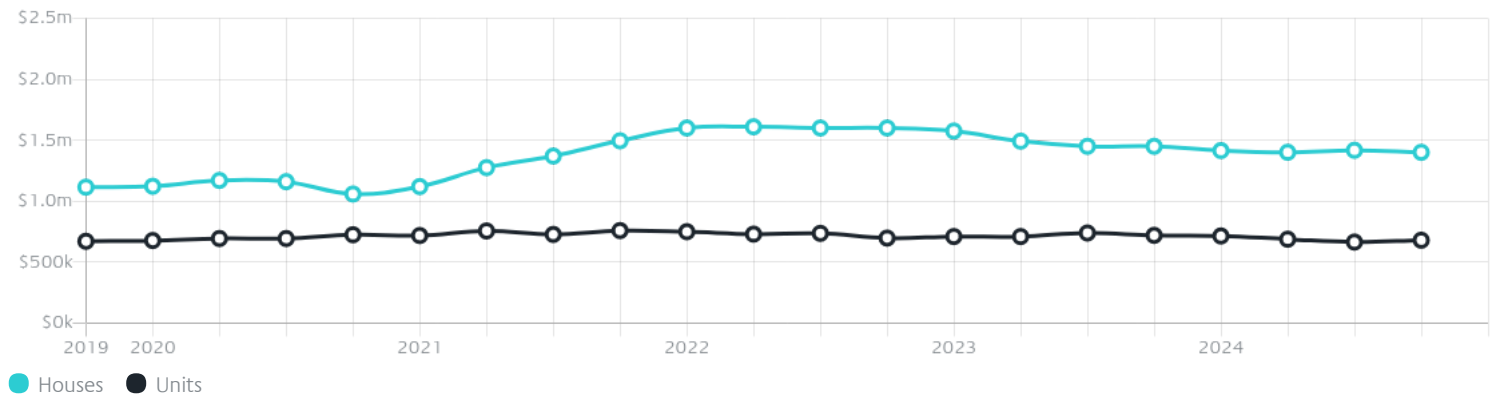
Median

\$680k

Quarterly Price Change

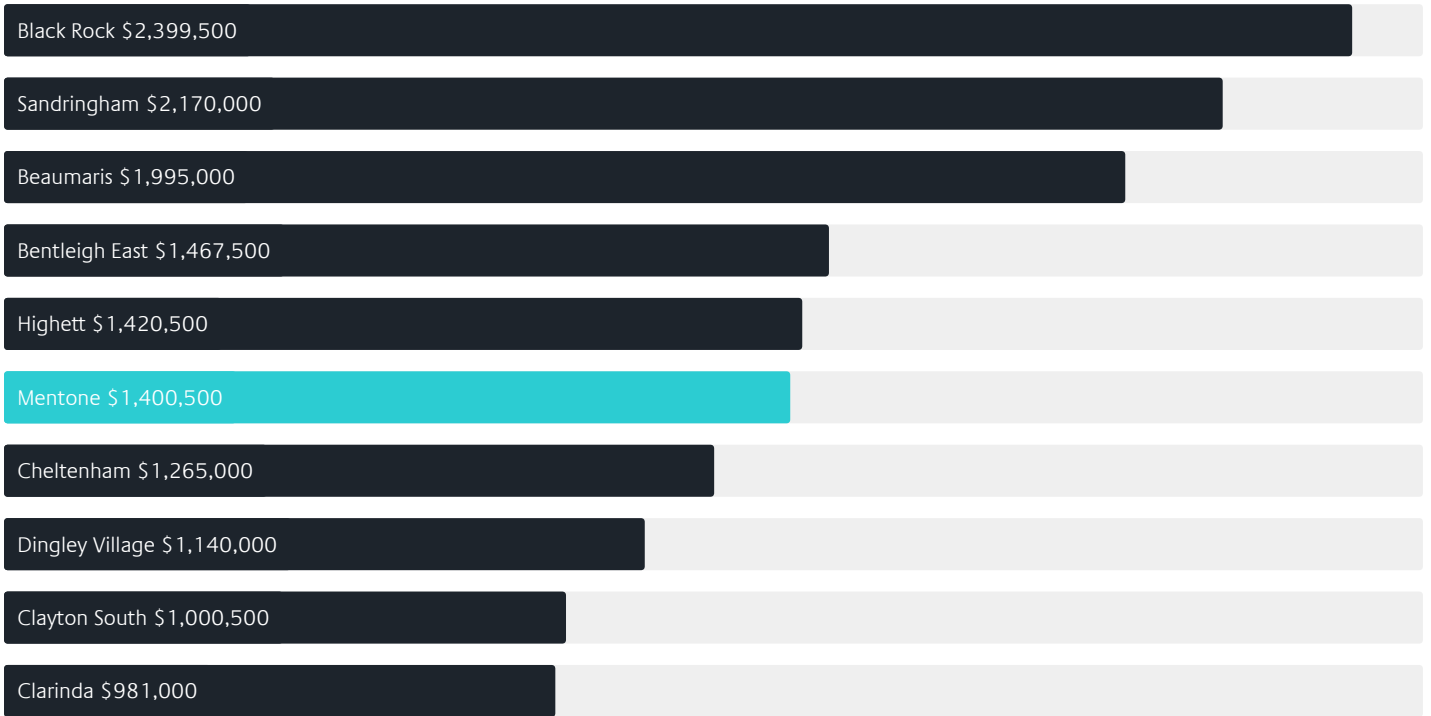
2.25% ↑

Quarterly Price Change*

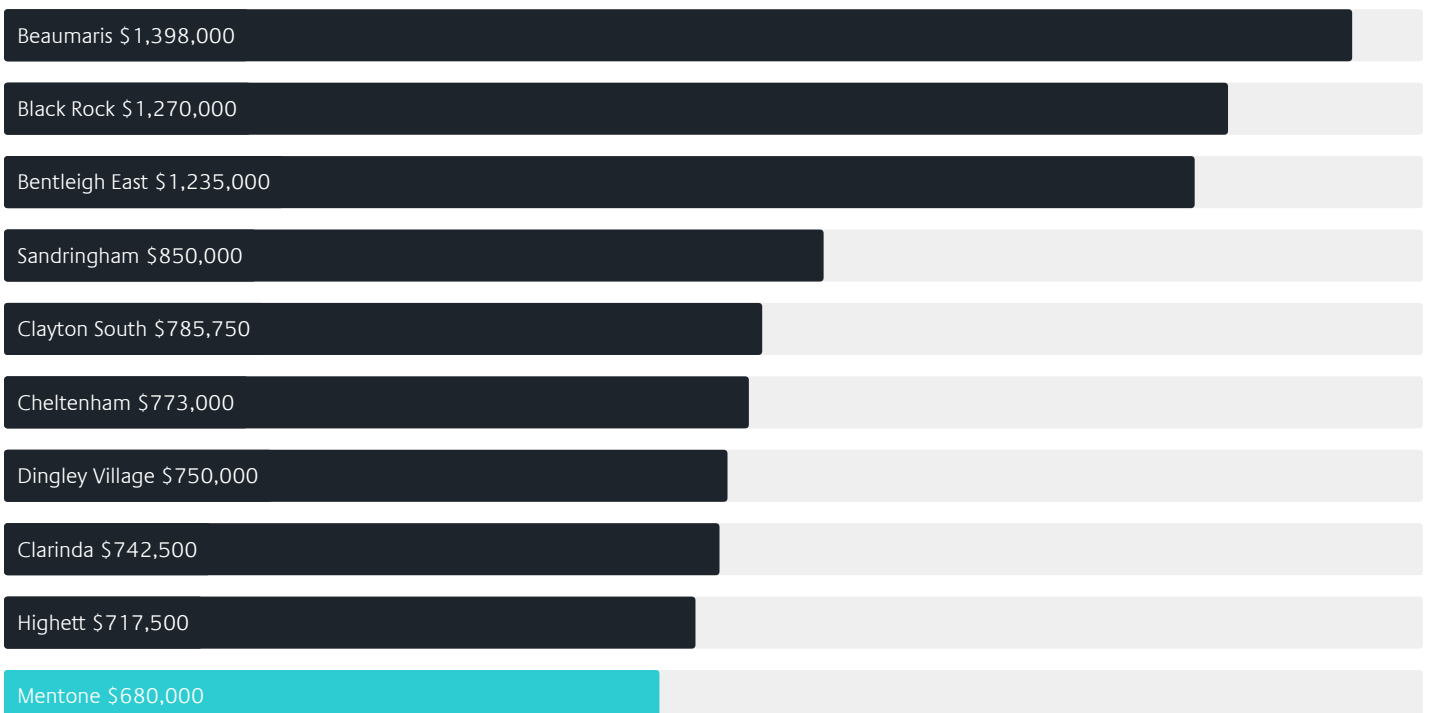


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 51%
● Private 49%

Auction Clearance Rate^{*}

70%

Median Days on Market[^]

30 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[^]











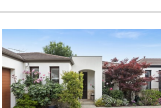

42 years

Median Household Size[^]









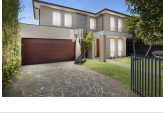
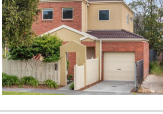
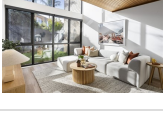

2.3 people

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
 1 Clyde Av Mentone	3	Townhouse	\$1,450,000	13 Jan 2025
 1b Albenca St Mentone	3	Townhouse	\$1,120,000	28 Dec 2024
 6/138 Charman Rd Mentone	2	Unit	\$680,000	21 Dec 2024
 13 Lower Dandenong Rd Mentone	1	Apartment	\$270,000	19 Dec 2024
 5/13 Lower Dandenong Rd Mentone	1	Apartment	\$270,000	19 Dec 2024
 11/62-63 Beach Rd Mentone	3	Townhouse	\$1,190,000	16 Dec 2024
 13 Gainsborough Rd Mentone	3	House	\$1,180,000	16 Dec 2024
 5/144 Collins St Mentone	2	Apartment	\$520,000	07 Dec 2024
 107a Collins St Mentone	3	Townhouse	\$1,215,000	07 Dec 2024
 119 Patty St Mentone	2	House	\$1,025,000	07 Dec 2024
 4a Acacia Av Mentone	3	Townhouse	\$1,045,000	07 Dec 2024
 31 Elizabeth St Mentone	4	House	\$1,950,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/37 Patty St MENTONE	3	Townhouse	\$1,325,000	06 Dec 2024
 2/39 Levanto St Mentone	2	Unit	\$710,000	03 Dec 2024
 18/42-44 Bourke St Mentone	2	Unit	\$745,000	03 Dec 2024
 8/117-119 Balcombe Rd Mentone	2	Unit	\$626,000	02 Dec 2024
 3/132 Charman Rd Mentone	3	Townhouse	\$1,170,000	02 Dec 2024
 9 Acacia Av Mentone	4	House	\$1,250,000	30 Nov 2024
 1 Catania St Mentone	3	House	\$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	29 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

MENTONE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20/5 Brindisi St Mentone	1	Unit	\$320,000	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
 3/49 Balcombe Rd Mentone	2	Unit	\$480,000	18 Nov 2024
 5 Greens Ct Mentone	3	House	\$1,440,000	16 Nov 2024
 16/42-44 Bourke St Mentone	2	Unit	\$749,999	16 Nov 2024
 34 Mundy St Mentone	5	House	\$2,450,000	16 Nov 2024
 16/42 Bourke St Mentone	2	Flat/Unit/Apartment	\$749,999	16 Nov 2024
 79 Blackwood Av Mentone	3	House	\$1,225,000	13 Nov 2024
 7 Albenca St Mentone	4	House	\$1,277,500	13 Nov 2024
 1a Sycamore Av Mentone	2	House	\$835,000	13 Nov 2024
 107/81 Warrigal Rd Mentone	2	Apartment	\$505,000	11 Nov 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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