

MENTONE

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.40m

Quarterly Price Change

0.03% ↑

Median Unit Price*

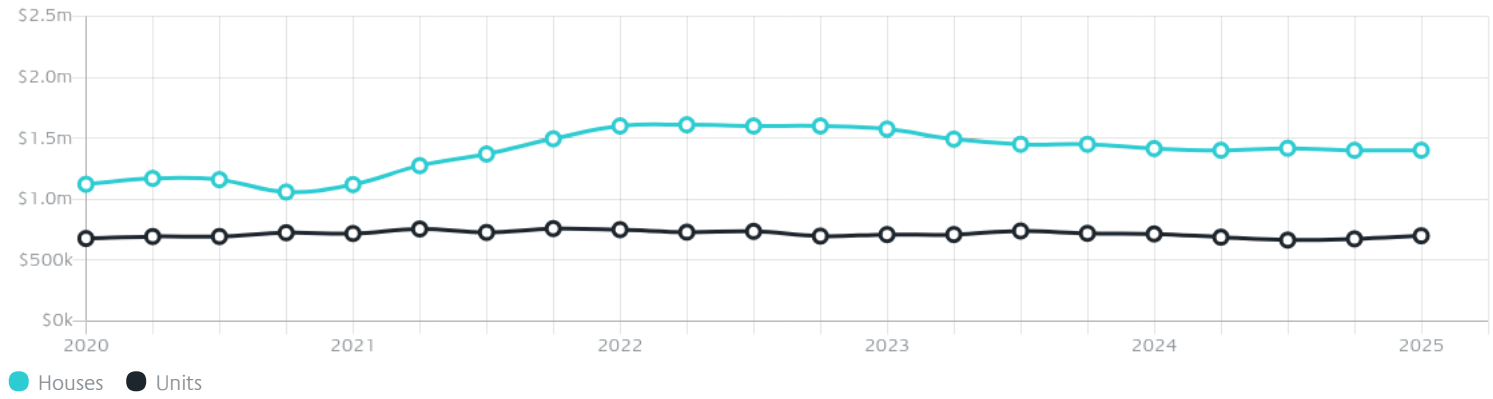
Median

\$700k

Quarterly Price Change

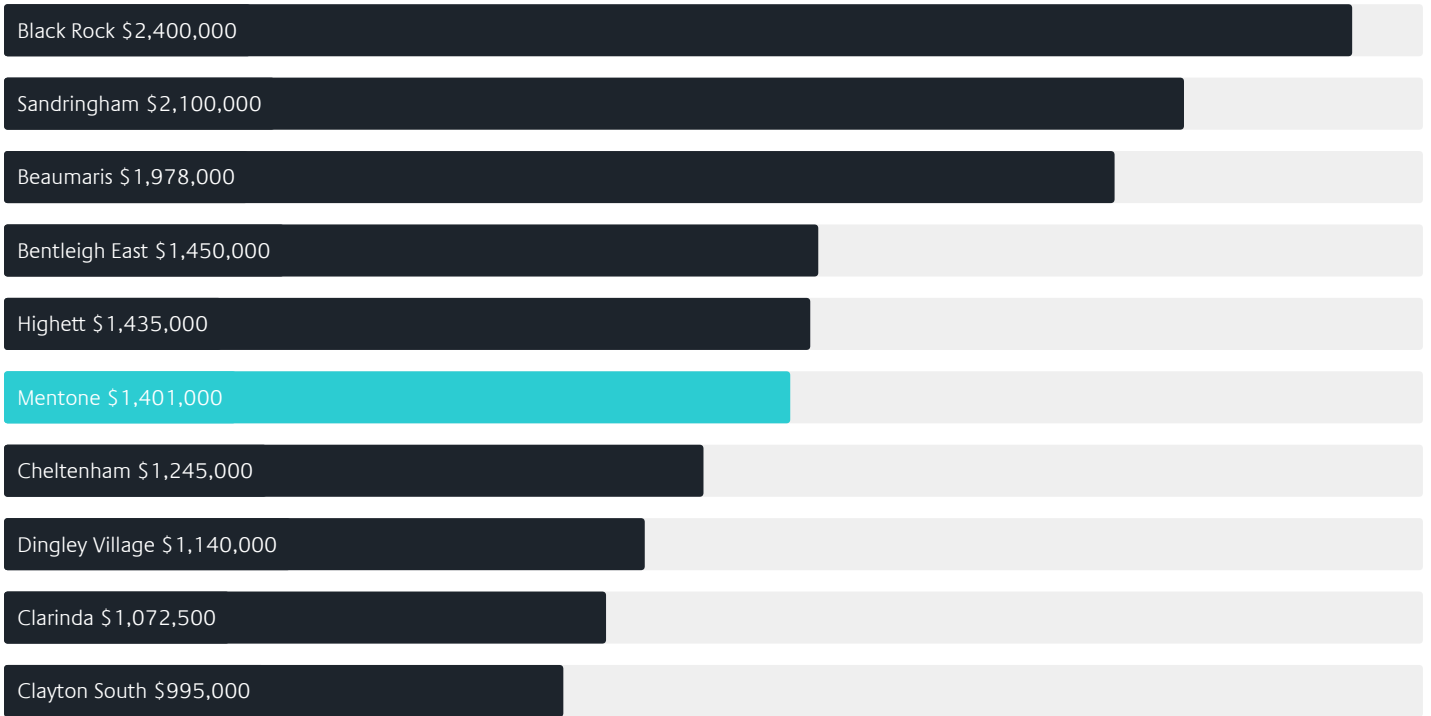
3.78% ↑

Quarterly Price Change*

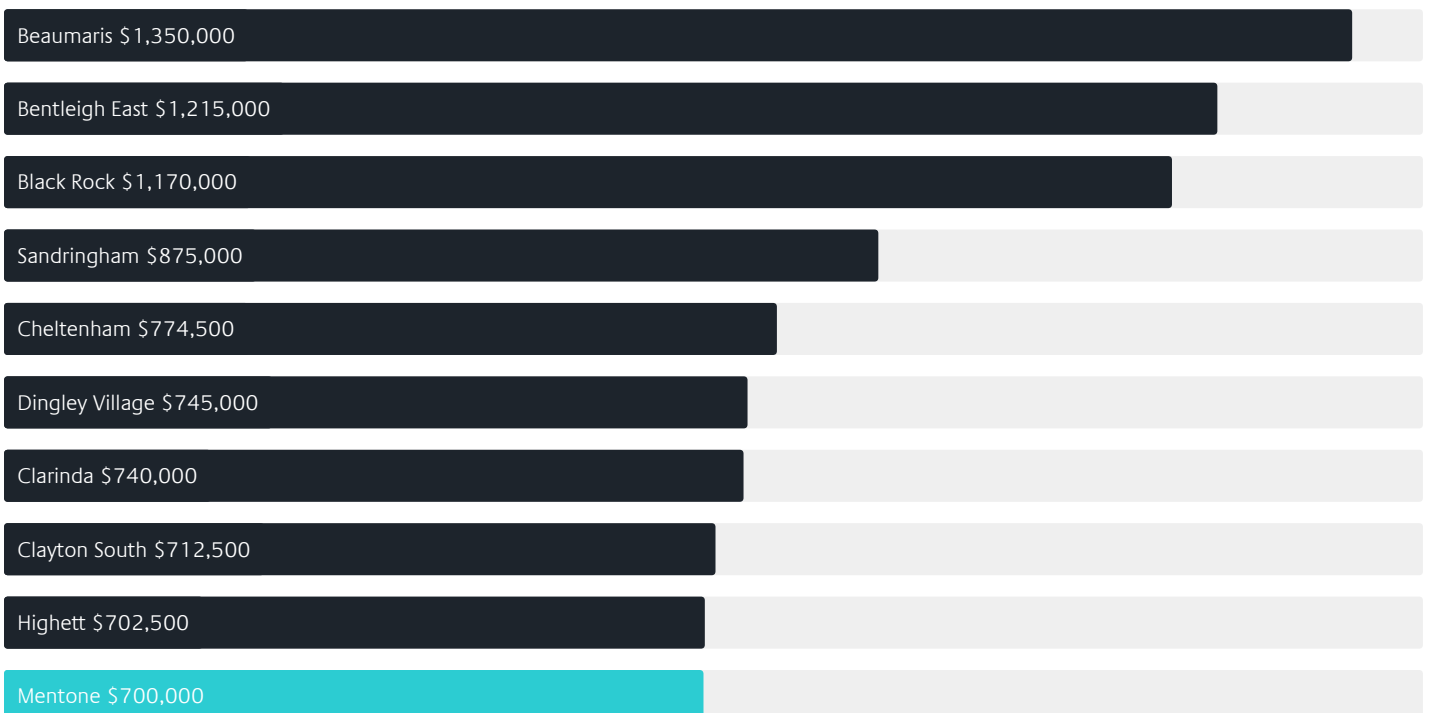


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 49%
● Private 51%

Auction Clearance Rate^{*}

89.58%

Median Days on Market[^]

25 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^{*}

\$750

Population Growth[^]

1.79%

Rental Yield^{*}

2.69%

Median Age[^]













42 years

Median Household Size[^]









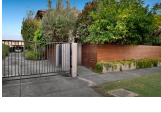
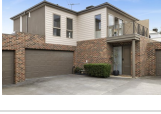


2.3 people

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
 10/30 Collins St Mentone	2	Unit	\$672,500	28 Jun 2025
 9 Tolls Av Mentone	4	House	\$1,494,000	28 Jun 2025
 13 Glengala Ct Mentone	3	House	\$1,157,000	21 Jun 2025
 33 Balcombe Rd Mentone	3	House	\$1,250,000	21 Jun 2025
 7/18 Collins St Mentone	1	Apartment	\$270,000	19 Jun 2025
 3/178 Warrigal Rd Mentone	2	Unit	\$660,000	15 Jun 2025
 31a Broome Av Mentone	4	House	\$1,480,000	14 Jun 2025
 3/2-10 Teague Av Mentone	3	Apartment	\$1,050,000	11 Jun 2025
 224 Balcombe Rd Mentone	2	House	\$1,279,500	07 Jun 2025
 125 Collins St Mentone	3	House	\$473,333	06 Jun 2025
 2/18 Naples Rd Mentone	3	Townhouse	\$1,370,000	31 May 2025
 3/53-55 Warrigal Rd Mentone	3	Villa	\$1,124,000	31 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Sycamore Av Mentone	3	House	\$1,130,000	31 May 2025
 5c Avenza St MENTONE	3	Townhouse	\$1,045,000	29 May 2025
 101/97 Beach Rd Mentone	1	Apartment	\$640,000	28 May 2025
 2/62 Collins St Mentone	2	Townhouse	\$950,000	28 May 2025
 1/24 Patty St Mentone	2	Villa	\$834,000	24 May 2025
 302/116 Balcombe Rd Mentone	1	Unit	\$405,000	21 May 2025
 8/35 Childers St Mentone	2	Flat/Unit/Apartment	\$620,000	20 May 2025
 7/5 Station St Mentone	2	Unit	\$425,000	19 May 2025
 1/8 Commercial Rd Mentone	3	Unit	\$608,000	14 May 2025
 5/8-10 Alvena St Mentone	3	Townhouse	\$1,270,000	13 May 2025
 103/81 Warrigal Rd Mentone	2	Apartment	\$515,000	12 May 2025
 12/35 Collins St Mentone	1	Apartment	\$385,000	12 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Shearman Cr Mentone	3	House	\$1,601,000	10 May 2025
 3/140 Charman Rd MENTONE	2	Unit	\$757,000	09 May 2025
 106/144 Collins St Mentone	1	Apartment	\$370,000	09 May 2025
 2/24 Florence St Mentone	2	Unit	\$880,000	08 May 2025
 1/15 Levanto St Mentone	2	Flat/Unit/Apartment	\$436,000	07 May 2025
 34 Southern Rd Mentone	3	House	\$1,030,000	07 May 2025
 4/22 Latrobe St Mentone	1	Unit	\$380,000	07 May 2025
 1/111 Lower Dandenong Rd Mentone	3	Unit	\$805,000	07 May 2025
 608/7 Balcombe Rd Mentone	3	Apartment	\$750,000	07 May 2025
 22 Phillip St Mentone	3	House	\$1,115,500	05 May 2025
 8/86-88 Collins St Mentone	2	Unit	\$620,000	05 May 2025
 2/33 Collins St Mentone	3	Unit	\$1,020,000	03 May 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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