

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.40m

Quarterly Price Change

0.03% ↑

Median Unit Price*

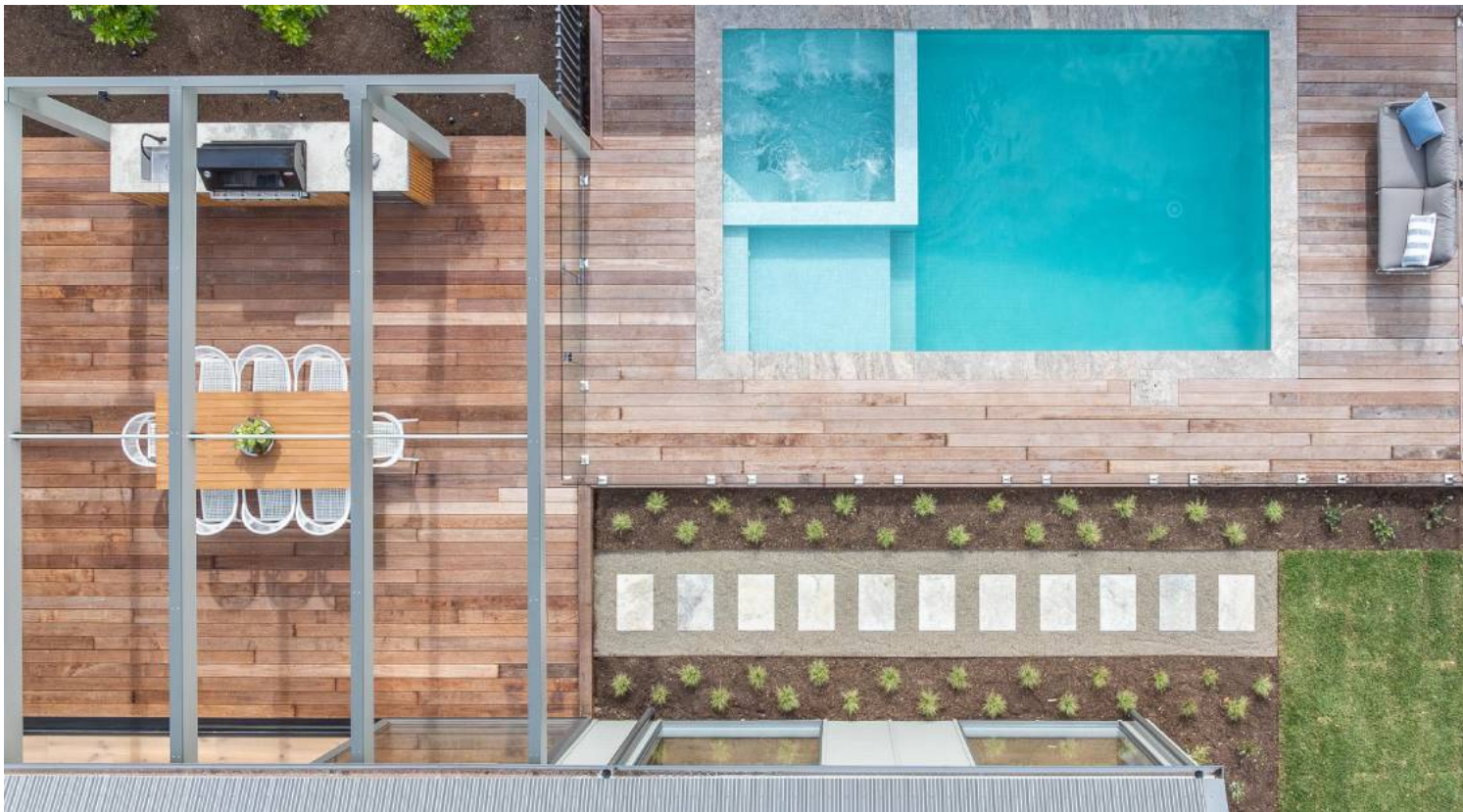
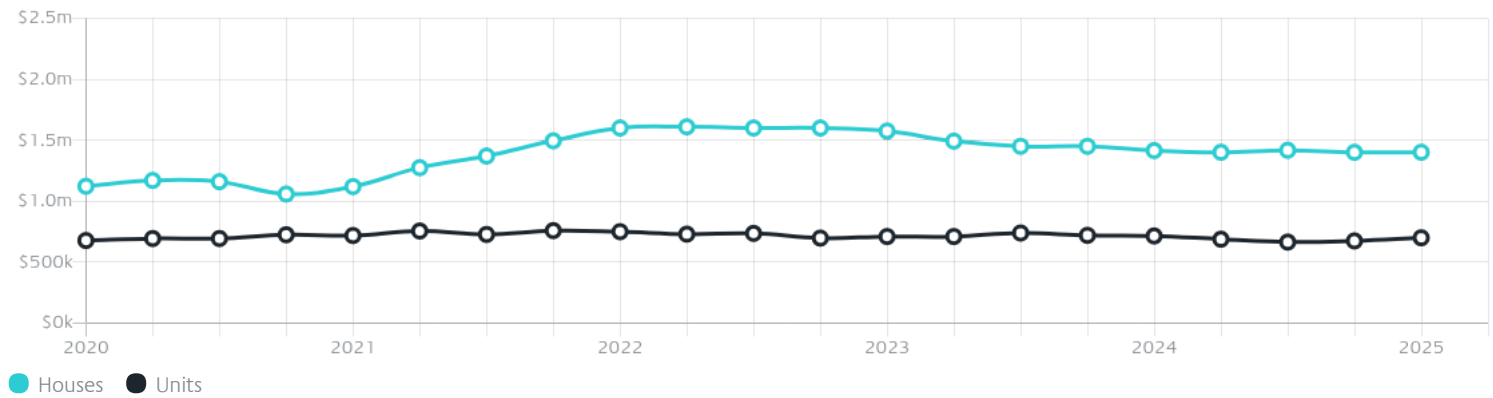
Median

\$700k

Quarterly Price Change

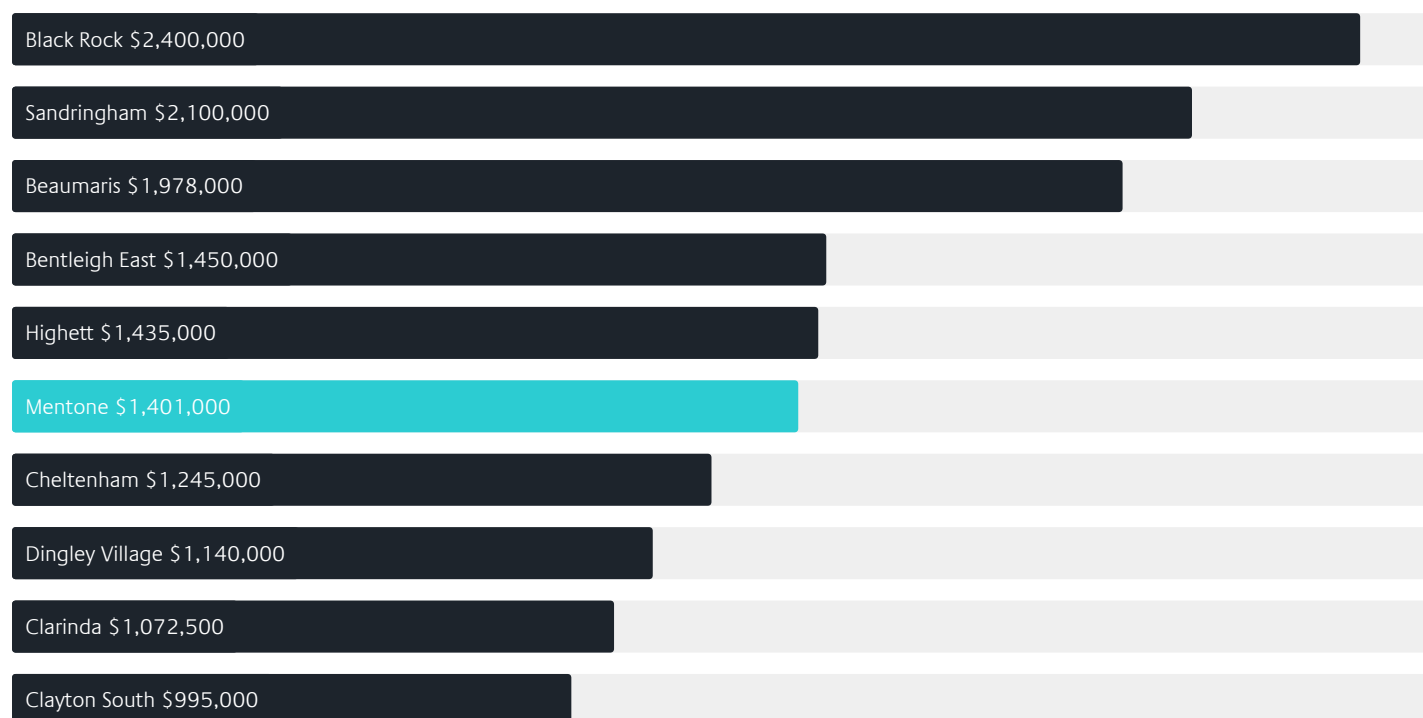
3.78% ↑

Quarterly Price Change*

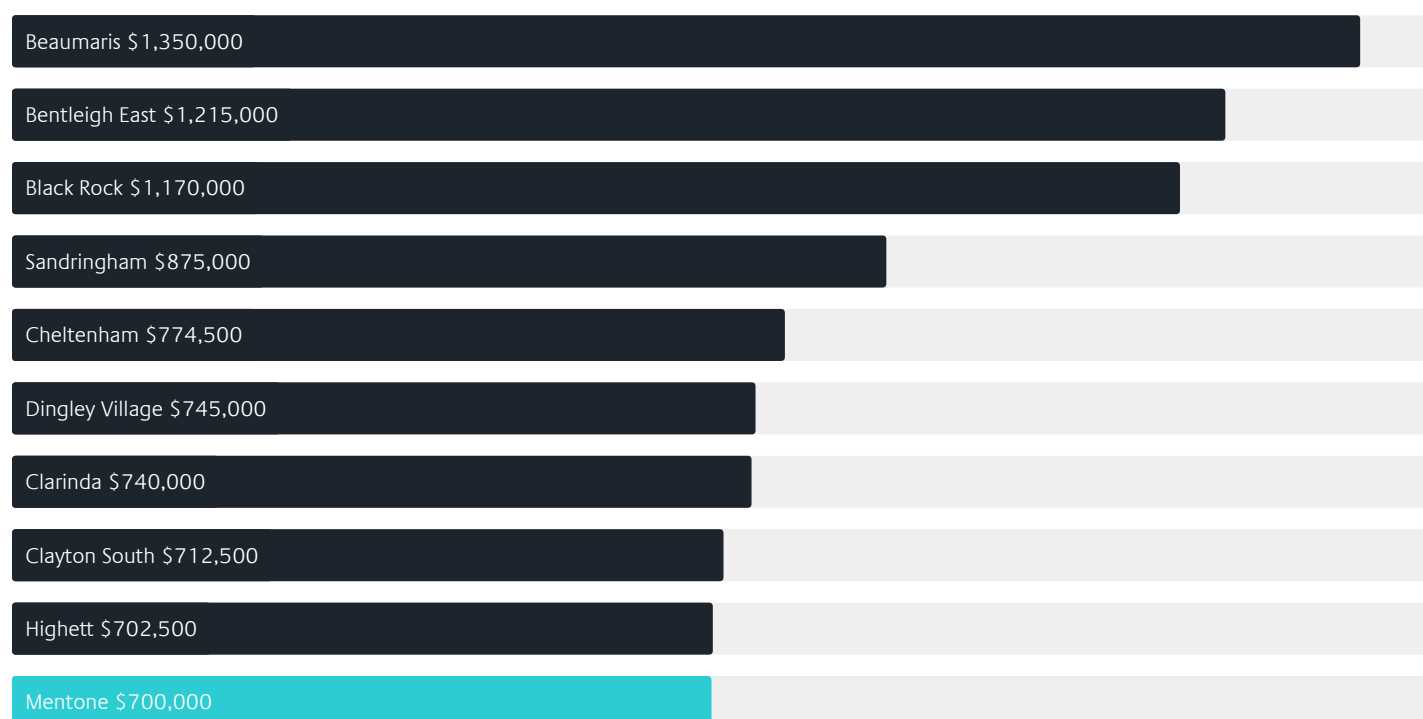


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 53%
● Private 47%

Auction Clearance Rate*

79.25%

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^











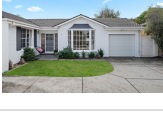

2.3 people

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
 24 Sycamore Av Mentone	3	House	\$1,130,000	31 May 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
 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
 7/5 Station St Mentone	2	Unit	\$425,000	19 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
 7 Shearman Cr Mentone	3	House	\$1,601,000	10 May 2025
 3/140 Charman Rd MENTONE	2	Unit	\$757,000	09 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1 / 111 Lower Dandenong Rd Mentone	3	Unit	\$805,000	07 May 2025
 4 / 22 Latrobe St Mentone	1	Unit	\$380,000	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
 3 Withers Way Mentone	3	Townhouse	\$1,060,000	03 May 2025
 4 / 41-43 Patty St Mentone	3	Unit	\$950,000	03 May 2025
 2 / 38 Flinders St Mentone	2	Unit	\$900,000	28 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 112 Oak Av Mentone	3	Townhouse	\$890,000	25 Apr 2025
 7/35 Flinders St Mentone	2	Unit	\$690,000	20 Apr 2025
 1b Cochrane Av Mentone	4	Townhouse	\$2,050,000	15 Apr 2025
 101/81 Warrigal Rd Mentone	2	Apartment	\$465,000	15 Apr 2025
 4/35-37 Balcombe Rd Mentone	2	Unit	\$710,000	14 Apr 2025
 2/59 Albenca St Mentone	3	House	\$1,022,000	12 Apr 2025
 9/2b Latrobe St Mentone	1	Unit	\$482,500	12 Apr 2025
 27 Olive Gr MENTONE	3	House	\$1,340,000	12 Apr 2025
 1a Salmon St Mentone	3	Flat/Unit/Apartment	\$1,150,000	12 Apr 2025
 5/46-48 Patty St Mentone	2	Unit	\$830,000	10 Apr 2025
 10/28 Latrobe St Mentone	1	Flat/Unit/Apartment	\$440,000	08 Apr 2025
 101/7 Balcombe Rd Mentone	1	Unit	\$330,000	07 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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