

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.40m**

Quarterly Price Change

**-1.19% ↓**

## Median Unit Price\*

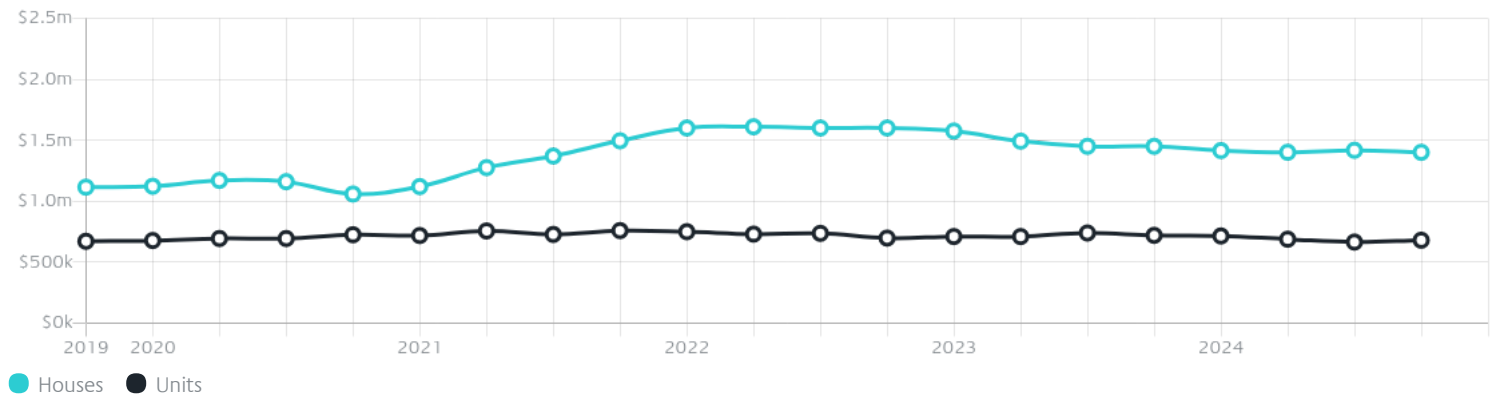
Median

**\$680k**

Quarterly Price Change

**2.25% ↑**

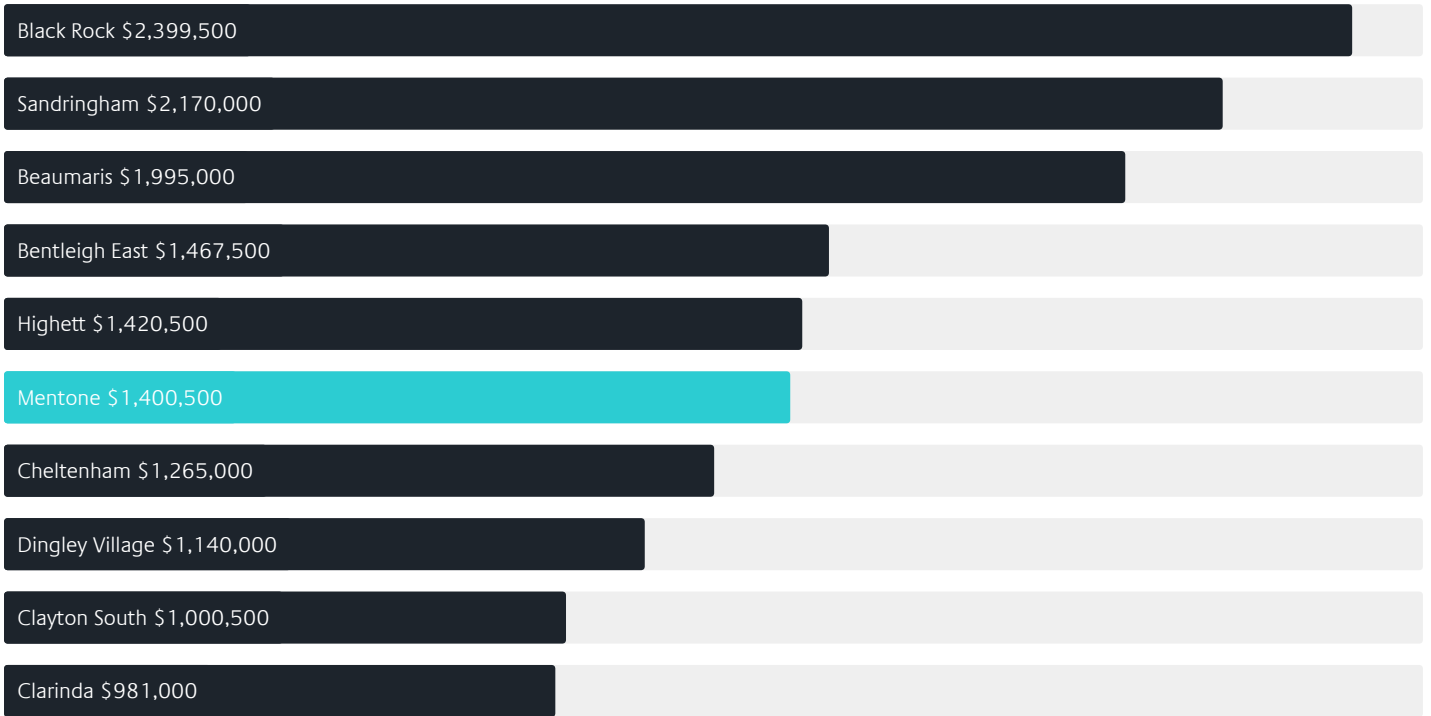
## Quarterly Price Change\*



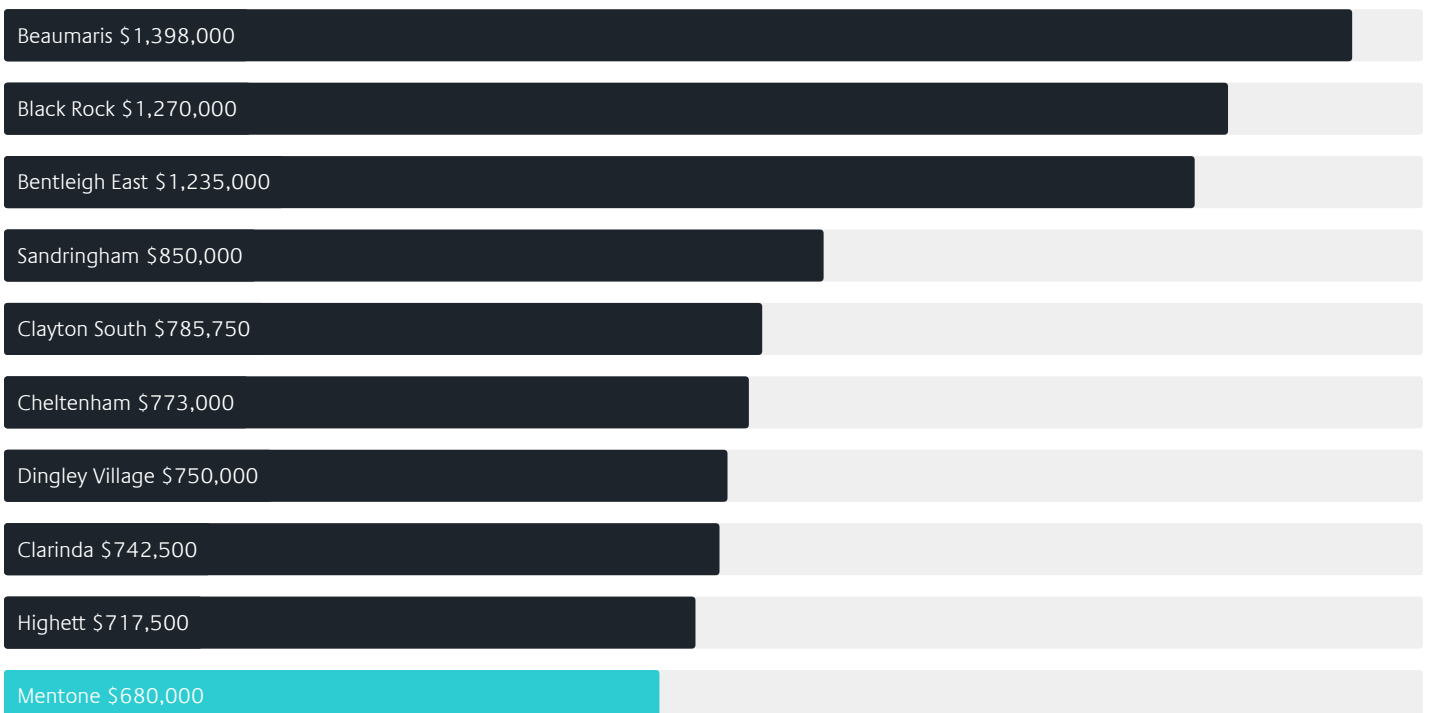
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 53%  
● Private 48%

Auction Clearance Rate<sup>\*</sup>

83.33%

Median Days on Market<sup>^</sup>

29 days

Average Hold Period<sup>\*</sup>

6.8 years

# Insights

Dwelling Type<sup>^</sup>



● Houses 44% ● Units 56%

Ownership<sup>^</sup>



● Owned Outright 34% ● Mortgaged 37% ● Rented 29%

Population<sup>^</sup>

13,197

Median Asking Rent per week<sup>\*</sup>

\$743

Population Growth<sup>^</sup>

1.79%

Rental Yield<sup>\*</sup>

2.69%

Median Age<sup>^</sup>













42 years

Median Household Size<sup>^</sup>













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](http://jellisraig.com.au/suburbinsights)










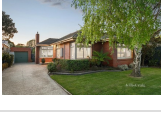
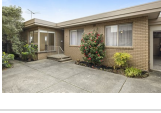

Address	Bedrooms	Type	Price	Sold
 2/15 Milan St Mentone	5	House	\$2,415,000	22 Feb 2025
 3/8 Florence St Mentone	2	Unit	\$725,750	22 Feb 2025
 3/60 Beach Rd Mentone	2	Townhouse	\$812,000	22 Feb 2025
 4/18 Venice St Mentone	2	Unit	\$667,500	22 Feb 2025
 5/12 Flinders St Mentone	2	Unit	\$693,000	22 Feb 2025
 2/37 Levanto St MENTONE	2	Unit	\$815,000	22 Feb 2025
 1 Latona St Mentone	5	House	\$2,765,000	22 Feb 2025
 75 Mundy St Mentone	2	Townhouse	\$990,000	22 Feb 2025
 308/116 Balcombe Rd Mentone	2	Apartment	\$615,000	18 Feb 2025
 2 Withers Way MENTONE	4	Townhouse	\$1,040,000	17 Feb 2025
 8/78 Beach Rd Mentone	3	Townhouse	\$1,330,000	15 Feb 2025
 2/9 Olive Gr Mentone	3	House	\$1,165,000	12 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6a Rogers St Mentone	4	Townhouse	\$1,655,000	08 Feb 2025
 1/77 Lower Dandenong Rd Mentone	3	House	\$875,000	08 Feb 2025
 19 Teague Av Mentone	4	House	\$1,700,000	08 Feb 2025
 5/76 Collins St Mentone	2	Townhouse	\$775,000	03 Feb 2025
 1a Albenca St Mentone	3	Townhouse	\$1,195,000	01 Feb 2025
 14/35 Plummer Rd Mentone	2	Unit	\$647,500	01 Feb 2025
 5/28 Latrobe St Mentone	1	Unit	\$710,000	29 Jan 2025
 6/27-29 Brindisi St Mentone	3	Unit	\$797,000	22 Jan 2025
 6/27 Brindisi St Mentone	3	Flat/Unit/Apartment	\$797,000	18 Jan 2025
 14 Murray St Mentone	4	House	\$1,242,000	17 Jan 2025
 3/1 Long St Mentone	2	Flat/Unit/Apartment	\$770,000	14 Jan 2025
 1 Clyve Av Mentone	3	Townhouse	\$1,450,000	13 Jan 2025

MENTONE SUBURB REPORT

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/62 Flinders St Mentone	3	Townhouse	\$965,000	11 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
 208/116 Balcombe Rd Mentone	2	Flat/Unit/Apartment	\$605,000	20 Dec 2024
 2/46 Patty St Mentone	2	Flat/Unit/Apartment	\$800,000	20 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
 1/173 Balcombe Rd MENTONE	1	Apartment	\$250,000	18 Dec 2024
 4/86 Charman Rd Mentone	2	Flat/Unit/Apartment	\$477,500	18 Dec 2024
 13 Gainsborough Rd Mentone	3	House	\$1,180,000	16 Dec 2024
 11/62-63 Beach Rd Mentone	3	Townhouse	\$1,190,000	16 Dec 2024
 2/2 Mitchell St Mentone	3	Flat/Unit/Apartment	\$1,140,000	15 Dec 2024





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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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