

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.40m

Quarterly Price Change

0.03% ↑

Median Unit Price*

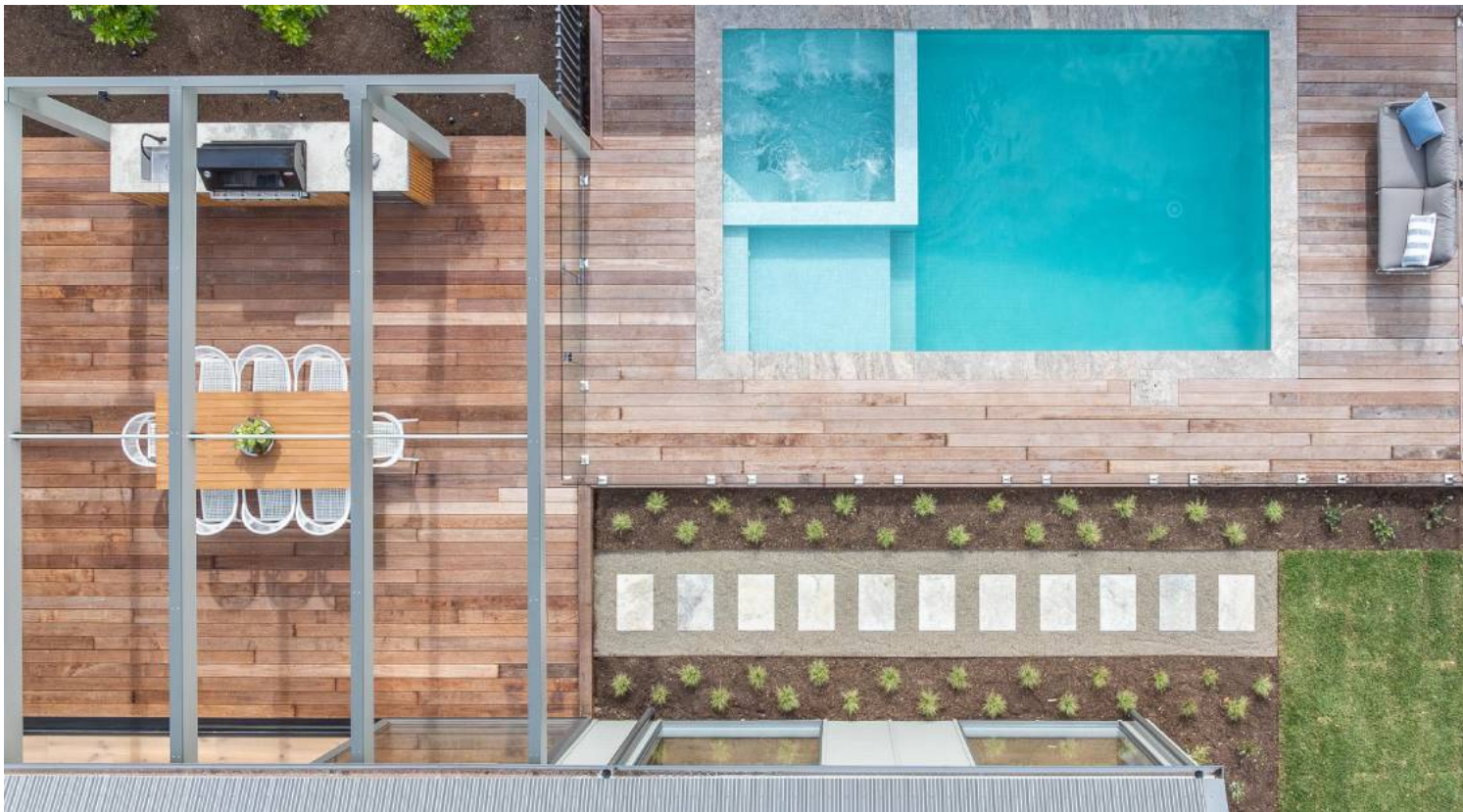
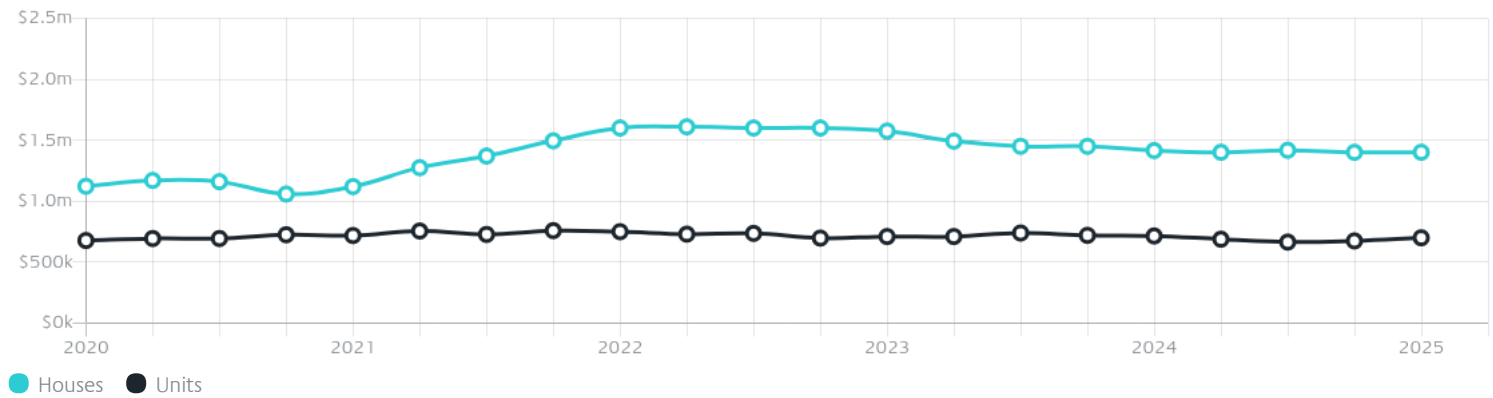
Median

\$700k

Quarterly Price Change

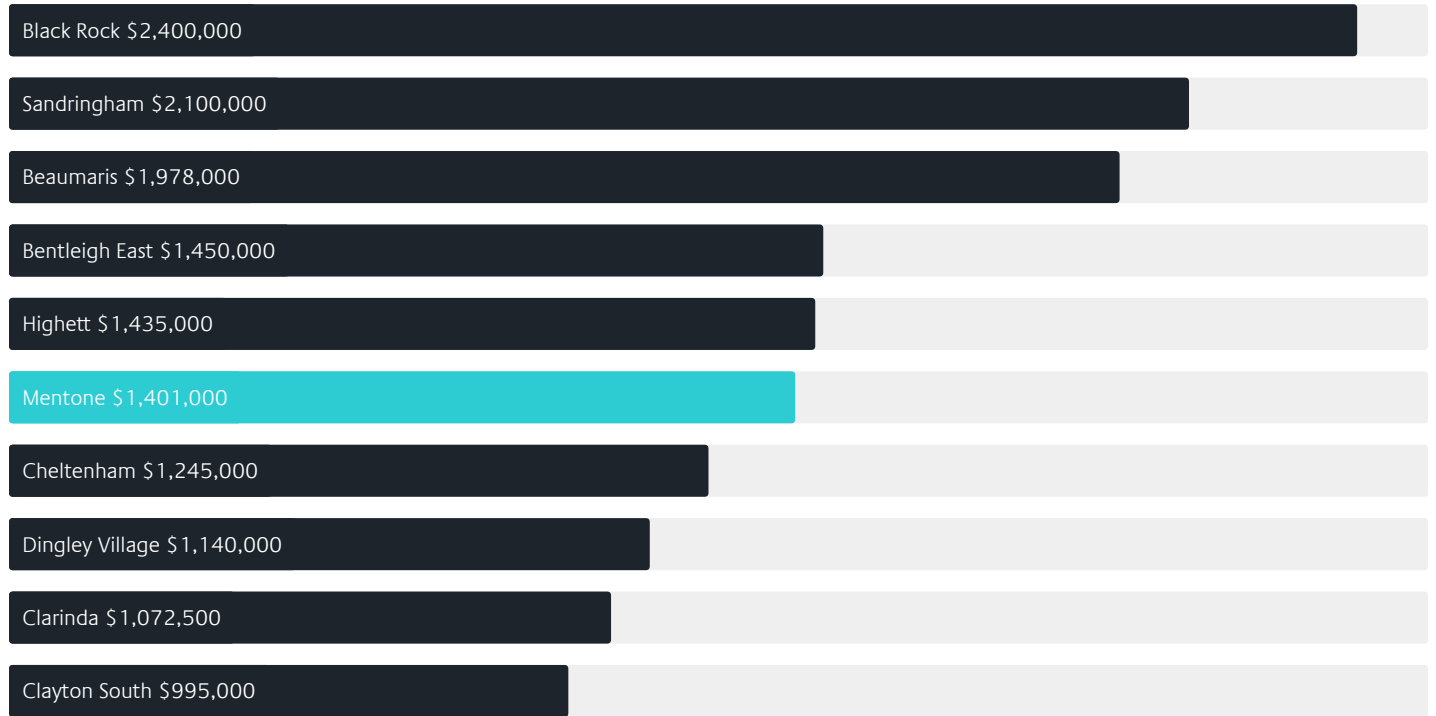
3.78% ↑

Quarterly Price Change*

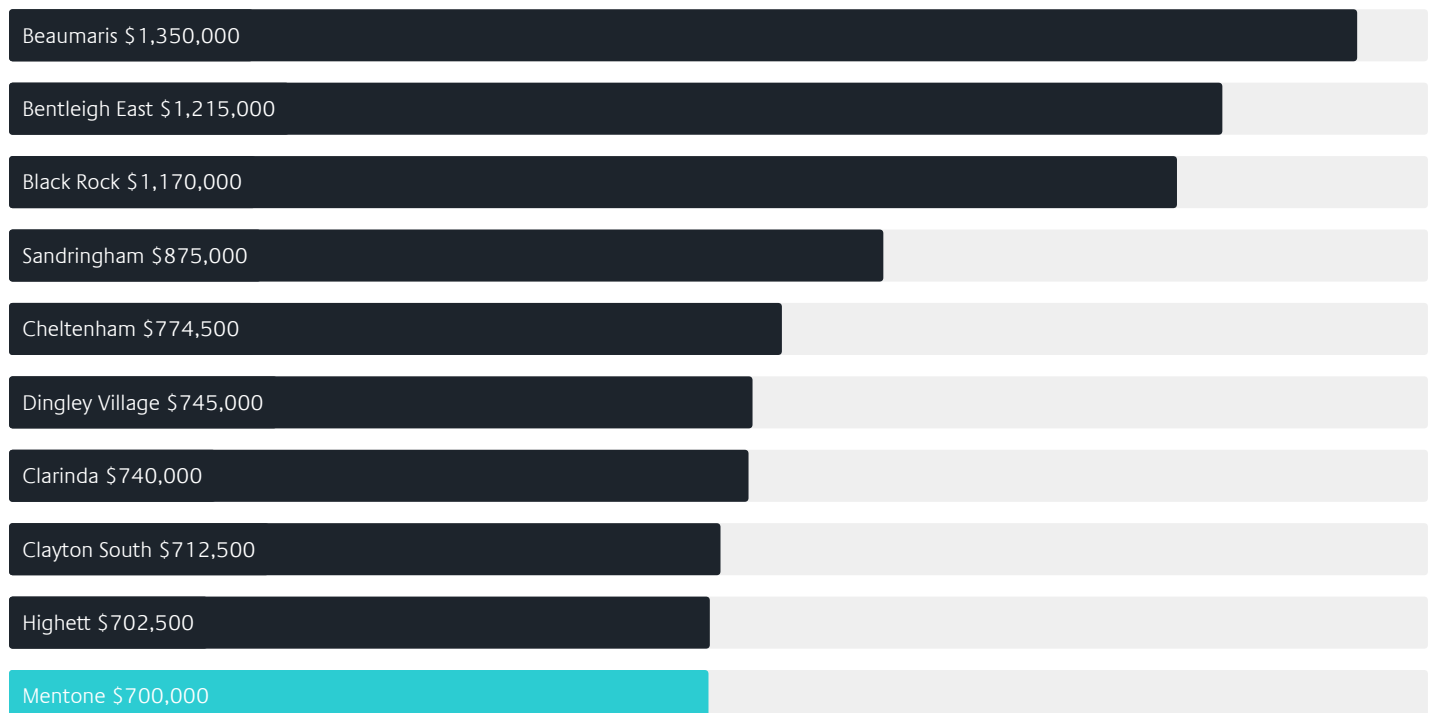


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 56%
● Private 44%

Auction Clearance Rate*

75.47%

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^










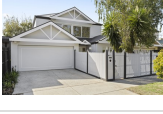


2.3 people

Sold Properties~











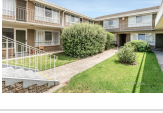

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 9/2b Latrobe St Mentone	1	Unit	\$482,500	12 Apr 2025
 27 Olive Gr MENTONE	3	House	\$1,340,000	12 Apr 2025
 2/59 Albenca St Mentone	3	House	\$1,022,000	12 Apr 2025
 5/46-48 Patty St Mentone	2	Unit	\$830,000	10 Apr 2025
 101/7 Balcombe Rd Mentone	1	Unit	\$330,000	07 Apr 2025
 6/32 Collins St Mentone	1	Unit	\$519,000	05 Apr 2025
 8/5-7 Venice St Mentone	2	Unit	\$890,000	05 Apr 2025
 2/144 Collins St Mentone	2	Apartment	\$510,000	04 Apr 2025
 2/26 Coolabah St Mentone	3	Townhouse	\$980,000	02 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Albenca St Mentone	4	House	\$1,420,000	31 Mar 2025
 8/33-35 Bourke St Mentone	2	Villa	\$756,000	29 Mar 2025
 6/30 Latrobe St Mentone	1	Unit	\$491,000	29 Mar 2025
 13 Avenza St Mentone	4	House	\$1,110,000	28 Mar 2025
 13/5 Station St Mentone	1	Unit	\$320,000	28 Mar 2025
 4/15 Como Pde.E Mentone	2	Unit	\$745,000	28 Mar 2025
 2/14 Station St Mentone	2	Unit	\$710,000	27 Mar 2025
 4/15 Como Pde Mentone	3	Flat/Unit/Apartment	\$745,000	27 Mar 2025
 33 Bundora Pde Mentone	4	House	\$1,160,000	25 Mar 2025
 1 Anderson Ct Mentone	3	House	\$1,525,000	22 Mar 2025
 5/242 Balcombe Rd Mentone	2	Unit	\$715,000	22 Mar 2025
 1/11 Levanto St Mentone	2	Unit	\$660,000	22 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/10 Stawell St Mentone	2	Unit	\$660,000	20 Mar 2025
 4/13 Florence St Mentone	1	Apartment	\$400,000	15 Mar 2025
 7/39 Milan St Mentone	2	Unit	\$650,000	12 Mar 2025
 1/67 Albenca St Mentone	3	Townhouse	\$1,070,000	05 Mar 2025
 18 Riviera St Mentone	4	House	\$1,380,000	05 Mar 2025
 4 Mundy St Mentone	3	House	\$2,000,000	03 Mar 2025
 26 Streeton Dr Mentone	3	Townhouse	\$929,000	03 Mar 2025
 16 Flinders St Mentone	3	House	\$1,920,000	01 Mar 2025
 48a Albenca St Mentone	4	Townhouse	\$1,295,000	01 Mar 2025
 40 Voltri St Mentone	4	House	\$1,330,000	28 Feb 2025
 22/5-7 Brindisi St Mentone	1	Apartment	\$362,000	27 Feb 2025
 46/80 Balcombe Rd Mentone	2	Flat/Unit/Apartment	\$540,000	27 Feb 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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