

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$704k

Quarterly Price Change

-0.14% ↓

Median Unit Price*

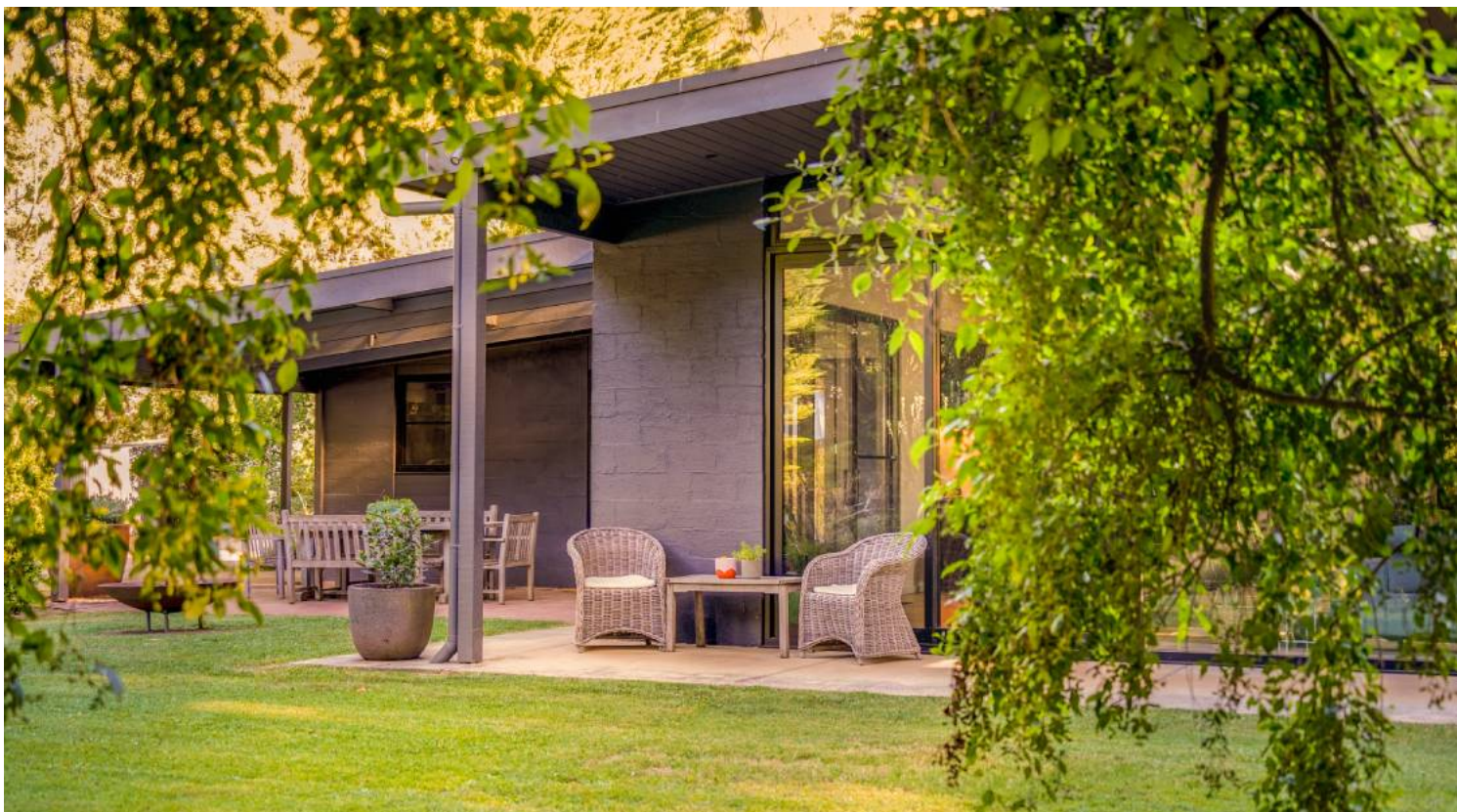
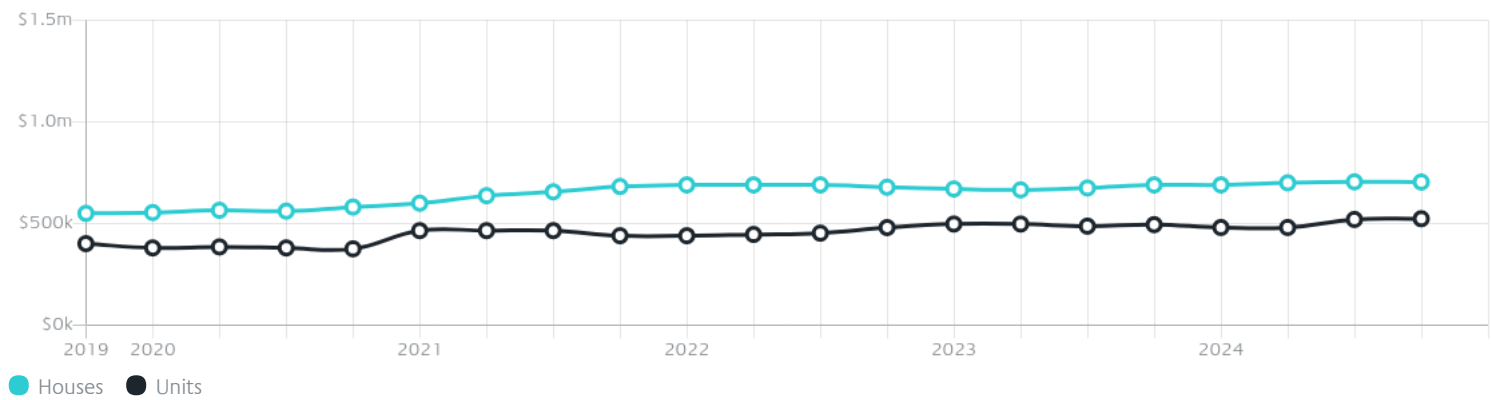
Median

\$524k

Quarterly Price Change

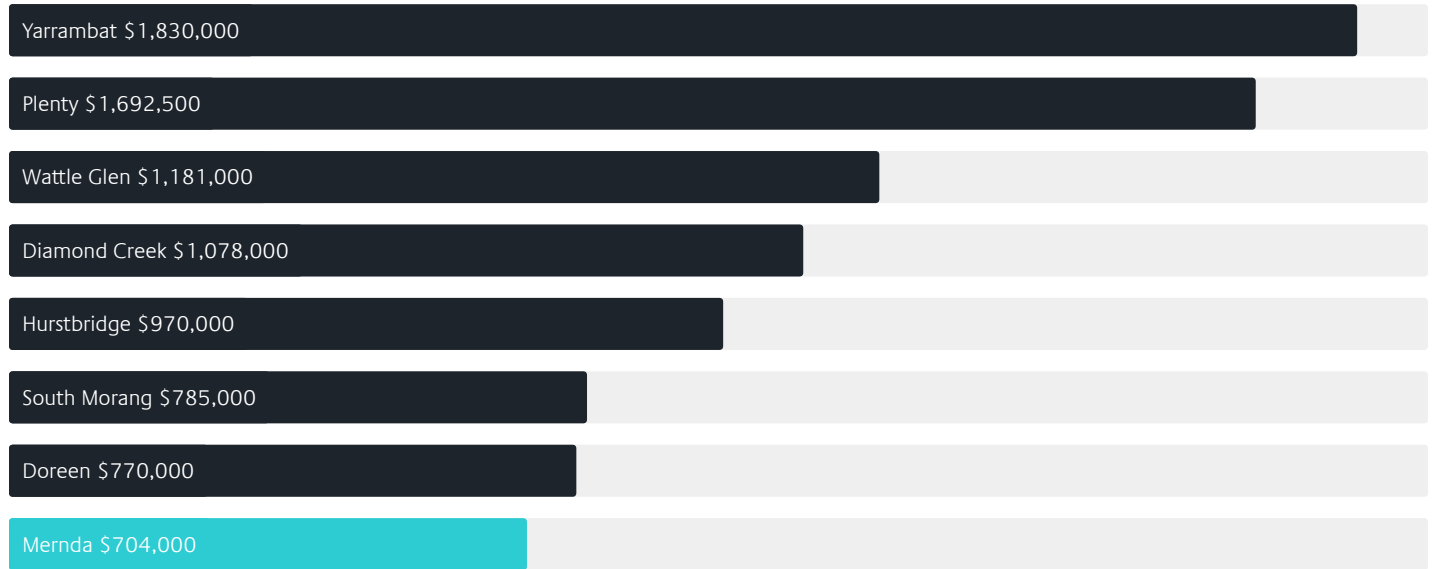
0.67% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 48%
● Private 52%

Auction Clearance Rate*

75.56%

Median Days on Market^

29 days

Average Hold Period*

4.9 years

Insights

Dwelling Type^



● Houses 89% ● Units 11%

Ownership^



● Owned Outright 15% ● Mortgaged 59% ● Rented 25%

Population^

23,369

Median Asking Rent per week*

\$550

Population Growth^

41.99%

Rental Yield*

3.99%

Median Age^









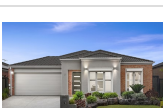
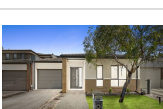
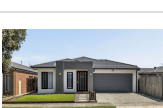
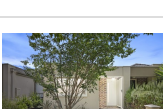
33 years

Median Household Size^









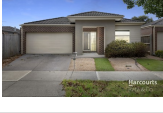
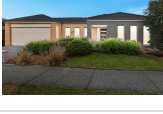


3 people

Sold Properties~









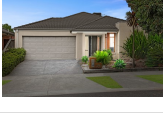

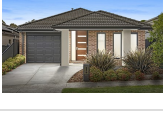

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4 Eternity St Mernda	4	House	\$690,000	31 Mar 2025
 30 Mernda Village Dr Mernda	4	House	\$745,000	29 Mar 2025
 8 Bayview Cirt Mernda	4	House	\$730,000	29 Mar 2025
 51 Cravens Rd Mernda	4	House	\$755,000	28 Mar 2025
 17 Rye Rd Mernda	4	House	\$675,000	28 Mar 2025
 6 Messina St Mernda	3	House	\$625,000	27 Mar 2025
 10 Hanley St Mernda	4	House	\$658,000	27 Mar 2025
 22 Sommerville Av Mernda	3	House	\$603,000	26 Mar 2025
 9 Giddens Rd Mernda	4	House	\$795,000	22 Mar 2025
 3 Skeeter Dr Mernda	2	Unit	\$440,000	22 Mar 2025
 25 Shepherds Way Mernda	4	House	\$800,000	21 Mar 2025
 9 Village Wlk Mernda	3	House	\$570,000	19 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 36 Lawn Wlk Mernda	3	House	\$550,000	19 Mar 2025
 3 Kincaid Dr Mernda	3	House	\$658,000	19 Mar 2025
 10 Blackcurrent Cirt Mernda	3	House	\$615,000	18 Mar 2025
 83 Everard Rd Mernda	4	House	\$780,000	18 Mar 2025
 21 Sunnybrae Dr Mernda	4	House	\$715,000	18 Mar 2025
 60 Borrack Cr Mernda	3	House	\$580,000	17 Mar 2025
 12 Balvicar Way Mernda	3	House	\$640,000	15 Mar 2025
 38 Lucca Wlk Mernda	3	Townhouse	\$609,000	15 Mar 2025
 102 Brinkhill Dr Mernda	4	House	\$728,000	15 Mar 2025
 542 Masons Rd Mernda	4	House	\$882,500	14 Mar 2025
 201/40 Rowell Dr Mernda	2	Apartment	\$343,000	14 Mar 2025
 2 Eyebright Rd Mernda	4	House	\$820,000	12 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31 Cortona Grng Mernda	4	House	\$810,000	12 Mar 2025
 106/54 Mernda Village Dr Mernda	2	Apartment	\$380,000	06 Mar 2025
 102/62 Mernda Village Dr Mernda	2	Apartment	\$362,000	05 Mar 2025
 10 Connors Rd Mernda	4	House	\$710,000	05 Mar 2025
 18 Blackcurrent Cirt Mernda	3	House	\$776,000	05 Mar 2025
 26 Marlowe Grng Mernda	4	House	\$875,000	05 Mar 2025
 32 Bickerton Cr Mernda	4	House	\$900,000	02 Mar 2025
 4 Iceberg Dr Mernda	3	House	\$681,000	01 Mar 2025
 39 Bellini Way Mernda	3	House	\$710,000	01 Mar 2025
 30 Riordan Cr Mernda	3	House	\$594,000	01 Mar 2025
 53 Waterwheel Gr Mernda	4	House	\$605,000	28 Feb 2025
 123 Cravens Rd Mernda	4	House	\$1,050,000	28 Feb 2025



Eltham Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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