

# JellisCraig

MERNDA

# Suburb Report

Know your neighbourhood.



MERNDA SUBURB REPORT

Median House Price\*

Median

\$716k

Quarterly Price Change

1.30% ↑

Median Unit Price\*

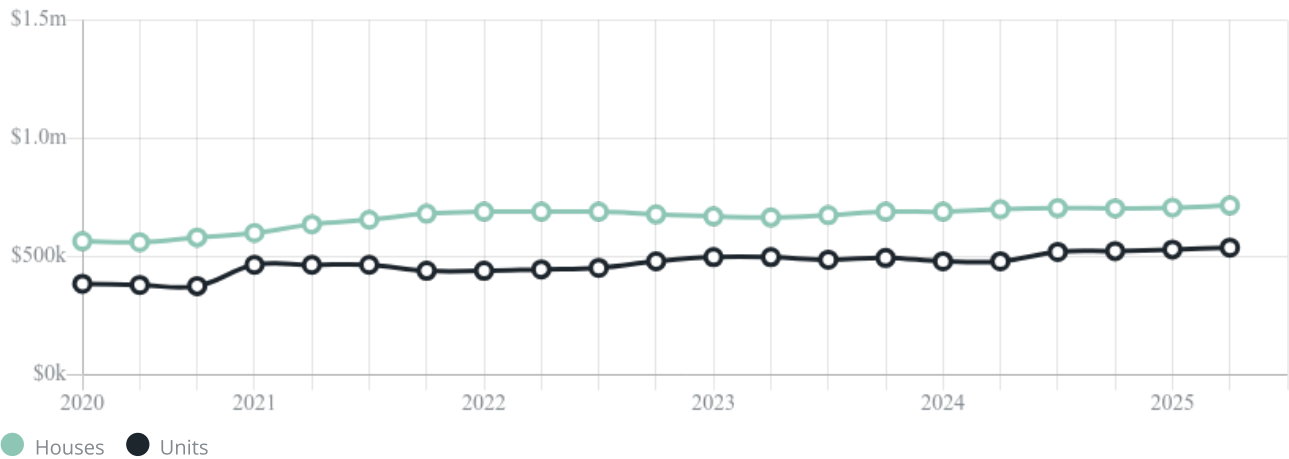
Median

\$538k

Quarterly Price Change

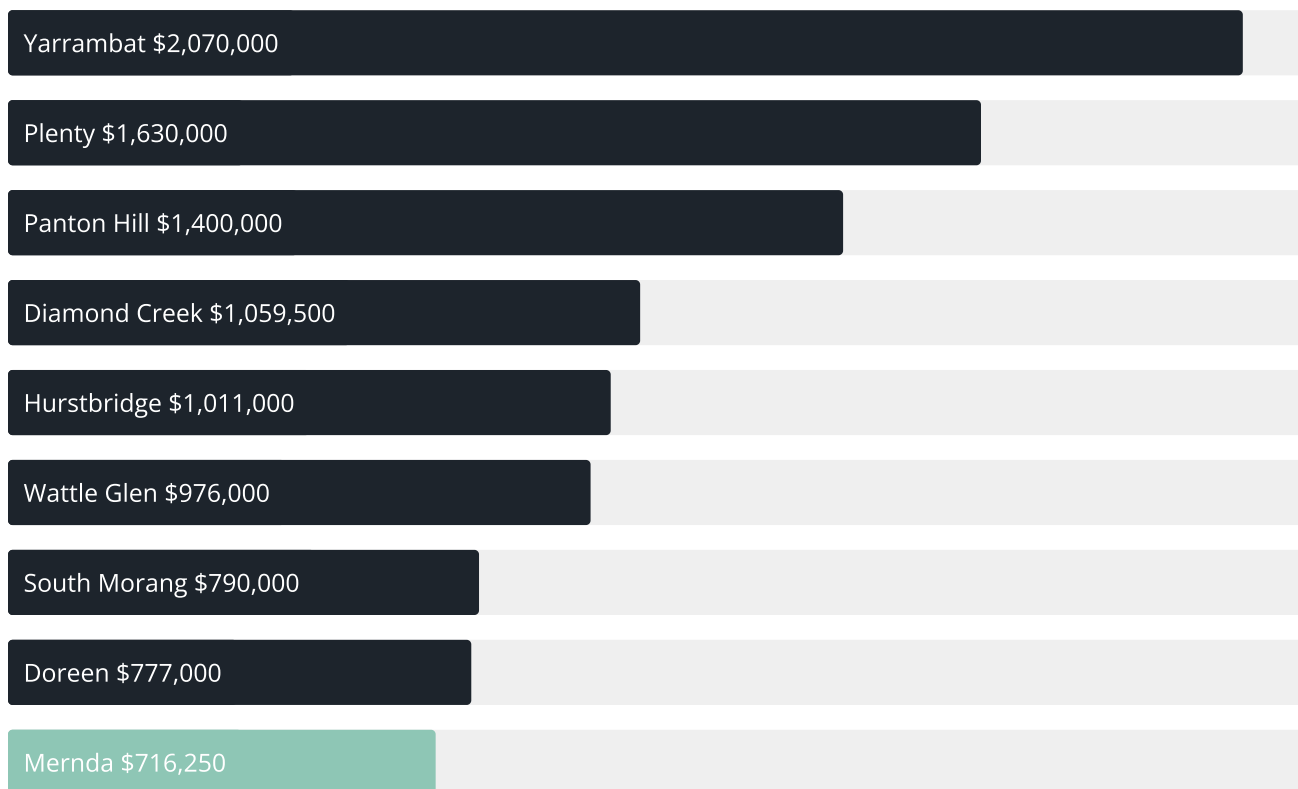
1.50% ↑

Quarterly Price Change\*



## MERNDA SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## MERNDA SUBURB REPORT

## Sale Method\*



● Auction 42%  
● Private 58%

## Auction Clearance Rate\*

83.05%

## Median Days on Market^

26 days

## Average Hold Period\*

4.9 years

## 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^









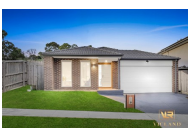

3 people

## MERENDA SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 48 Vestley Dr Mernda	4	House	\$705,000	09 Aug 2025
 13 Godwin St Mernda	4	House	\$742,500	09 Aug 2025
 5 Rowanval Tce Mernda	3	House	\$730,000	02 Aug 2025
 5 Stourhead Av Mernda	3	House	\$671,000	02 Aug 2025
 12 Redwater Dr Mernda	3	Townhouse	\$675,000	31 Jul 2025
 45 Mccubbin Way Mernda	2	Townhouse	\$490,000	28 Jul 2025
 30 Neptune Tce Mernda	4	House	\$1,005,000	26 Jul 2025
 50 Black Braes Blvd Mernda	4	House	\$736,000	26 Jul 2025
 34 Parkedge Blvd Mernda	4	House	\$796,000	26 Jul 2025
 5 Hickling Rd Mernda	3	House	\$660,000	26 Jul 2025

## MERENDA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Plough St Mernda	4	House	\$680,000	26 Jul 2025
 3a Johnsons Rd Mernda	3	House	\$620,000	25 Jul 2025
 2 Vestley Dr Mernda	1	Townhouse	\$379,000	24 Jul 2025
 203/40 Rowell Dr Mernda	2	Apartment	\$345,000	23 Jul 2025
 11 Southerly Dr Mernda	3	House	\$640,000	22 Jul 2025
 66 Black Braes Blvd Mernda	0	Land	\$570,500	21 Jul 2025
 11 Connors Rd Mernda	4	House	\$730,000	19 Jul 2025
 13 Reynolds Cirt Mernda	4	House	\$756,000	19 Jul 2025
 24 Todd Way Mernda	4	House	\$720,000	18 Jul 2025
 8 Scotchmer Cr Mernda	4	House	\$695,000	16 Jul 2025

## MERNDA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Parisel Cirt Mernda	4	House	\$705,000	15 Jul 2025
 14 Luther Way Mernda	4	House	\$748,000	12 Jul 2025
 15 Basilica Vst MERNDA	4	House	\$850,000	12 Jul 2025
 23 Village Wlk Mernda	3	Townhouse	\$570,000	10 Jul 2025
 103/62 Mernda Village Dr Mernda	2	Unit	\$390,000	08 Jul 2025
 39 Borrack Cr Mernda	4	House	\$855,000	08 Jul 2025
 7 Beale St Mernda	4	House	\$806,000	05 Jul 2025
 11 Lunan Rd MERNDA	4	House	\$737,000	05 Jul 2025
 20 Parkedge Blvd Mernda	3	House	\$620,000	05 Jul 2025
 22 Burnside Way Mernda	3	House	\$643,500	04 Jul 2025





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Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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