

Suburb **INSIGHTS**

3754
MERENDA



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$705k

Quarterly Price Change

0.71% ↑

Median Unit Price*

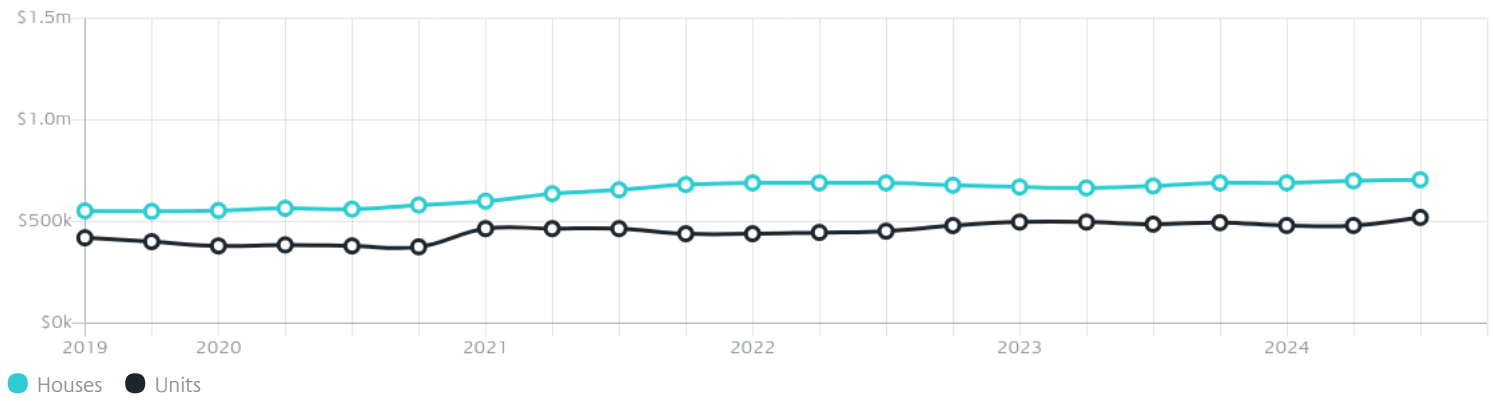
Median

\$520k

Quarterly Price Change

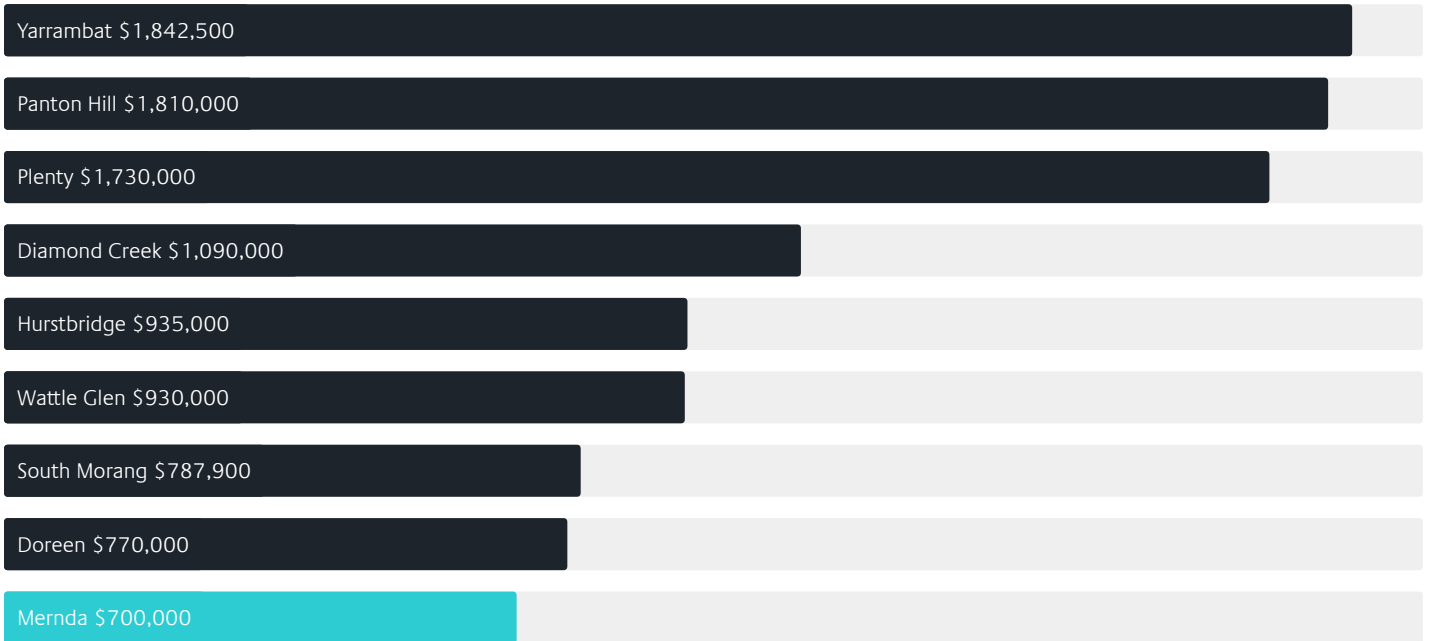
8.22% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 54%
● Private 46%

Auction Clearance Rate^{*}

73.02%

Median Days on Market[^]

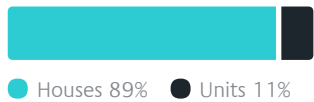
28 days

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^{*}

\$540

Population Growth[^]

41.99%

Rental Yield^{*}

3.99%

Median Age[^]













33 years

Median Household Size[^]









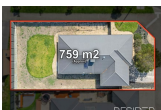



3 people

Sold Properties~











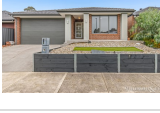

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7 Skeeter Dr Mernda	3	House	\$530,000	30 Nov 2024
 37 Ronsard Cr Mernda	3	House	\$670,000	28 Nov 2024
 13 Stonemasons Way Mernda	4	House	\$982,000	28 Nov 2024
 13 Newington Pde Mernda	4	House	\$670,000	27 Nov 2024
 4 Newington Pde Mernda	4	House	\$665,000	25 Nov 2024
 1 Apele Pl Mernda	3	House	\$630,000	23 Nov 2024
 45 Newington Pde Mernda	4	House	\$670,000	23 Nov 2024
 10 Geranium Gr Mernda	4	House	\$743,000	23 Nov 2024
 139 Regent St Mernda	3	House	\$640,000	23 Nov 2024
 17 Woolshed Av Mernda	5	House	\$845,000	23 Nov 2024
 18 Burgess St Mernda	4	House	\$640,000	22 Nov 2024
 58 Leonardo Dr Mernda	3	House	\$755,000	21 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 29 Greig Dr Mernda	4	House	\$800,000	21 Nov 2024
 56 Galloway Dr MERENDA	4	House	\$888,000	21 Nov 2024
 8 Yoemans Dr Mernda	4	House	\$837,000	19 Nov 2024
 7 Watercolour Dr Mernda	4	House	\$625,000	18 Nov 2024
 24 Tarwin Dr Mernda	4	House	\$795,000	18 Nov 2024
 10 Sunridge Dr Mernda	3	House	\$615,000	16 Nov 2024
 484 Masons Rd Mernda	4	House	\$1,350,000	15 Nov 2024
 6 Henwood Rise Mernda	4	House	\$765,000	15 Nov 2024
 434 Masons Rd Mernda	4	House	\$745,000	13 Nov 2024
 73 Langdon Dr Mernda	3	House	\$681,000	13 Nov 2024
 7 Balerno Way Mernda	3	House	\$670,000	13 Nov 2024
 17 Rowell Dr Mernda	4	House	\$790,000	12 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 27 Wellington St Mernda	4	House	\$550,000	12 Nov 2024
 12 Bayview Cirt Mernda	4	House	\$755,000	11 Nov 2024
 11 Pipers La Mernda	4	House	\$890,000	09 Nov 2024
 42 Borrack Cr Mernda	4	House	\$651,000	09 Nov 2024
 20 Apricot Av Mernda	3	House	\$700,000	09 Nov 2024
 13 Nissoria Av Mernda	4	House	\$630,000	09 Nov 2024
 40 Mortar Ridg Mernda	5	House	\$930,000	09 Nov 2024
 82 Sackville St Mernda	3	House	\$670,700	08 Nov 2024
 5 Burnside Way Mernda	3	House	\$691,116	08 Nov 2024
 104 Lockhart St Mernda	4	House	\$785,000	08 Nov 2024
 30 Friesian St Mernda	4	House	\$670,000	07 Nov 2024
 28 Bellini Way Mernda	3	House	\$625,000	07 Nov 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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