

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$704k**

Quarterly Price Change

**-0.14% ↓**

## Median Unit Price\*

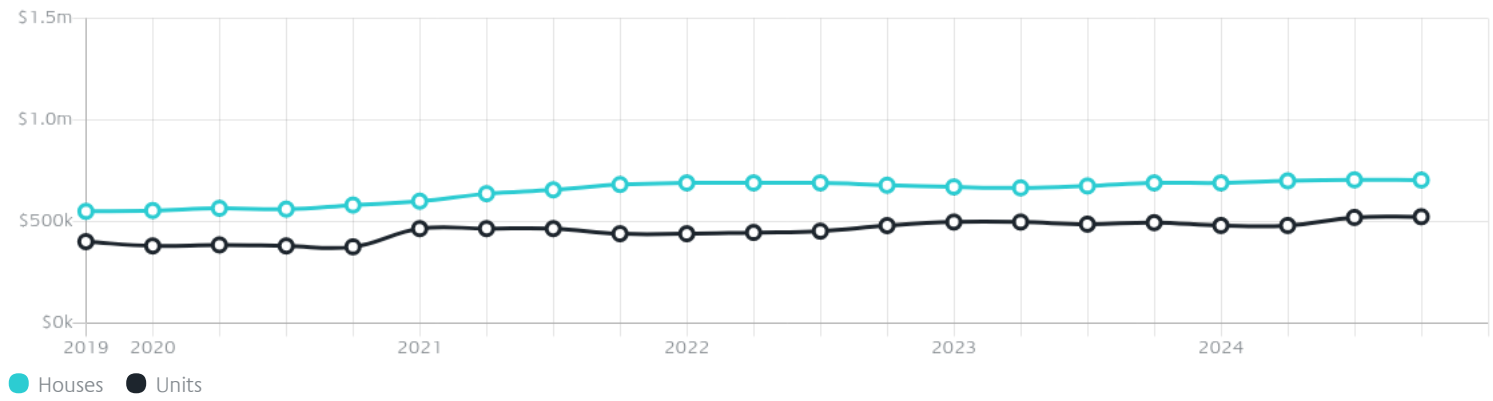
Median

**\$524k**

Quarterly Price Change

**0.67% ↑**

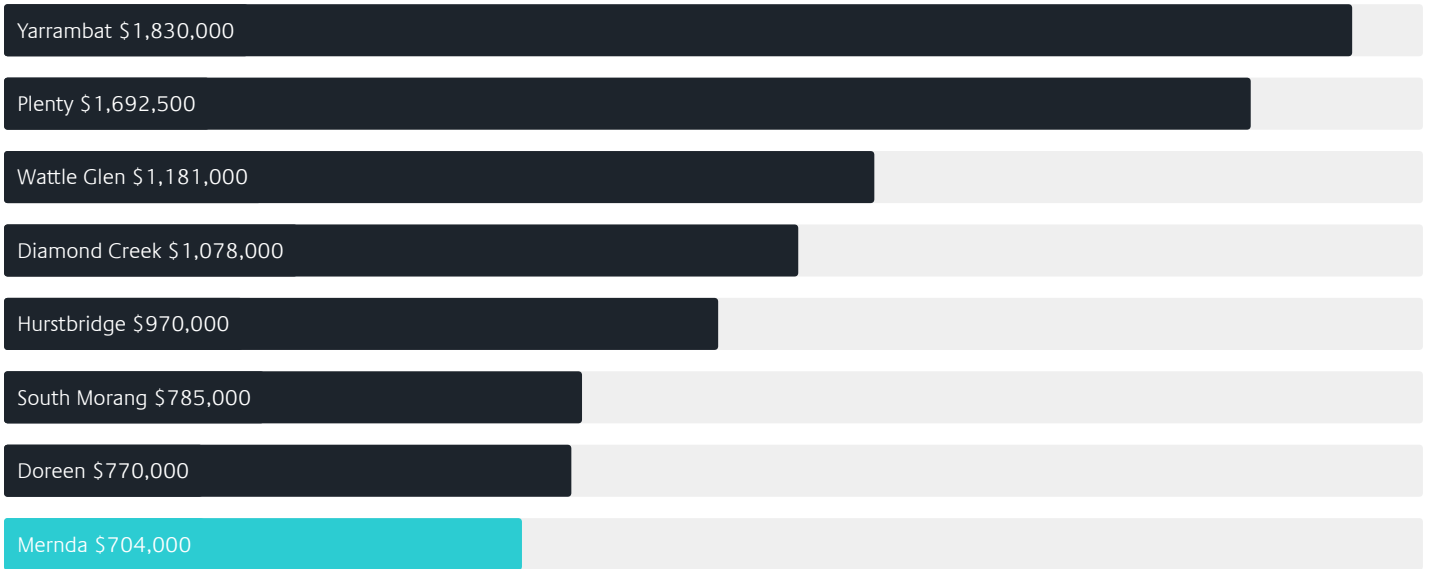
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 46%  
● Private 54%

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

78.85%

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

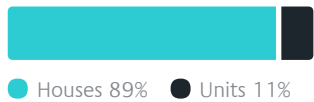
29 days

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

4.9 years

# Insights

## Dwelling Type<sup>^</sup>



## Ownership<sup>^</sup>



## Population<sup>^</sup>

23,369

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

\$550

## Population Growth<sup>^</sup>

41.99%

## Rental Yield<sup>\*</sup>

3.99%

## Median Age<sup>^</sup>








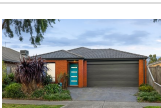
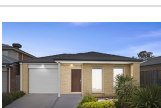



33 years

## Median Household Size<sup>^</sup>









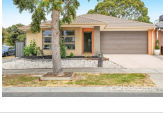
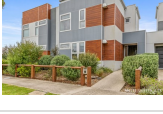
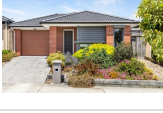

3 people

# Sold Properties~











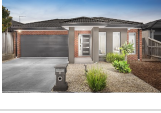

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 8 Medici Pl Mernda	4	House	\$830,000	30 Jan 2025
 31 Mernda Village Dr Mernda	4	House	\$795,000	29 Jan 2025
 20 Leith Dr Mernda	3	House	\$570,000	18 Jan 2025
 41 Craigmoor Cr Mernda	4	House	\$745,000	17 Jan 2025
 41 Bagshot Cirt Mernda	3	House	\$680,000	17 Jan 2025
 16 Darvel Dr Mernda	3	House	\$572,500	14 Jan 2025
 3 Plugges St Mernda	5	House	\$680,000	08 Jan 2025
 32 Vasari Gdns Mernda	3	House	\$685,000	07 Jan 2025
 66 Sissinghurst Pde Mernda	3	House	\$595,000	06 Jan 2025
 1 Dunedin St Mernda	4	House	\$670,000	06 Jan 2025
 26 Pearson Rd Mernda	4	House	\$760,000	27 Dec 2024
 20 Mccubbin Way Mernda	3	House	\$655,000	24 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Florence Dr Mernda	4	House	\$815,000	21 Dec 2024
 21 Umbria Rd Mernda	4	House	\$701,000	21 Dec 2024
 22 Jupiter Av Mernda	3	House	\$800,000	21 Dec 2024
 30 Pythagoras St Mernda	4	House	\$640,000	21 Dec 2024
 4 Sambell St Mernda	4	House	\$639,000	20 Dec 2024
 15 William St Mernda	4	House	\$610,000	20 Dec 2024
 21 Blaimore Way MERNDA	4	House	\$747,000	19 Dec 2024
 8/34 Greig Dr Mernda	3	Unit	\$630,000	19 Dec 2024
 16 Friesian St Mernda	4	House	\$660,000	18 Dec 2024
 62 Ducal Pwy Mernda	4	Townhouse	\$650,000	18 Dec 2024
 18 Maurice Way Mernda	3	House	\$585,000	18 Dec 2024
 24 Gael Ct Mernda	3	House	\$760,000	17 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 83 Wellington St Mernda	4	House	\$721,500	14 Dec 2024
 61 Cravens Rd Mernda	4	House	\$950,000	14 Dec 2024
 7 Ware St Mernda	3	House	\$651,000	14 Dec 2024
 7 Nimble St Mernda	4	House	\$707,000	14 Dec 2024
 46 William St Mernda	3	House	\$674,000	14 Dec 2024
 5 Brewster Way Mernda	4	House (New - Detached)	\$675,000	12 Dec 2024
 3 St Pauls Tce Mernda	3	House	\$602,500	12 Dec 2024
 14 Apricot Av Mernda	4	House	\$800,000	11 Dec 2024
 10/515 Bridge Inn Rd Mernda	3	Unit	\$530,000	10 Dec 2024
 8 Palazzo Tce Mernda	4	House	\$750,000	09 Dec 2024
 4 Tilia Way Mernda	4	House	\$722,000	07 Dec 2024
 3 Lucerne St Mernda	4	House	\$880,000	07 Dec 2024



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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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