

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$705k

Quarterly Price Change

0.14% ↑

Median Unit Price*

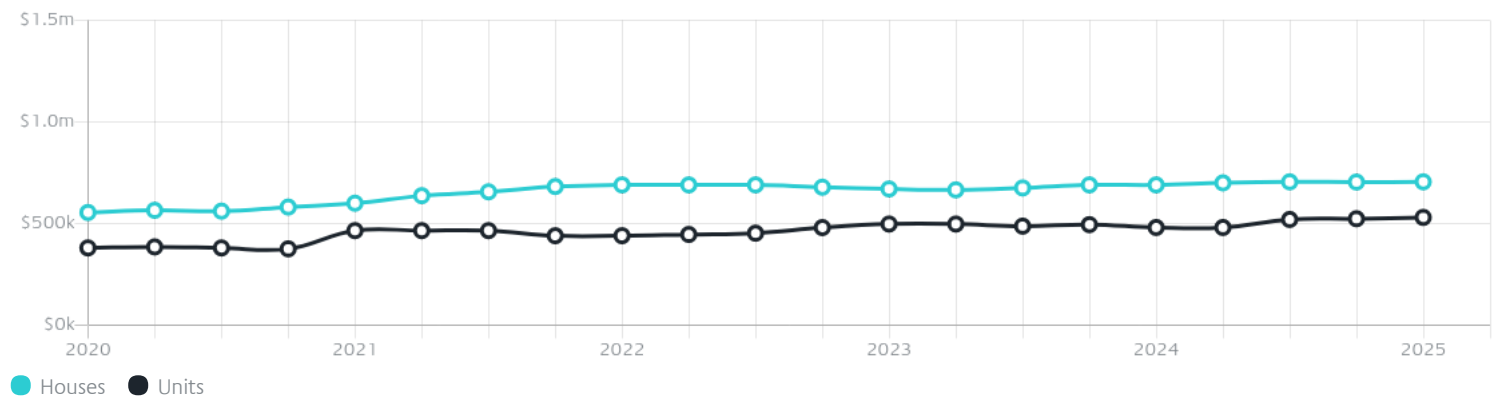
Median

\$530k

Quarterly Price Change

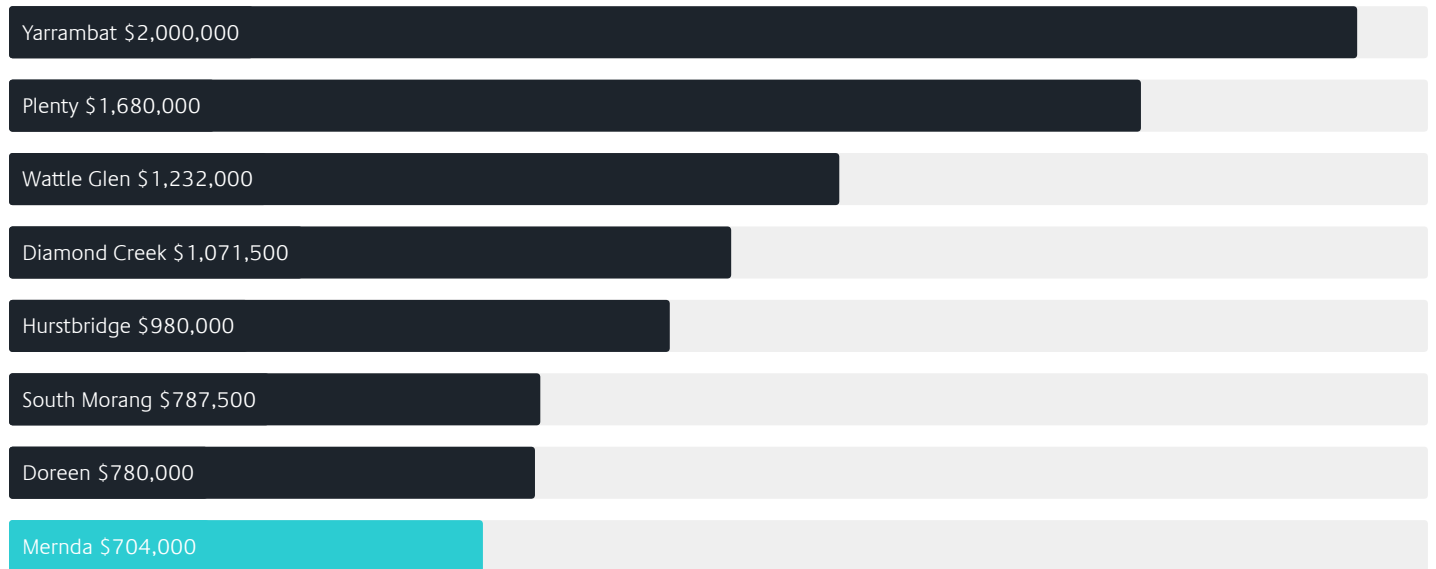
1.24% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 48%
● Private 52%

Auction Clearance Rate*

73.13%

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*

\$550

Population Growth^

41.99%

Rental Yield*

3.99%

Median Age^








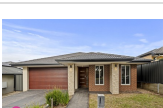
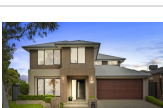



33 years

Median Household Size^









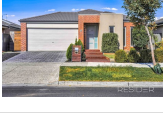
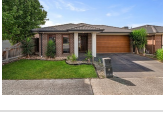


3 people

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 Foundry St Mernda	3	House	\$666,000	31 May 2025
 30 Sunridge Dr Mernda	4	House	\$755,000	31 May 2025
 9 Beechwood Ct Mernda	4	House	\$1,012,000	30 May 2025
 32 Merino Dr Mernda	4	House	\$742,000	24 May 2025
 21 Hollaway Dr Mernda	3	House	\$657,000	24 May 2025
 10 Millet St Mernda	3	House	\$755,000	24 May 2025
 80 Mortar Ridg Mernda	4	House	\$680,000	24 May 2025
 29 Muir Way Mernda	4	House	\$680,500	20 May 2025
 1 Destiny Vw Mernda	4	House	\$1,170,000	17 May 2025
 2 Black Braes Blvd Mernda	4	House	\$787,500	17 May 2025
 562 Masons Rd Mernda	5	House	\$1,290,000	17 May 2025
 56 Riverdale Blvd Mernda	4	House	\$875,000	17 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 112 Langdon Dr Mernda	4	House	\$726,500	17 May 2025
 10 Foundry St Mernda	3	House	\$658,000	17 May 2025
 11 Scuffam St Mernda	3	House	\$660,000	16 May 2025
 7 Macqueen St Mernda	4	House	\$802,000	16 May 2025
 18 Ramez St Mernda	3	Townhouse	\$610,000	15 May 2025
 5 Bagend Ct Mernda	4	House	\$785,000	15 May 2025
 101 /40 Rowell Dr Mernda	2	Apartment	\$335,000	12 May 2025
 13 Cloughs Rd Mernda	4	House	\$673,000	12 May 2025
 20 Annandale Dr Mernda	3	House	\$694,000	10 May 2025
 10 Balvicar Way Mernda	3	House	\$635,000	10 May 2025
 3 Elm Tree Pl Mernda	4	House	\$785,000	09 May 2025
 18 Greig Dr Mernda	3	House	\$611,000	05 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18 Marlowe Grng Mernda	4	House	\$672,000	04 May 2025
 10 Cockrell Rd Mernda	3	House	\$695,000	03 May 2025
 3 Ophir Way Mernda	5	House	\$885,000	03 May 2025
 103 Wellington St MERNDA	4	House	\$695,000	02 May 2025
 12 Livingston St Mernda	3	House	\$605,000	02 May 2025
 10 Powers St Mernda	3	House	\$685,500	01 May 2025
 58 Kerrabee Dr Mernda	4	House	\$710,000	01 May 2025
 27 Everard Rd Mernda	3	House	\$750,000	30 Apr 2025
 26 Apricot Av Mernda	4	House	\$900,000	29 Apr 2025
 11 Castello St Mernda	3	House	\$705,000	29 Apr 2025
 26 Woolshed Av Mernda	3	House	\$655,000	28 Apr 2025
 4 Sommerville Av Mernda	4	House	\$810,000	26 Apr 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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