

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$704k**

Quarterly Price Change

**-0.14% ↓**

## Median Unit Price\*

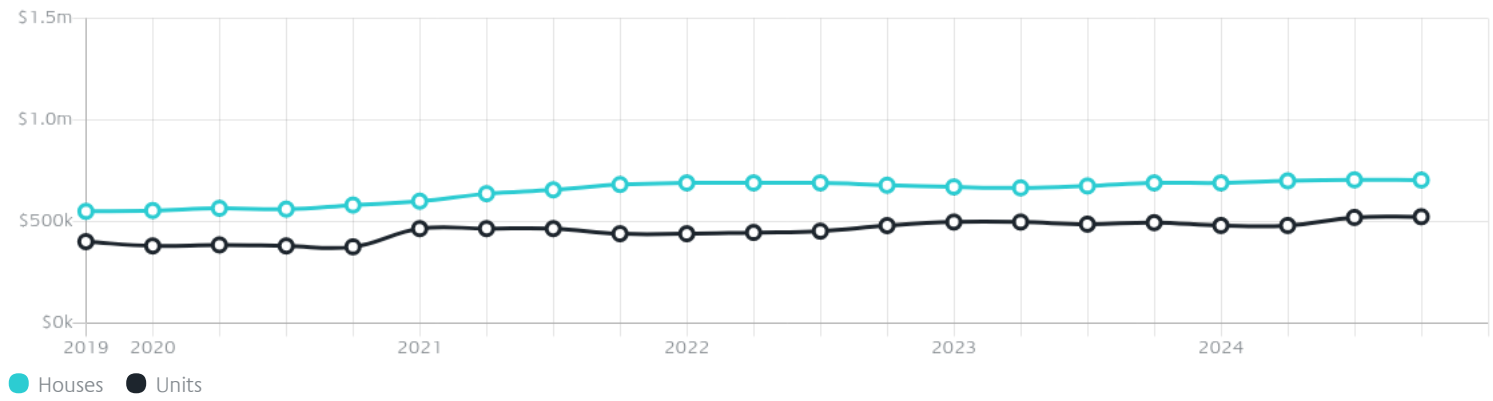
Median

**\$524k**

Quarterly Price Change

**0.67% ↑**

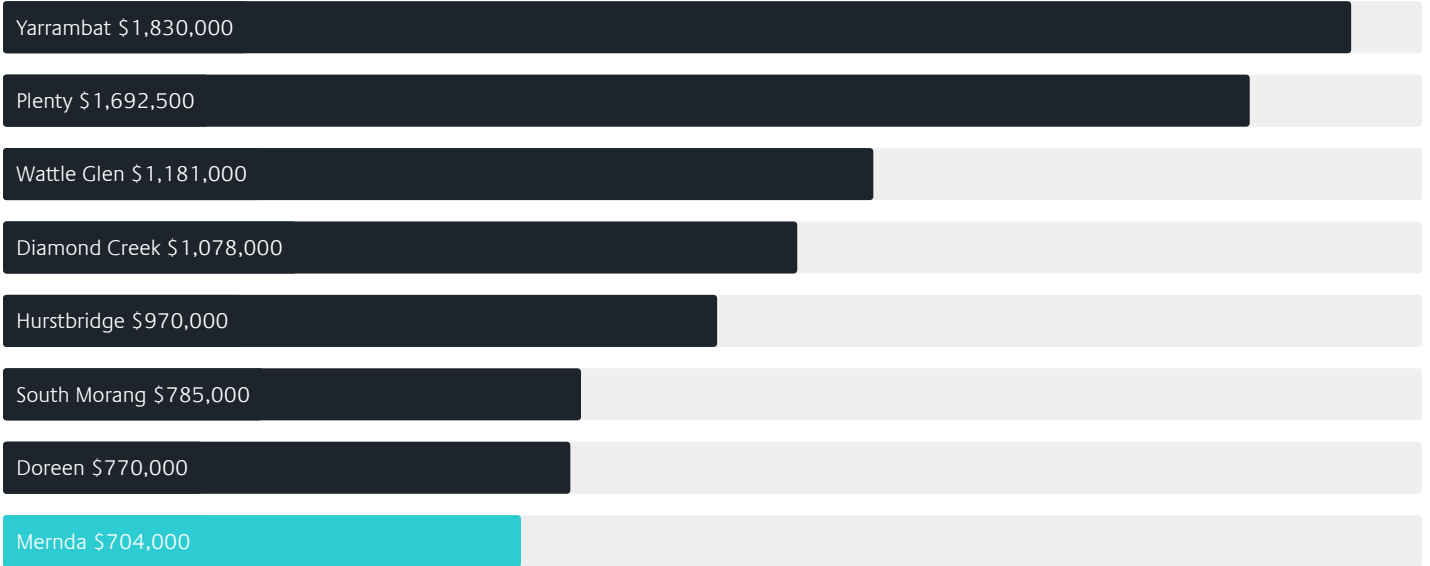
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 48%  
● Private 52%

## Auction Clearance Rate\*

77.27%

## 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^











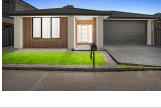

33 years

## Median Household Size^













3 people

# Sold Properties~









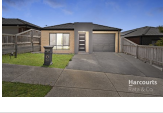

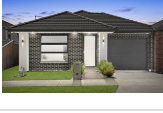

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 53 Waterwheel Gr Mernda	4	House	\$605,000	28 Feb 2025
 123 Cravens Rd Mernda	4	House	\$1,050,000	28 Feb 2025
 19 Kage Gr Mernda	4	House	\$804,000	27 Feb 2025
 10 Arum Wlk Mernda	3	House	\$690,000	27 Feb 2025
 10 Beechwood Ct Mernda	4	House	\$757,000	26 Feb 2025
 29 Brinkhill Dr Mernda	5	House	\$1,005,000	22 Feb 2025
 153 Everard Rd Mernda	3	House	\$608,000	21 Feb 2025
 36 Scotchmer Cr Mernda	5	House	\$770,000	20 Feb 2025
 26 Fashoda Dr Mernda	5	House	\$750,000	20 Feb 2025
 14 Hillgrove Way Mernda	3	Townhouse	\$535,000	18 Feb 2025
 29 Goadby Dr Mernda	4	House	\$697,500	15 Feb 2025
 6 Porepukah St Mernda	4	House	\$840,000	15 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Oatmeal Way Mernda	3	House	\$796,000	15 Feb 2025
 7 St Marks Ct Mernda	4	House	\$700,000	15 Feb 2025
 80 Schotters Rd Mernda	3	House	\$680,000	12 Feb 2025
 7 William St Mernda	4	Townhouse	\$585,000	11 Feb 2025
 41 Goulburn St Mernda	3	House	\$685,000	10 Feb 2025
 4 Pluto Gr Mernda	4	House	\$854,000	08 Feb 2025
 8/6 Sommerville Av Mernda	3	Townhouse	\$555,000	07 Feb 2025
 1 Earthmore Rd Mernda	4	House	\$750,000	07 Feb 2025
 20 Sommerville Av Mernda	4	House	\$635,000	06 Feb 2025
 6 Allsop Av MERNDA	4	House	\$595,000	03 Feb 2025
 27 Newington Pde Mernda	4	House	\$815,000	01 Feb 2025
 33 Sunnybrae Dr Mernda	4	House	\$656,500	01 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/9 Kincaid Dr Mernda	3	Townhouse	\$550,000	31 Jan 2025
 16 Etherington Dr Mernda	3	House	\$590,000	31 Jan 2025
 8 Medici Pl Mernda	4	House	\$830,000	30 Jan 2025
 31 Mernda Village Dr Mernda	4	House	\$795,000	29 Jan 2025
 11 Kincaid Dr Mernda	3	Townhouse	\$583,000	24 Jan 2025
 38 Pearson Rd Mernda	4	House	\$791,000	24 Jan 2025
 29 Parkwood Rd Mernda	5	House	\$1,190,000	20 Jan 2025
 28 Bagshot Cirt Mernda	4	House	\$635,700	20 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
 10 Iceberg Dr Mernda	3	House	\$616,000	15 Jan 2025



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03 9431 1222

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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