

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

6.15% ↑

Median Unit Price*

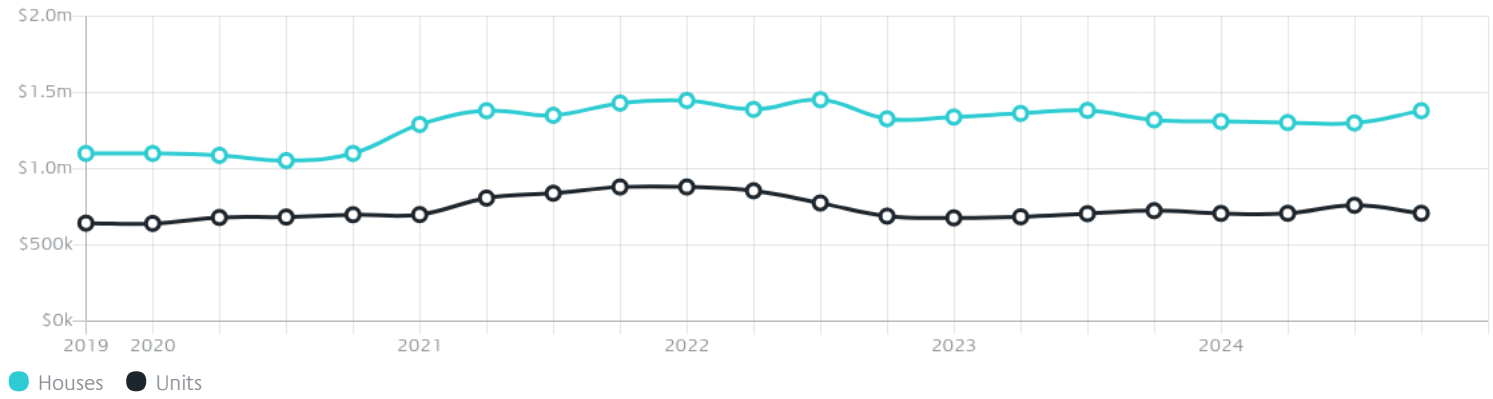
Median

\$708k

Quarterly Price Change

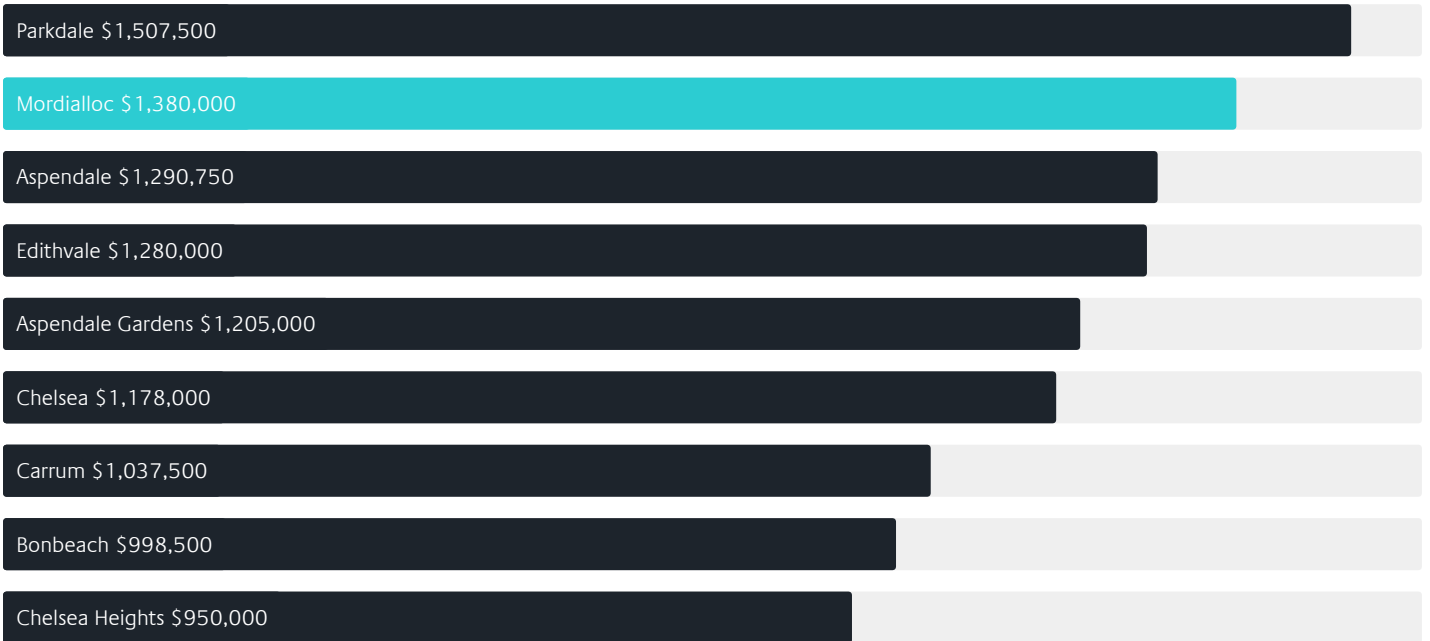
-6.90% ↓

Quarterly Price Change*

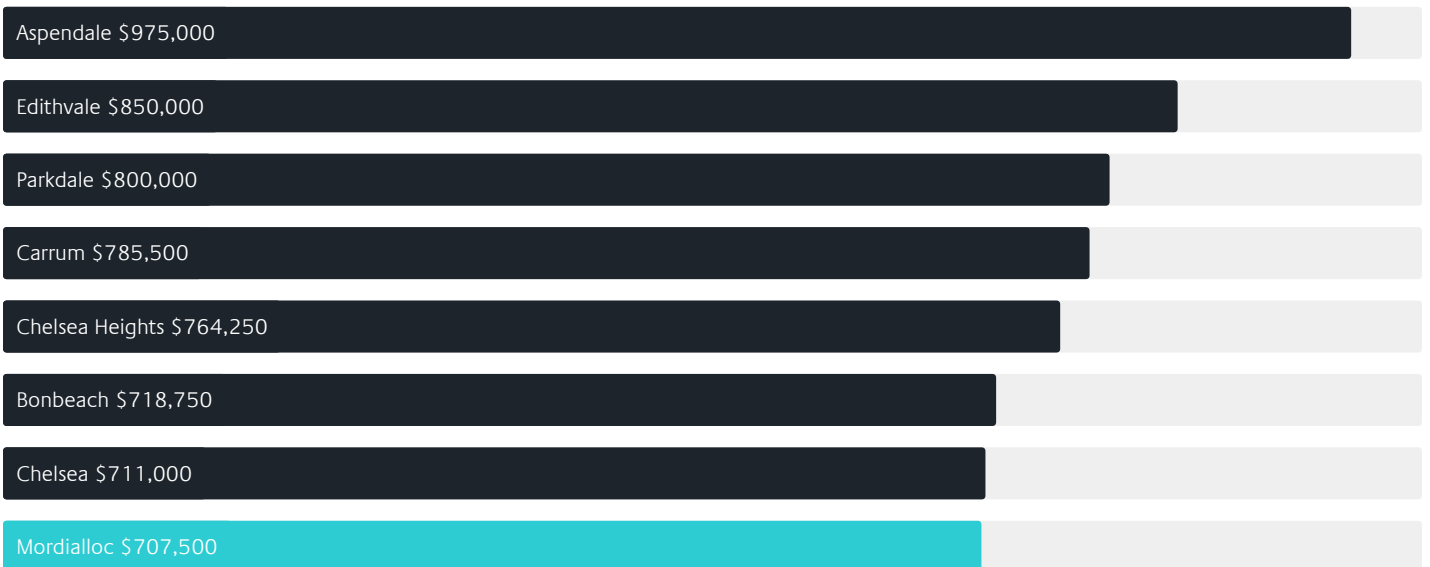


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 45%
● Private 55%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

36 days

Average Hold Period^{*}

8.8 years

Insights

Dwelling Type[^]



● Houses 40% ● Units 60%

Ownership[^]



● Owned Outright 29% ● Mortgaged 43% ● Rented 27%

Population[^]

8,886

Median Asking Rent per week^{*}

\$700

Median Age[^]

40 years

Rental Yield^{*}













2.78%

Median Household Size[^]













2.4 people

Sold Properties~











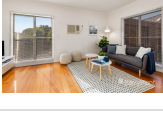

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/437 Main St Mordialloc	2	Unit	\$630,000	31 Mar 2025
 74 Warren Rd Mordialloc	4	House	\$1,545,000	22 Mar 2025
 1 Verbena St Mordialloc	3	House	\$1,110,000	22 Mar 2025
 10a Waratah Av Mordialloc	3	House	\$970,000	22 Mar 2025
 48 Gala Supreme Cl Mordialloc	4	House	\$1,783,000	22 Mar 2025
 3/17 Collocott St Mordialloc	3	Townhouse	\$890,000	20 Mar 2025
 14/7 Percy St Mordialloc	2	Unit	\$730,000	20 Mar 2025
 23b Ormond St Mordialloc	3	Townhouse	\$1,105,000	15 Mar 2025
 2/108 Chute St Mordialloc	3	Townhouse	\$1,165,000	08 Mar 2025
 108/55 Barkly St Mordialloc	2	Apartment	\$690,500	06 Mar 2025
 3/2 Woods Av MORDIALLOC	1	Unit	\$395,100	06 Mar 2025
 2/72 White St Mordialloc	2	Townhouse	\$840,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/490-490a Main St Mordialloc	0	Unit	\$510,000	27 Feb 2025
 108/119 Mcdonald St Mordialloc	2	Apartment	\$505,000	25 Feb 2025
 1/18 Chute St Mordialloc	2	Unit	\$755,000	22 Feb 2025
 5 Jarman St Mordialloc	4	House	\$1,400,000	21 Feb 2025
 11 Powlett St Mordialloc	3	Townhouse	\$1,420,000	17 Feb 2025
 2/4 Eurythmic St Mordialloc	3	Townhouse	\$1,160,000	12 Feb 2025
 11 Arwon St Mordialloc	4	House	\$1,885,000	11 Feb 2025
 3/24 White St Mordialloc	2	Unit	\$690,000	08 Feb 2025
 4/11 Hall Mark Rd Mordialloc	3	Flat/Unit/Apartment	\$870,000	08 Feb 2025
 14a Edith St Mordialloc	2	Flat/Unit/Apartment	\$950,000	05 Feb 2025
 8 Montgomery St Mordialloc	3	House	\$1,420,000	31 Jan 2025
 24 Gipps Av Mordialloc	4	House	\$1,850,000	31 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/88 McDonald St Mordialloc	2	Unit	\$785,000	25 Jan 2025
 60 Kokoda Pl Mordialloc	2	Townhouse	\$650,000	24 Jan 2025
 205/90 White St Mordialloc	2	Apartment	\$500,000	22 Jan 2025
 8 Pooley Bridge Rd Mordialloc	4	House	\$1,380,000	20 Jan 2025
 4/9 Melrose St Mordialloc	3	Townhouse	\$930,000	18 Jan 2025
 3 Epsom Rd Mordialloc	4	House	\$1,595,000	14 Jan 2025
 21 Mccaffery Pl Mordialloc	4	Townhouse	\$1,060,000	11 Jan 2025
 7/4 Eurythmic St Mordialloc	3	Townhouse	\$1,200,000	10 Jan 2025
 11 Eurythmic St Mordialloc	3	Townhouse	\$1,320,000	03 Jan 2025
 4/11 Epsom Rd Mordialloc	3	Townhouse	\$1,285,000	03 Jan 2025
 7/75 Barkly St MORDIALLOC	1	Flat/Unit/Apartment	\$455,000	28 Dec 2024
 21 Verbena St Mordialloc	3	House	\$951,200	24 Dec 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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