

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

6.15% ↑

Median Unit Price*

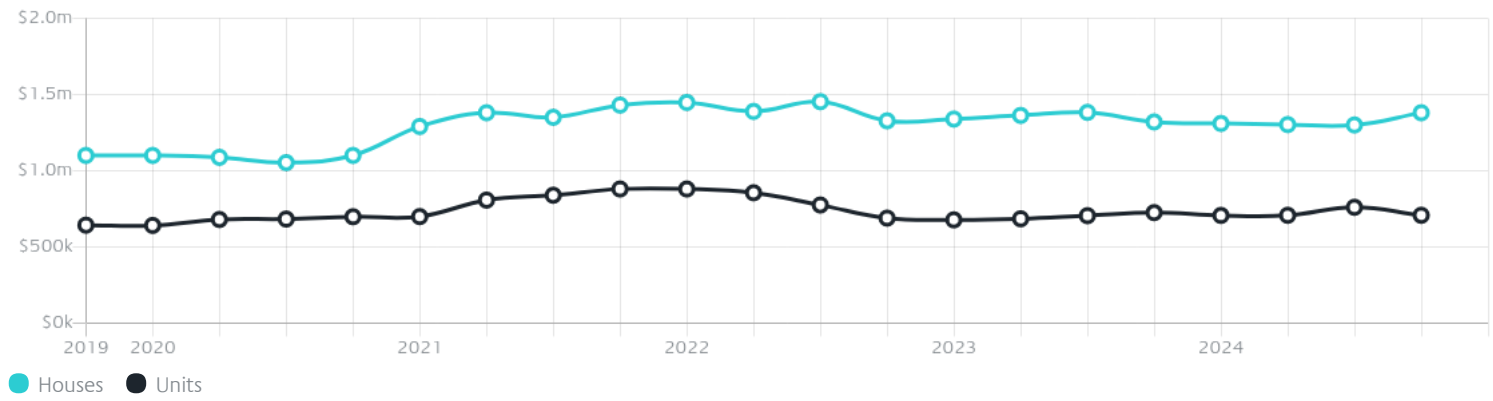
Median

\$708k

Quarterly Price Change

-6.90% ↓

Quarterly Price Change*

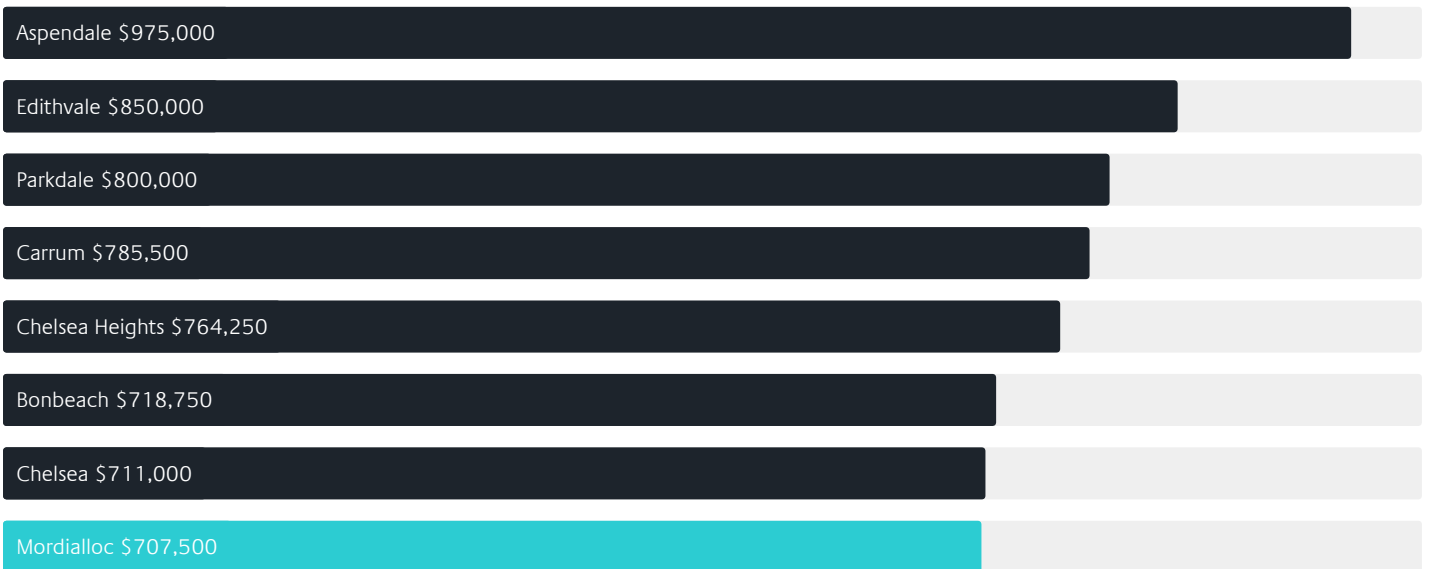


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 38%
● Private 62%

Auction Clearance Rate^{*}

57.14%

Median Days on Market[^]

55 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
 8 Montgomery St Mordialloc	3	House	\$1,420,000	31 Jan 2025
 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 Mcaffery Pl Mordialloc	4	Townhouse	\$1,060,000	11 Jan 2025
 4/11 Epsom Rd Mordialloc	3	Townhouse	\$1,285,000	03 Jan 2025
 11 Eurythmic St Mordialloc	3	Townhouse	\$1,320,000	03 Jan 2025
 21 Verbena St Mordialloc	3	House	\$951,200	24 Dec 2024
 5/6 Bear St Mordialloc	1	Apartment	\$435,000	23 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/500 Main St Mordialloc	2	Apartment	\$480,000	18 Dec 2024
 3/5 Albert St Mordialloc	3	Flat/Unit/Apartment	\$750,000	13 Dec 2024
 6 Felicia St Mordialloc	4	House	\$1,380,000	12 Dec 2024
 28/538 Main St Mordialloc	2	Strata Unit/Flat	\$600,000	10 Dec 2024
 42 Warren Rd Mordialloc	4	House	\$1,000,000	07 Dec 2024
 5/44 Cedric St Mordialloc	2	Unit	\$397,000	01 Dec 2024
 3 Reckless La MORDIALLOC	3	Townhouse	\$955,000	26 Nov 2024
 78 Chute St MORDIALLOC	3	House	\$1,200,000	23 Nov 2024
 2/5 Park St Mordialloc	3	Unit	\$885,000	21 Nov 2024
 37b Chute St Mordialloc	2	Flat/Unit/Apartment	\$841,000	16 Nov 2024
 4/411 Nepean Hwy Mordialloc	2	Unit	\$545,000	14 Nov 2024
 5/11 Epsom Rd Mordialloc	3	Flat/Unit/Apartment	\$1,300,000	13 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 103/71 Barkly St Mordialloc	2	Flat/Unit/Apartment	\$670,000	12 Nov 2024
 9/115-117 McDonald St MORDIALLOC	3	Townhouse	\$975,000	09 Nov 2024
 55 Elliot St Mordialloc	4	House	\$1,540,000	09 Nov 2024
 11 Thomas St Mordialloc	2	House	\$2,857,000	07 Nov 2024
 25/5 Collocott St Mordialloc	2	Flat/Unit/Apartment	\$585,000	27 Oct 2024
 25/5-7 Collocott St Mordialloc	2	Unit	\$585,000	27 Oct 2024
 10 Edith St Mordialloc	4	House	\$1,312,500	26 Oct 2024
 45a Mckay St Mordialloc	3	Townhouse	\$890,000	26 Oct 2024
 107/119 Mcdonald St Mordialloc	2	Apartment	\$484,500	25 Oct 2024
 201/131 Mcdonald St Mordialloc	2	Apartment	\$455,000	21 Oct 2024
 10/5 Albert St Mordialloc	2	Unit	\$630,000	21 Oct 2024
 13 Carnival La Mordialloc	3	House	\$500,000	18 Oct 2024



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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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