

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.38m

Quarterly Price Change

0.00% ↓

## Median Unit Price\*

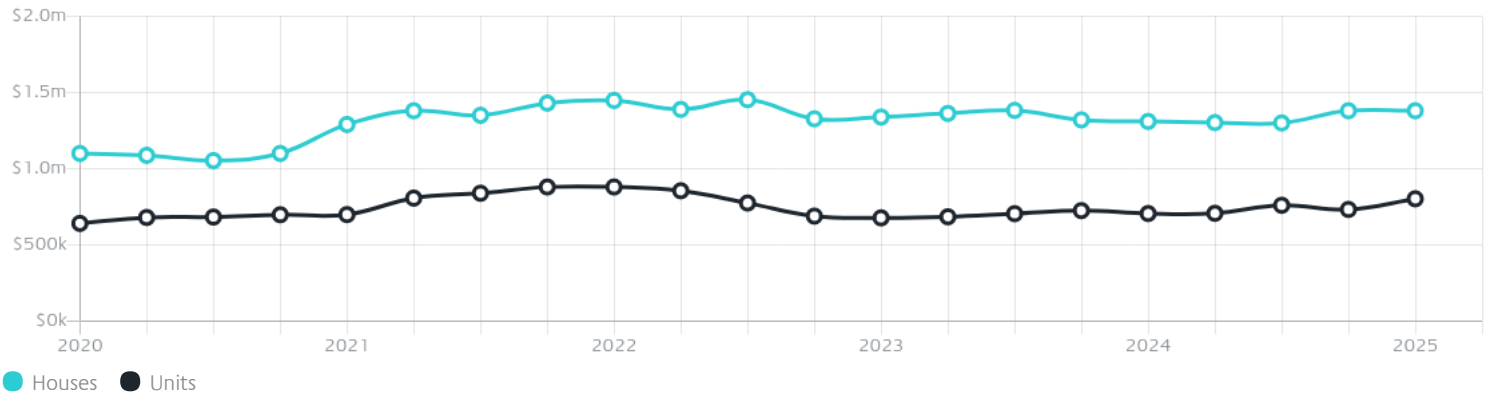
Median

\$803k

Quarterly Price Change

9.51% ↑

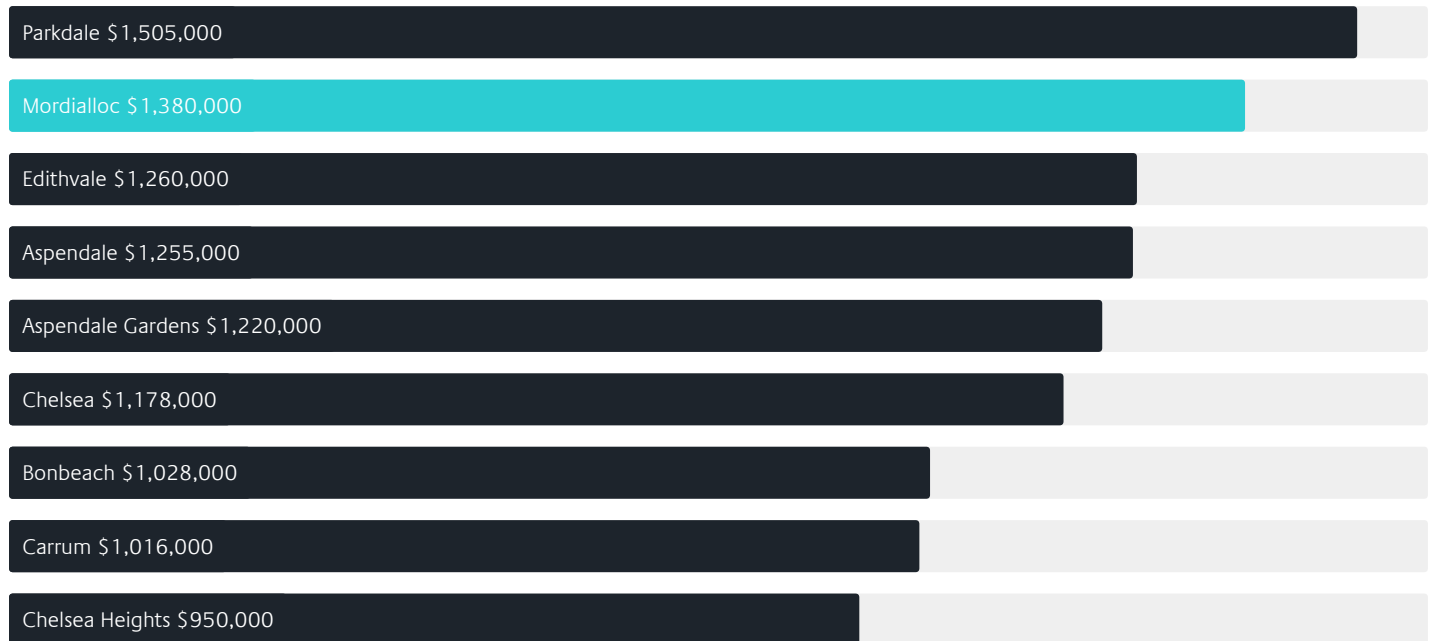
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 40%  
● Private 60%

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

82.35%

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

27 days

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

8.8 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 40% ● Units 60%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

8,886

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

\$745

Median Age<sup>^</sup>

40 years

Rental Yield<sup>\*</sup>













2.78%

Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/131 McDonald St Mordialloc	1	Unit	\$395,000	21 Jun 2025
 2/10 Epsom Rd Mordialloc	2	Villa	\$807,000	14 Jun 2025
 60 Hall Mark Rd MORDIALLOC	3	Townhouse	\$1,260,000	14 Jun 2025
 14 Eric Av Mordialloc	3	House	\$1,550,000	14 Jun 2025
 8/437 Main St Mordialloc	2	Townhouse	\$670,000	12 Jun 2025
 170 Warren Rd Mordialloc	3	House	\$920,000	11 Jun 2025
 2/119 McDonald St Mordialloc	2	Apartment	\$555,000	05 Jun 2025
 7/32 Ormond St Mordialloc	2	Unit	\$485,000	31 May 2025
 1/148-150 Warren Rd Mordialloc	3	Unit	\$715,000	29 May 2025
 108/71 Barkly St Mordialloc	2	Unit	\$620,000	28 May 2025
 2 Collocott St Mordialloc	5	House	\$1,915,000	24 May 2025
 55 Chute St Mordialloc	3	House	\$1,375,000	24 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/14 Gipps Av Mordialloc	2	Unit	\$680,000	24 May 2025
 117 Chute St Mordialloc	3	House	\$1,140,000	24 May 2025
 47 McDonald St Mordialloc	4	House	\$1,400,000	23 May 2025
 8 Kokoda Pl Mordialloc	3	Flat/Unit/Apartment	\$980,000	06 May 2025
 6/212 Beach Rd MORDIALLOC	2	Unit	\$680,000	01 May 2025
 21 John St Mordialloc	5	House	\$2,720,000	23 Apr 2025
 84 Barkly St Mordialloc	3	House	\$1,610,000	22 Apr 2025
 1/68 Warren Rd Mordialloc	1	Flat/Unit/Apartment	\$750,000	22 Apr 2025
 8/81 Barkly St Mordialloc	2	Flat/Unit/Apartment	\$585,000	16 Apr 2025
 2/52 Bear St Mordialloc	3	Unit	\$800,000	15 Apr 2025
 4/44 Cedric St Mordialloc	2	Unit	\$410,000	15 Apr 2025
 2/393 Nepean Hwy Mordialloc	3	Townhouse	\$962,000	15 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 19 Governor Rd Mordialloc	2	Unit	\$670,000	14 Apr 2025
 31 / 538 Main St Mordialloc	2	Flat / Unit / Apartment	\$570,000	14 Apr 2025
 38 Scarlet St Mordialloc	4	House	\$1,070,000	11 Apr 2025
 4 Manikato Av Mordialloc	4	Townhouse	\$1,085,000	11 Apr 2025
 4 / 4 Gipps Av Mordialloc	2	Unit	\$619,000	09 Apr 2025
 8 / 9 Albert St Mordialloc	2	Unit	\$640,000	09 Apr 2025
 54 Hall Mark Rd Mordialloc	4	House	\$600,000	07 Apr 2025
 5 / 24 Bear St Mordialloc	2	Unit	\$668,008	05 Apr 2025
 3 / 21a Barkly St Mordialloc	3	Unit	\$1,095,000	05 Apr 2025
 1 / 437 Main St Mordialloc	2	Unit	\$630,000	31 Mar 2025
 3 / 9-11 Manikato Av Mordialloc	3	Townhouse	\$995,000	29 Mar 2025
 2 / 11 Epsom Rd Mordialloc	1	House	\$1,250,000	28 Mar 2025





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Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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