

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

0.00% ↓

Median Unit Price*

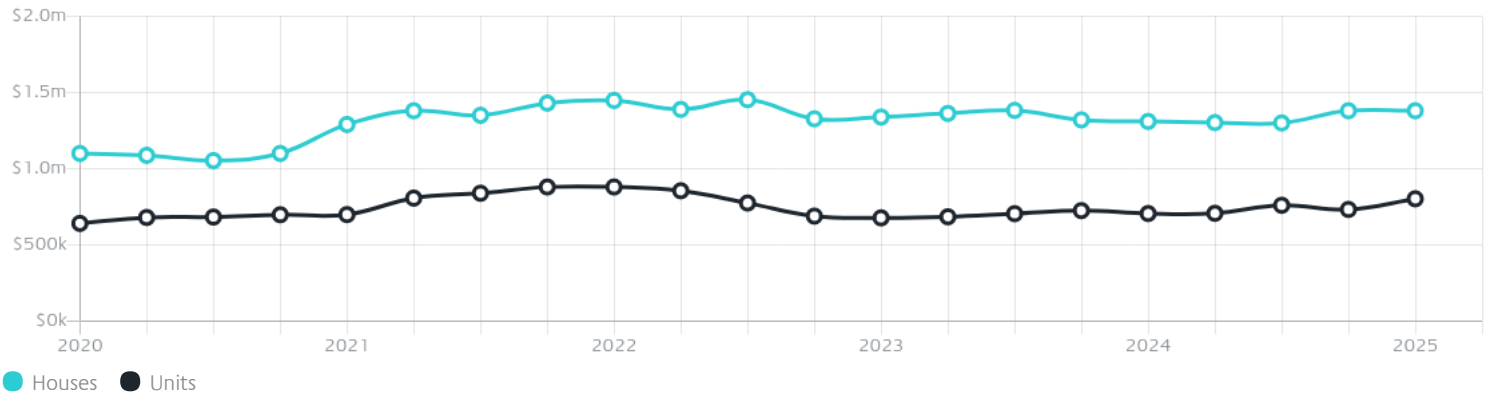
Median

\$803k

Quarterly Price Change

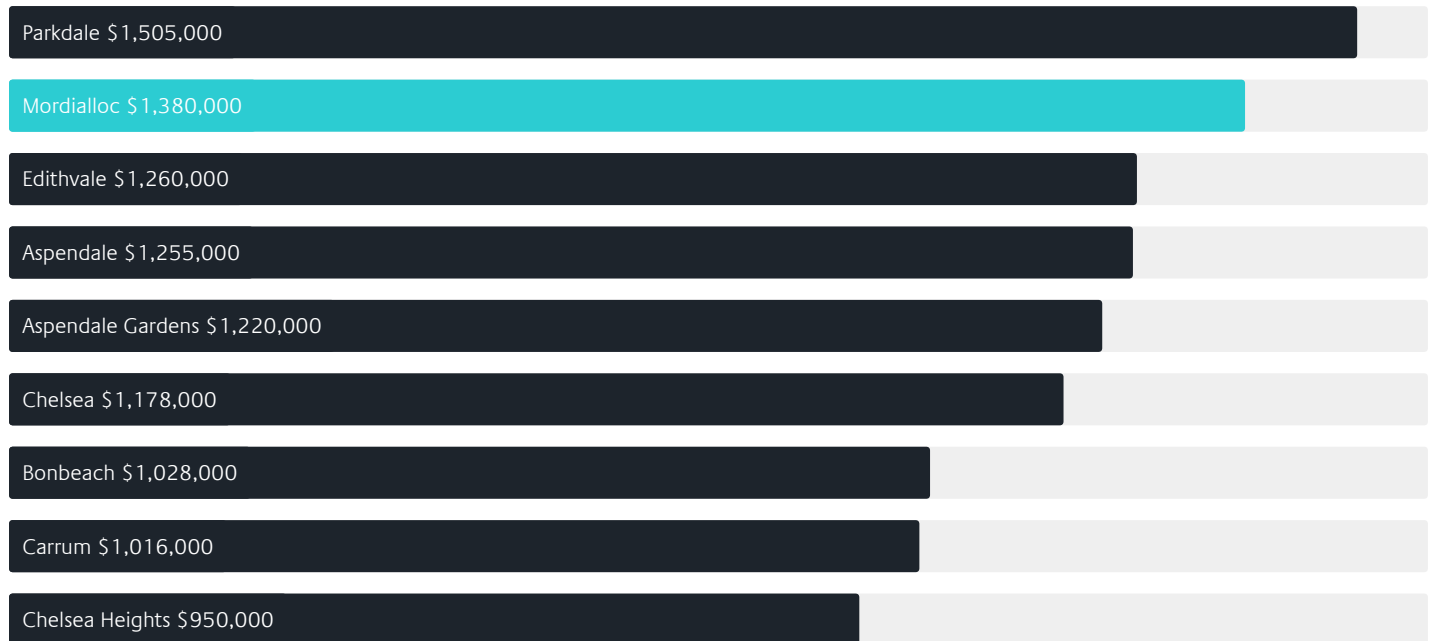
9.51% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 54%
● Private 46%

Auction Clearance Rate^{*}

74.07%

Median Days on Market[^]

27 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^{*}

\$745

Median Age[^]

40 years

Rental Yield^{*}











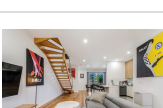
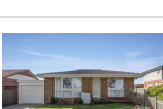
2.78%

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
 55 Chute St Mordialloc	3	House	\$1,375,000	24 May 2025
 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
 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
 1/19 Governor Rd Mordialloc	2	Unit	\$670,000	14 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31/538 Main St Mordialloc	2	Flat/Unit/Apartment	\$570,000	14 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
 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
 116/5 Bear St Mordialloc	2	Apartment	\$470,000	26 Mar 2025
 74 Warren Rd Mordialloc	4	House	\$1,545,000	22 Mar 2025
 48 Gala Supreme Cl Mordialloc	4	House	\$1,783,000	22 Mar 2025
 1 Verbena St Mordialloc	3	House	\$1,110,000	22 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/456 Como Pde Mordialloc	2	House	\$1,350,000	22 Mar 2025
 10a Waratah Av Mordialloc	3	House	\$970,000	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
 10 Verbena St Mordialloc	3	House	\$1,150,000	15 Mar 2025
 5/492 Main St Mordialloc	2	Unit	\$625,000	15 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
 17/7 Percy St Mordialloc	2	Flat/Unit/Apartment	\$720,000	04 Mar 2025
 2/401 Nepean Hwy Mordialloc	4	Townhouse	\$1,110,000	04 Mar 2025



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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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