

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.38m**

Quarterly Price Change

**6.15% ↑**

## Median Unit Price\*

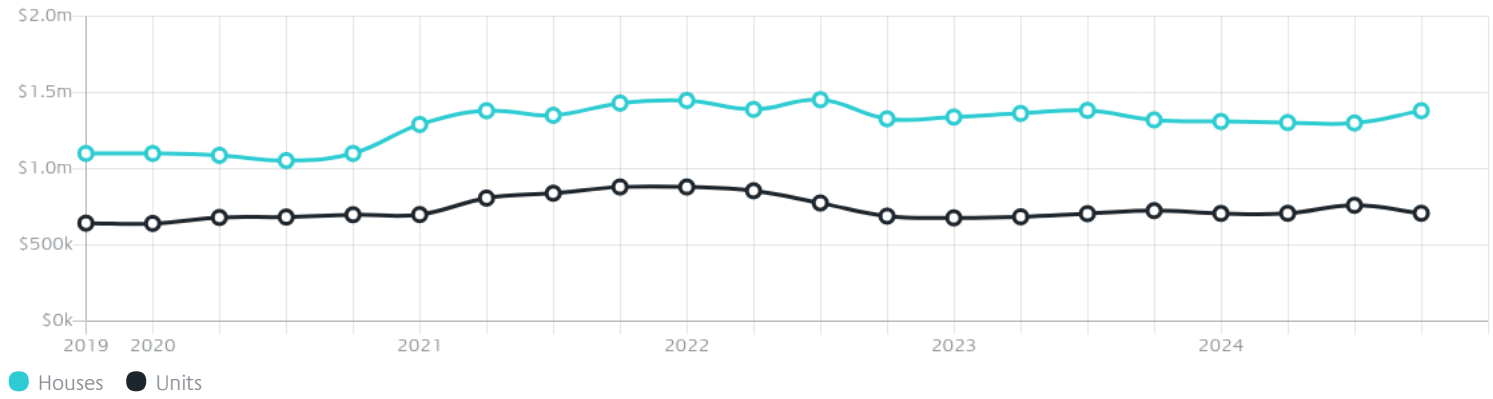
Median

**\$708k**

Quarterly Price Change

**-6.90% ↓**

## Quarterly Price Change\*



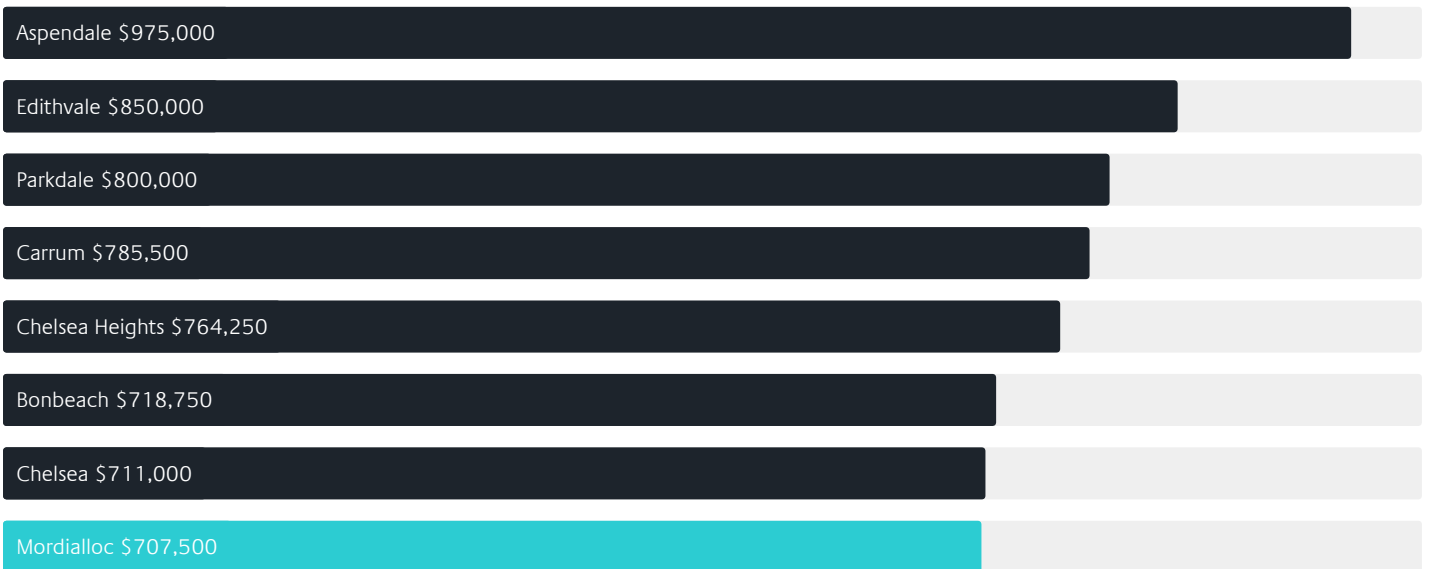
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 25%  
● Private 75%

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

75%

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

70 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>

\$700

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
 1 / 18 Chute St Mordialloc	2	Unit	\$755,000	22 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
 8 Montgomery St Mordialloc	3	House	\$1,420,000	31 Jan 2025
 24 Gipps Av Mordialloc	4	House	\$1,850,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Epsom Rd Mordialloc	4	House	\$1,595,000	14 Jan 2025
 21 Mccaffery Pl Mordialloc	4	Townhouse	\$1,060,000	11 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
 9/212 Beach Rd MORDIALLOC	2	Unit	\$670,000	24 Dec 2024
 5/6 Bear St Mordialloc	1	Apartment	\$435,000	23 Dec 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 42 Warren Rd Mordialloc	4	House	\$1,000,000	07 Dec 2024
 5/44 Cedric St Mordialloc	2	Unit	\$397,000	01 Dec 2024
 2b High St Mordialloc	3	Townhouse	\$1,270,000	29 Nov 2024
 10a Ashmore Av Mordialloc	3	House	\$1,027,500	27 Nov 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
 156a Chute St Mordialloc	4	House	\$1,420,000	14 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
 103/71 Barkly St Mordialloc	2	Flat/Unit/Apartment	\$670,000	12 Nov 2024



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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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