

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

0.00% ↓

Median Unit Price*

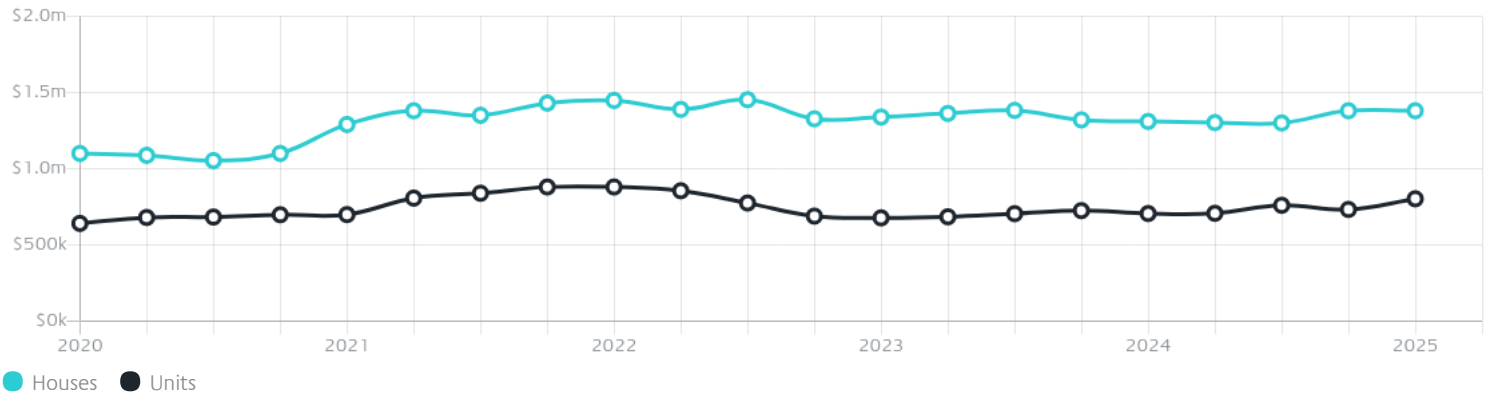
Median

\$803k

Quarterly Price Change

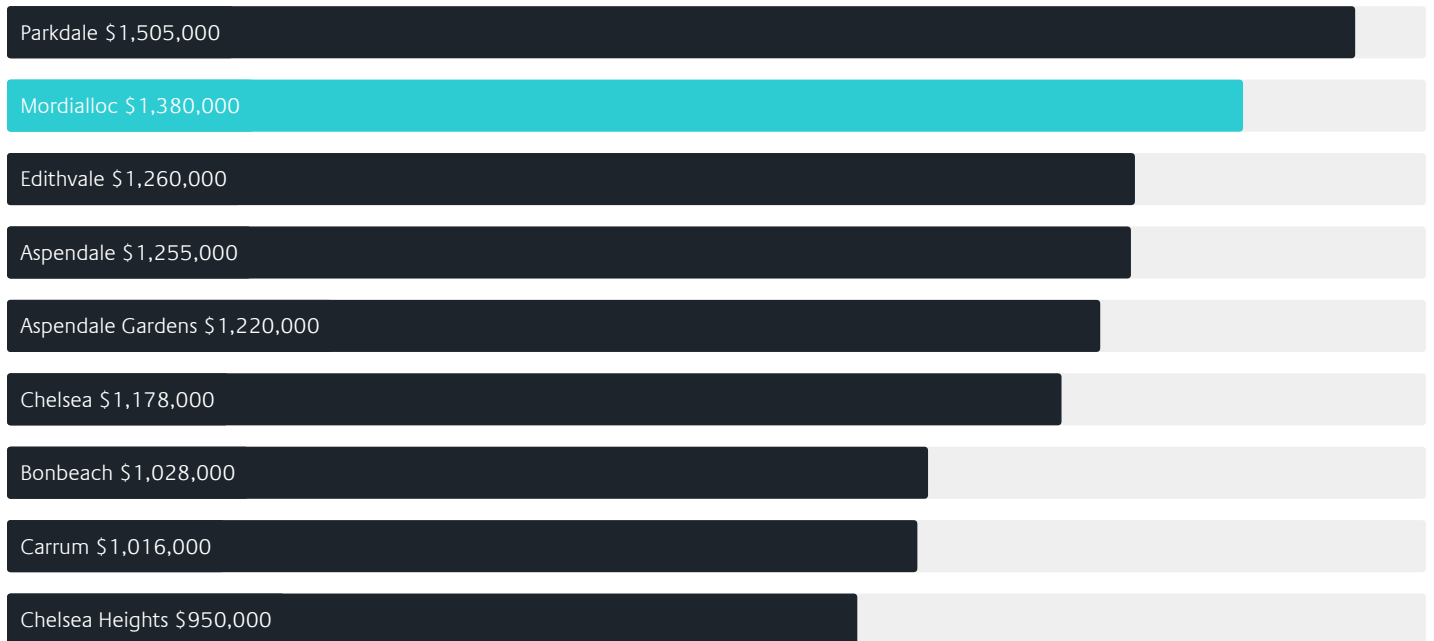
9.51% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}

● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

78.26%

Median Days on Market[^]

31 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^{*}







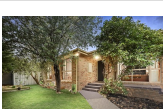


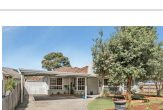
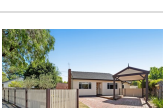
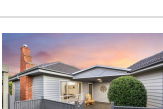
2.78%

Median Household Size[^]










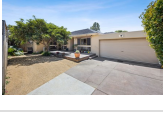


2.4 people

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
 21 John St Mordialloc	5	House	\$2,720,000	23 Apr 2025
 84 Barkly St Mordialloc	3	House	\$1,610,000	22 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
 4 Manikato Av Mordialloc	4	Townhouse	\$1,085,000	11 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 10 Verbena St Mordialloc	3	House	\$1,150,000	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
 2/72 White St Mordialloc	2	Townhouse	\$840,000	01 Mar 2025
 5/490-490a Main St Mordialloc	1	Unit	\$510,000	27 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 108/119 McDonald St Mordialloc	2	Apartment	\$505,000	25 Feb 2025
 1/18 Chute St Mordialloc	2	Unit	\$755,000	22 Feb 2025
 3/1 Ashmore Av Mordialloc	3	Townhouse	\$850,000	22 Feb 2025
 5 Jarman St Mordialloc	4	House	\$1,400,000	21 Feb 2025
 14a Park St Mordialloc	2	Flat/Unit/Apartment	\$815,000	21 Feb 2025
 4 Kokoda Pl Mordialloc	3	Flat/Unit/Apartment	\$670,000	17 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
 4/11 Hall Mark Rd Mordialloc	3	Flat/Unit/Apartment	\$870,000	08 Feb 2025
 2/73 Barkly St Mordialloc	3	Flat/Unit/Apartment	\$1,130,000	08 Feb 2025
 3/24 White St Mordialloc	2	Unit	\$690,000	08 Feb 2025



Mentone Office
99a Balcombe Road, Mentone
(03) 9585 5667

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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