

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.49m**

Quarterly Price Change

**2.40% ↑**

## Median Unit Price\*

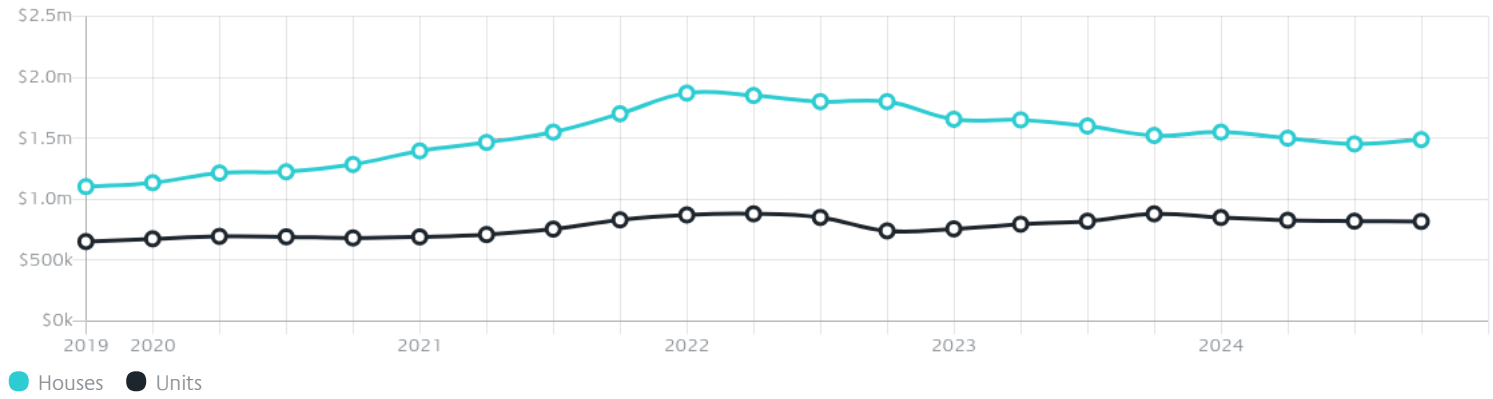
Median

**\$818k**

Quarterly Price Change

**-0.30% ↓**

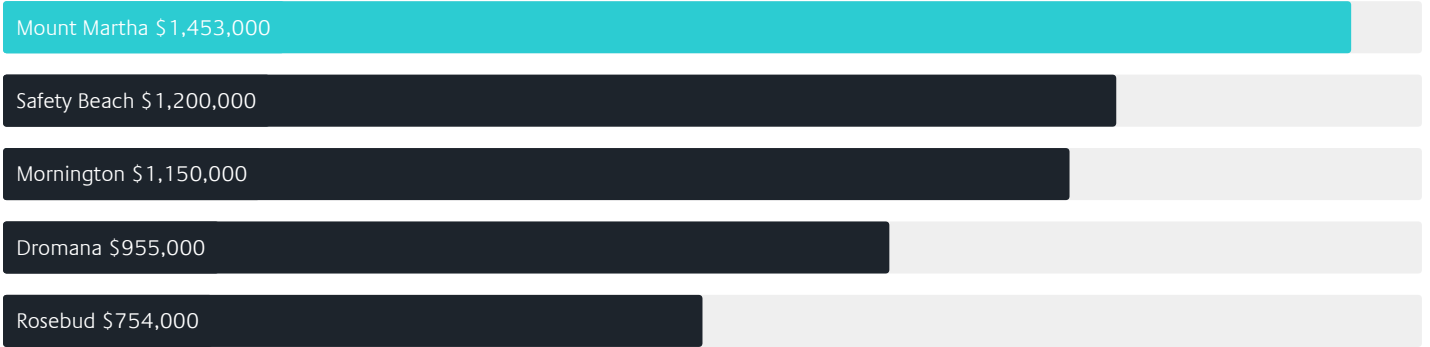
## Quarterly Price Change\*



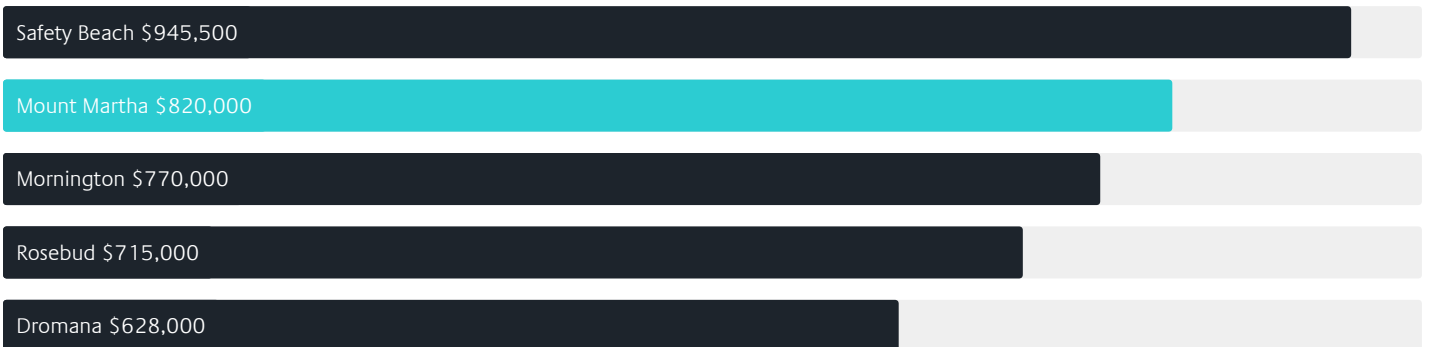
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

---

## Sale Method<sup>\*</sup>



● Private 100%

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

66 days

---

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

7.0 years

---

# Insights

---

## Dwelling Type<sup>^</sup>



● Houses 84% ● Units 16%

## Ownership<sup>^</sup>



● Owned Outright 45% ● Mortgaged 45% ● Rented 10%

## Population<sup>^</sup>

19,846

---

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

\$785

---

## Population Growth<sup>^</sup>

0

---

## Rental Yield<sup>\*</sup>

2.69%

---

## Median Age<sup>^</sup>

46 years

---










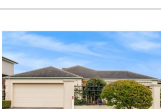
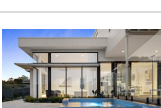

## Median Household Size<sup>^</sup>

2.7 people









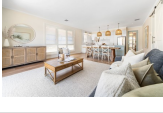



---

# Sold Properties~









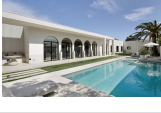
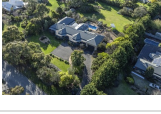


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 13 Vantage Point Dr MOUNT MARTHA	4	House	\$2,150,000	28 Feb 2025
 2/21 Messmate Ct Mount Martha	3	Unit	\$680,000	27 Feb 2025
 3 Fairview Av Mount Martha	3	House	\$2,200,000	24 Feb 2025
 1/80 Bentons Rd Mount Martha	3	Unit	\$712,000	24 Feb 2025
 2/14 Cromdale St Mount Martha	4	House	\$950,000	21 Feb 2025
 3/8 Latrobe Dr Mount Martha	2	Unit	\$900,000	20 Feb 2025
 7 Fedra St Mount Martha	3	House	\$945,000	19 Feb 2025
 6 Ferne Pl MOUNT MARTHA	5	House	\$3,700,000	18 Feb 2025
 35 Pacific Tce Mount Martha	4	House	\$2,700,000	17 Feb 2025
 18a Dulnain St Mount Martha	3	House	\$910,000	13 Feb 2025
 61 Park Rd Mount Martha	4	House	\$3,375,000	13 Feb 2025
 28 Ozone Av Mount Martha	3	House	\$1,200,000	12 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Dickinson Gr Mount Martha	3	House	\$1,360,000	10 Feb 2025
 8 Vivian Way Mount Martha	3	House	\$1,190,000	10 Feb 2025
 24 Harrap Rd Mount Martha	3	House	\$815,000	05 Feb 2025
 8 Birdrock Av Mount Martha	4	House	\$1,850,000	29 Jan 2025
 72 Kilburn Gr MOUNT MARTHA	5	House	\$3,600,000	28 Jan 2025
 26 Dorset Rd Mount Martha	3	House	\$840,000	24 Jan 2025
 70 Ian Rd Mount Martha	3	House	\$1,120,000	23 Jan 2025
 21 Forest Dr Mount Martha	4	House	\$1,550,000	23 Jan 2025
 6/200 Bentons Rd Mount Martha	3	Villa	\$885,000	23 Jan 2025
 5 Dorset Rd Mount Martha	3	House	\$1,430,000	22 Jan 2025
 10/13 Craigie Rd Mount Martha	2	Unit	\$800,000	21 Jan 2025
 184 Osborne Dr Mount Martha	3	House	\$1,100,000	17 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Essex Rd Mount Martha	3	House	\$1,120,000	14 Jan 2025
 4/42 Bentons Rd Mount Martha	3	Townhouse	\$725,000	14 Jan 2025
 12 Lynch Ct Mount Martha	3	House	\$1,450,000	13 Jan 2025
 6/6 Benjamin St Mount Martha	3	Unit	\$750,000	10 Jan 2025
 12/13 Craigie Rd Mount Martha	3	Unit	\$891,000	09 Jan 2025
 15 Bradford Rd Mount Martha	4	House	\$1,920,000	09 Jan 2025
 9/1 Green Island Av Mount Martha	3	Unit	\$767,500	09 Jan 2025
 114 Somerset Dr Mount Martha	4	House	\$1,590,000	08 Jan 2025
 24 Dominion Rd Mount Martha	4	House	\$4,700,000	06 Jan 2025
 26 Century Dr Mount Martha	4	House	\$2,330,000	03 Jan 2025
 46 Finlayson Av Mount Martha	4	House	\$3,450,000	27 Dec 2024
 46 Scenic View Dr MOUNT MARTHA	4	House	\$1,560,000	24 Dec 2024

# Jellis Craig

Mount Martha Office  
4/42 Lochiel Avenue, Mount Martha  
03 5974 8900

[jelliscraig.com.au](http://jelliscraig.com.au)

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.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.