

# *Suburb* **INSIGHTS**

3170  
MULGRAVE



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.08m**

Quarterly Price Change

**-1.54% ↓**

## Median Unit Price\*

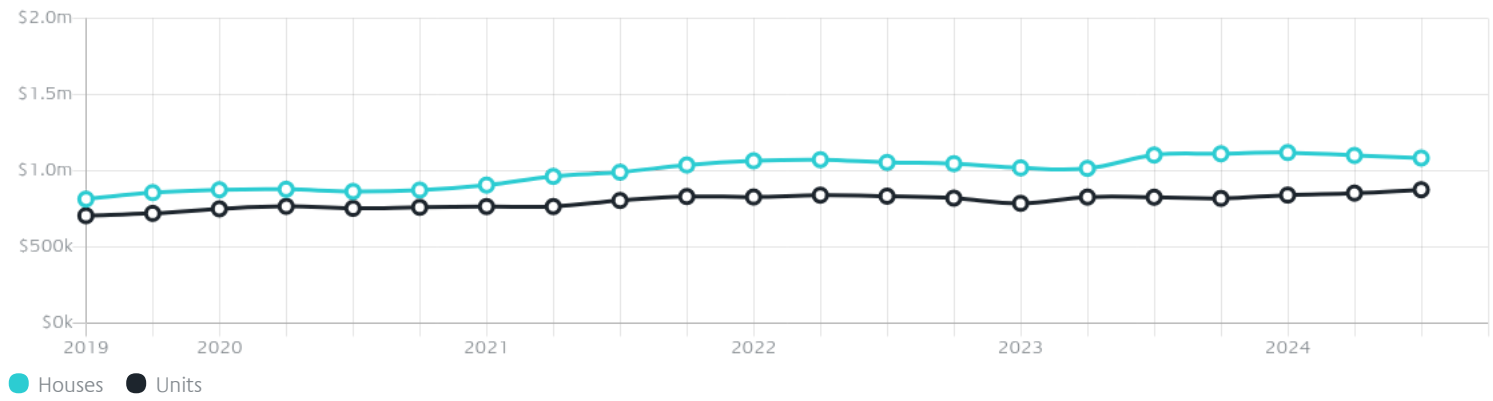
Median

**\$875k**

Quarterly Price Change

**2.57% ↑**

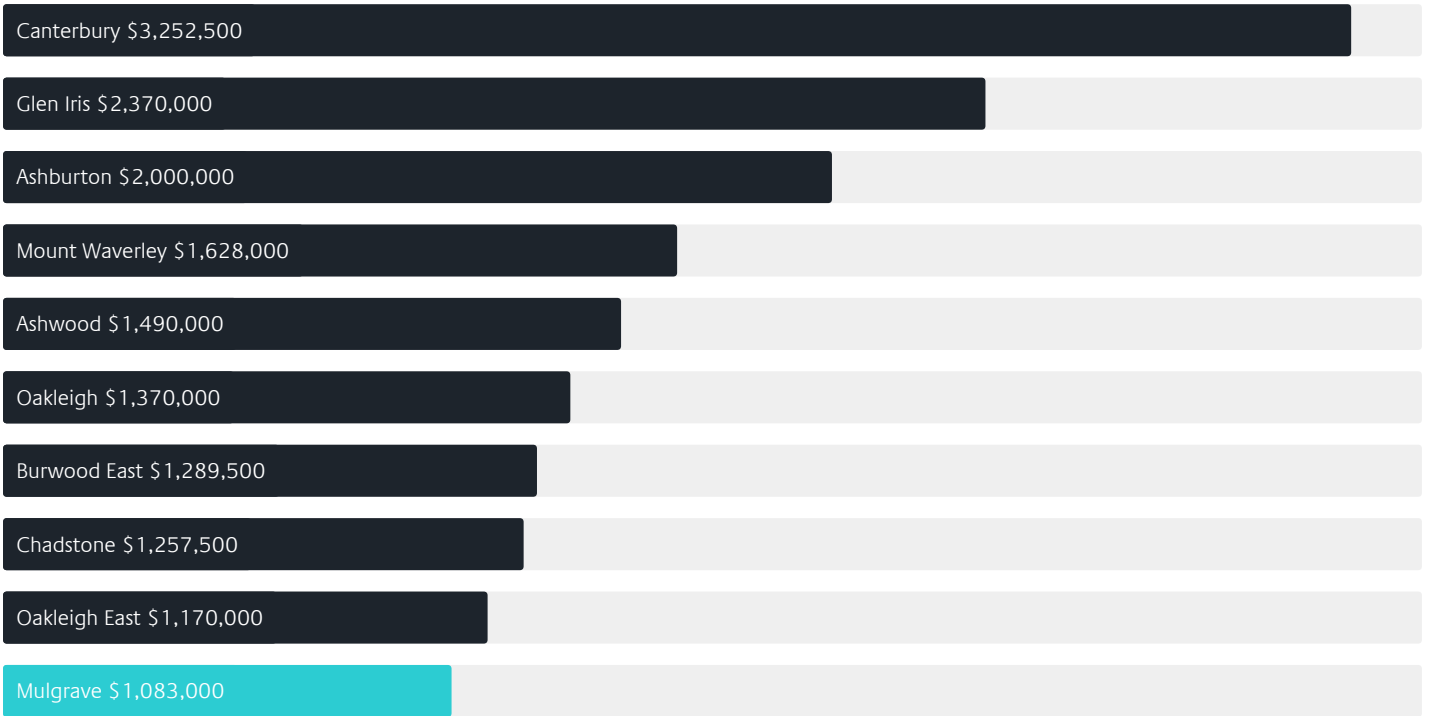
## Quarterly Price Change\*



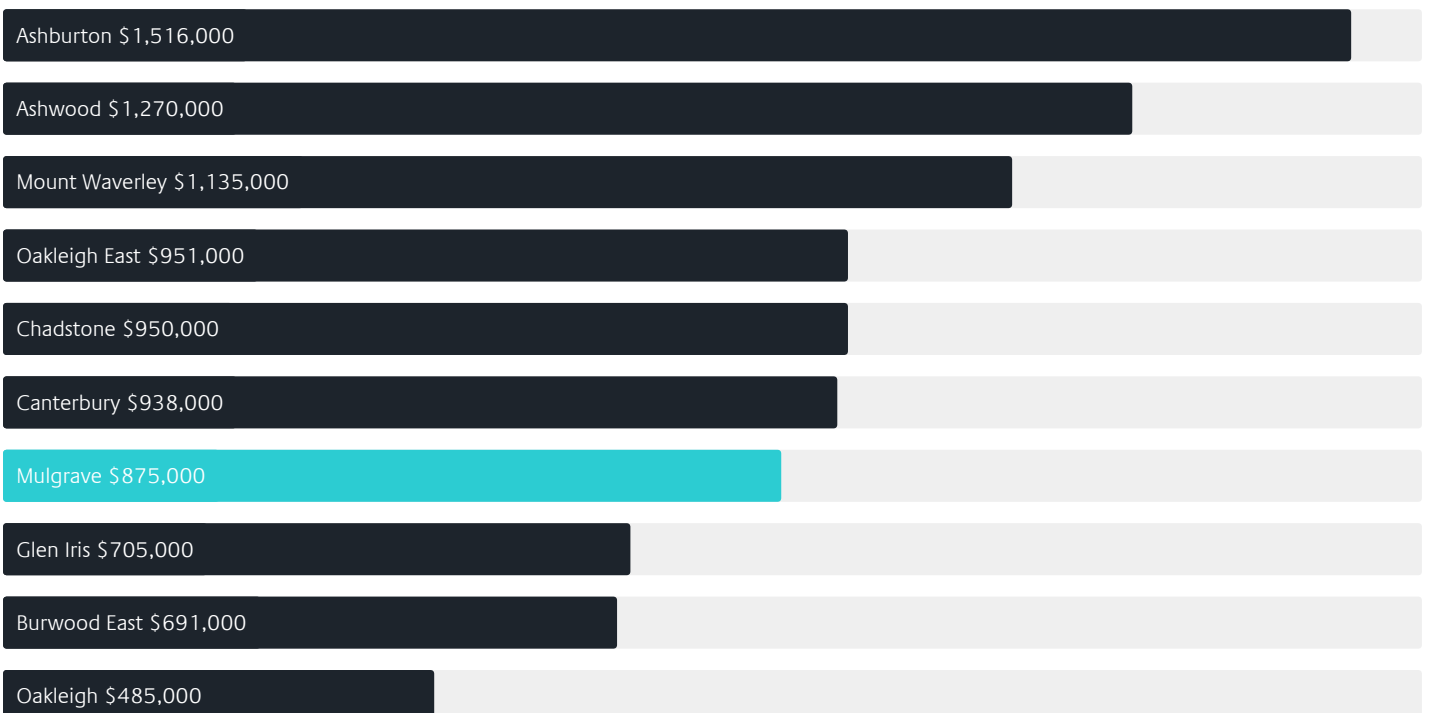
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 100%

## Auction Clearance Rate\*

77.27%

## Median Days on Market^

29 days

## Average Hold Period\*

8.5 years

# Insights

## Dwelling Type^



● Houses 83% ● Units 17%

## Ownership^



● Owned Outright 41% ● Mortgaged 40% ● Rented 20%

## Population^

19,889

## Median Asking Rent per week\*

\$650

## Population Growth^

2.69%

## Rental Yield\*

3.13%

## Median Age^










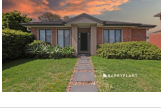


40 years

## Median Household Size^

2.8 people









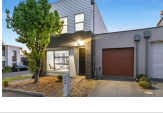

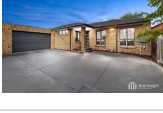

# Sold Properties~

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













Address	Bedrooms	Type	Price	Sold
 85 Albany Dr Mulgrave	3	House	\$890,000	30 Nov 2024
 14 Lauriston Ct Mulgrave	3	House	\$972,000	30 Nov 2024
 47 Lords Av Mulgrave	4	House	\$1,885,000	30 Nov 2024
 58 Bertrand Av Mulgrave	4	House	\$1,255,000	30 Nov 2024
 31 Studley St Mulgrave	3	House	\$1,055,500	23 Nov 2024
 11 Derby Pl Mulgrave	4	House	\$1,775,000	23 Nov 2024
 74 Waverley Park Dr Mulgrave	3	House	\$1,145,000	23 Nov 2024
 49 Police Rd Mulgrave	3	House	\$972,000	23 Nov 2024
 11 Ellis Park Av Mulgrave	4	House	\$1,395,000	22 Nov 2024
 1/36 Vincent St Mulgrave	3	House	\$920,000	20 Nov 2024
 31 Tiverton Dr Mulgrave	3	House	\$925,000	19 Nov 2024
 7 Scotsburn Cl Mulgrave	6	House	\$1,110,000	16 Nov 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 44 Denver Cr Mulgrave	4	House	\$1,060,000	16 Nov 2024
 2/9 Bevis St Mulgrave	2	Unit	\$856,000	16 Nov 2024
 13 Queensberry Cirt Mulgrave	4	House	\$1,440,000	16 Nov 2024
 1/12 Studley St Mulgrave	3	Unit	\$682,000	16 Nov 2024
 94 Haverbrack Dr Mulgrave	4	House	\$1,045,000	16 Nov 2024
 156 Hansworth St Mulgrave	4	House	\$1,078,000	16 Nov 2024
 7b Sunrise Dr Mulgrave	4	House	\$1,175,000	12 Nov 2024
 684 Wellington Rd Mulgrave	4	House	\$1,487,000	09 Nov 2024
 1 Peterleigh Pl Mulgrave	3	Townhouse	\$849,000	09 Nov 2024
 43 Portland St Mulgrave	3	House	\$1,155,000	09 Nov 2024
 2/12 Studley St Mulgrave	3	House	\$865,000	26 Oct 2024
 18 Lebanon Cr Mulgrave	3	House	\$1,056,500	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/41 Hansworth St Mulgrave	3	Townhouse	\$1,077,500	26 Oct 2024
 8 Emden Cr MULGRAVE	3	House	\$1,121,000	26 Oct 2024
 81 Tiverton Dr Mulgrave	3	House	\$950,000	26 Oct 2024
 1 Snow Gum Ct Mulgrave	3	House	\$970,000	20 Oct 2024
 35 Wanda St Mulgrave	3	House	\$945,000	19 Oct 2024
 8 Fordholm Av Mulgrave	5	House	\$1,745,000	19 Oct 2024
 1/46 Baird St Mulgrave	3	Strata Unit/Flat	\$863,300	14 Oct 2024
 12 Cicada Ct Mulgrave	3	House	\$1,055,000	12 Oct 2024
 18 Le Gallienne Cr Mulgrave	3	House	\$1,160,000	12 Oct 2024
 3 Aybrook Ct Mulgrave	3	House	\$1,100,000	11 Oct 2024
 5 Windy Hill Dr Mulgrave	4	House	\$1,228,000	11 Oct 2024
 16 Hoddle St Mulgrave	3	House	\$1,588,000	08 Oct 2024

# Jellis Craig

Monash Office  
280 Stephensons Road, Mount Waverley  
03 8849 8088

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

Data is current as of PDF generation date 01/12/2024

\* 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.