

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.09m**

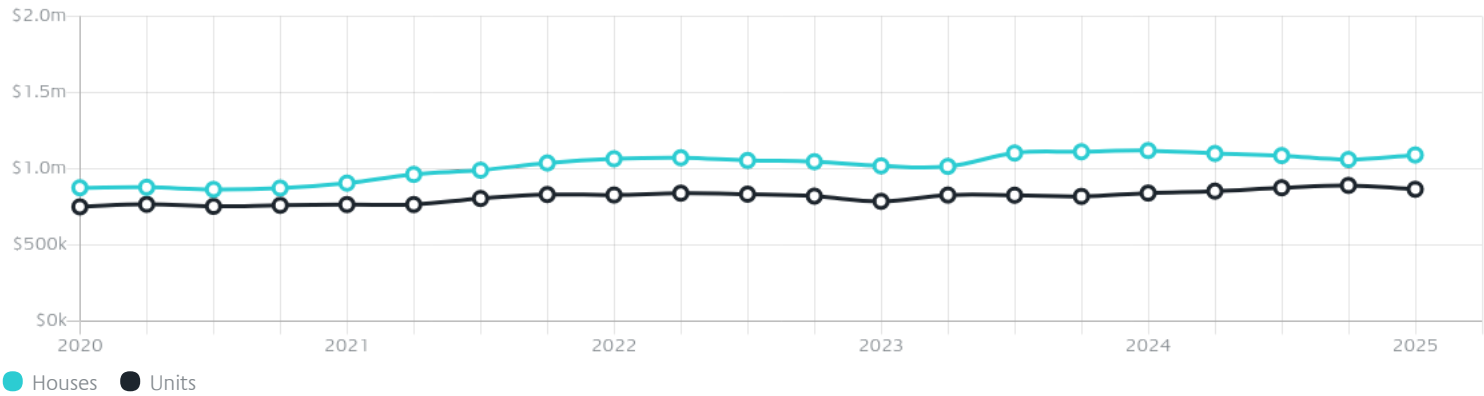
Quarterly Price Change  
**2.83% ↑**

## Median Unit Price\*

Median  
**\$865k**

Quarterly Price Change  
**-2.86% ↓**

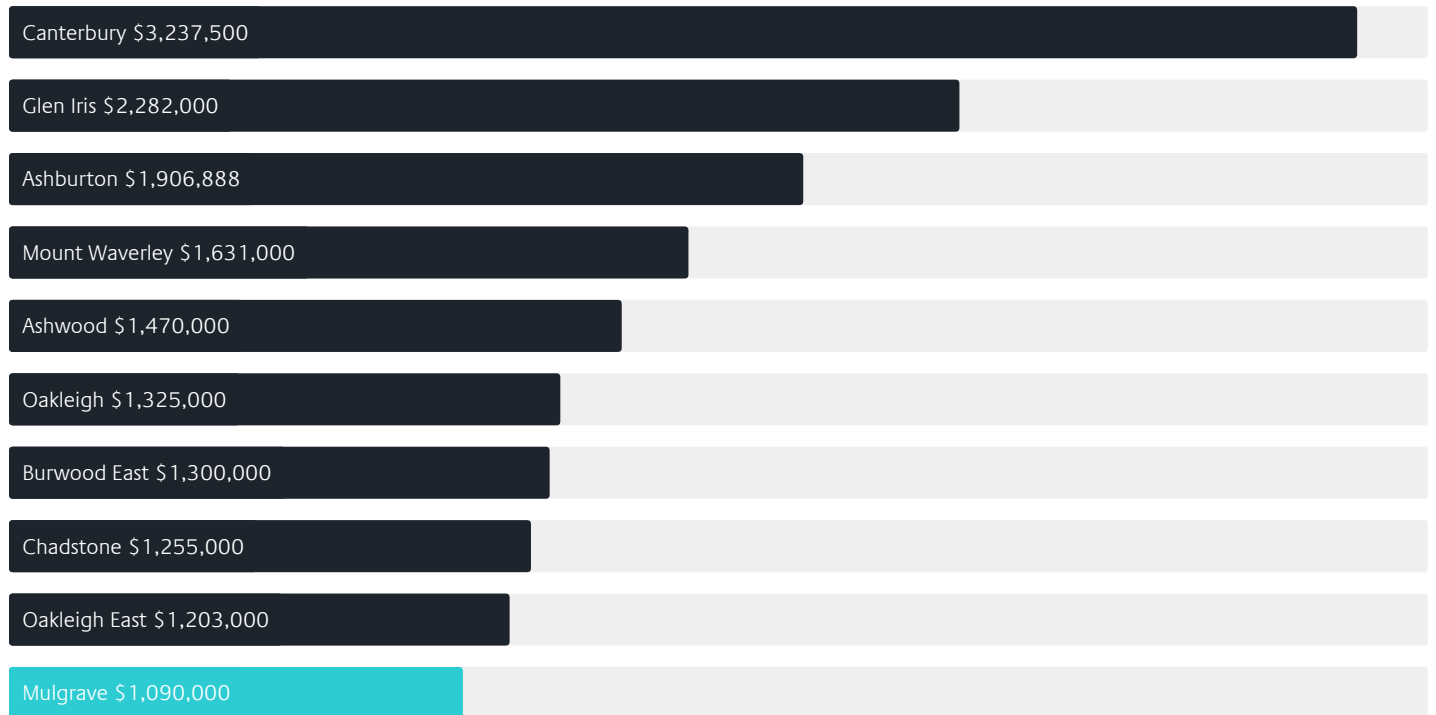
## Quarterly Price Change\*



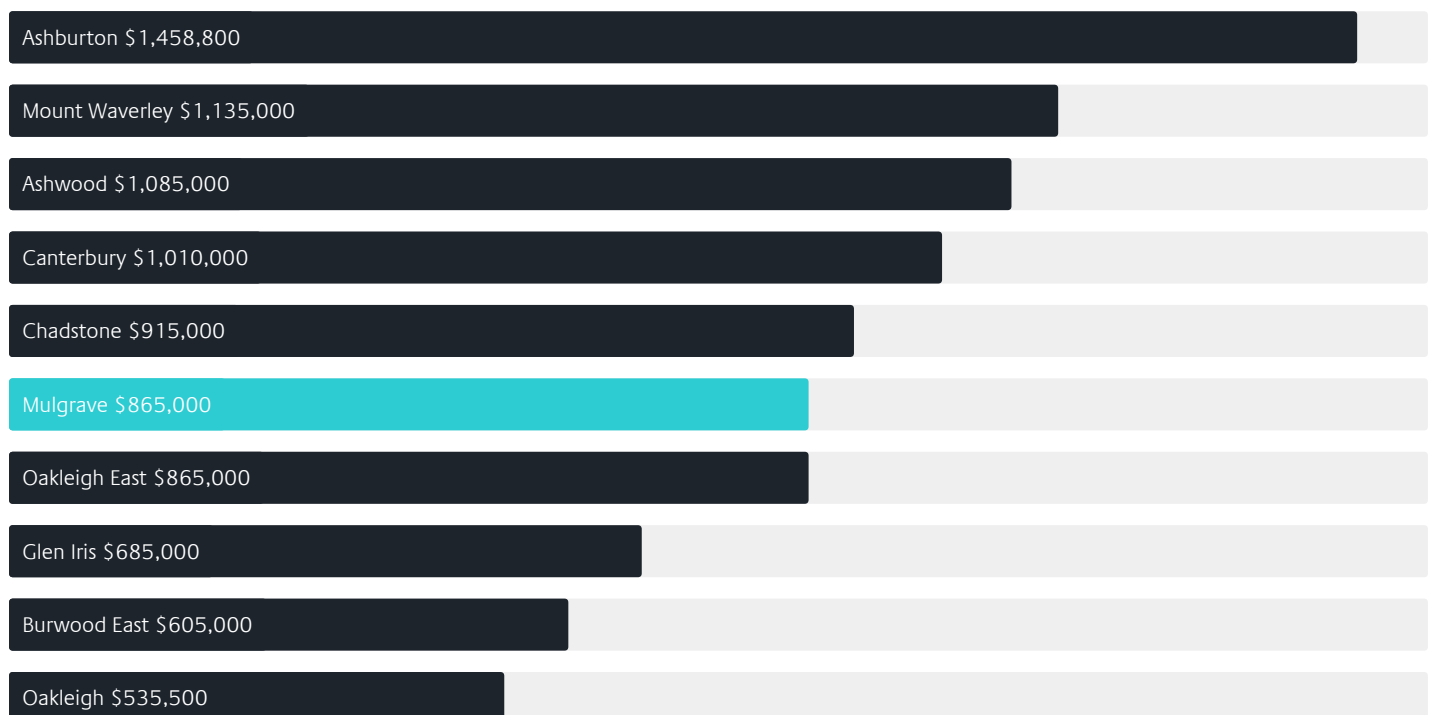
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 83%  
● Private 17%

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

88.89%

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

26 days

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

8.5 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 83% ● Units 17%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

19,889

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

\$650

Population Growth<sup>^</sup>

2.69%

Rental Yield<sup>\*</sup>

3.13%

Median Age<sup>^</sup>













40 years

Median Household Size<sup>^</sup>











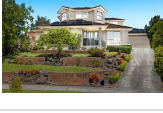

2.8 people

# Sold Properties~









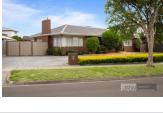

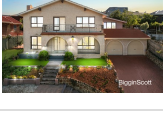

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 40 Fernbank Cr Mulgrave	3	House	\$860,000	31 May 2025
 20 Miners Ct Mulgrave	4	House	\$1,350,000	31 May 2025
 23 Windermere Cr MULGRAVE	4	House	\$1,280,000	31 May 2025
 1 Danube Pl MULGRAVE	5	House	\$1,570,000	24 May 2025
 9 Edgbaston Way Mulgrave	3	House	\$872,500	24 May 2025
 4 Fulwood Pl Mulgrave	3	House	\$1,095,000	24 May 2025
 6 Cooley La Mulgrave	3	House	\$930,000	15 May 2025
 108 / 27 Police Rd Mulgrave	1	Apartment	\$340,000	13 May 2025
 4 Royal Oak Ct Mulgrave	4	House	\$1,533,000	10 May 2025
 60 Wilma Av Mulgrave	2	House	\$915,000	10 May 2025
 53 Albany Dr Mulgrave	3	House	\$1,025,000	10 May 2025
 29 Woolwich Dr Mulgrave	4	House	\$1,680,000	03 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 123 Haverbrack Dr MULGRAVE	3	House	\$888,000	26 Apr 2025
 61 Lebanon Cr Mulgrave	2	House	\$1,010,000	24 Apr 2025
 6 Oliphant Ct Mulgrave	4	House	\$1,210,000	17 Apr 2025
 8 Selhurst Park Rd Mulgrave	3	House	\$810,000	13 Apr 2025
 80 Haverbrack Dr Mulgrave	3	House	\$760,000	12 Apr 2025
 10 Milton Cr Mulgrave	3	House	\$917,000	12 Apr 2025
 140 Hansworth St Mulgrave	4	House	\$1,256,000	12 Apr 2025
 69 Waverley Park Dr Mulgrave	3	House	\$960,000	12 Apr 2025
 2/39 Baird St Mulgrave	2	Unit	\$690,000	12 Apr 2025
 6 Carboni Ct Mulgrave	4	House	\$1,015,000	12 Apr 2025
 17 Alderbrook Av Mulgrave	5	House	\$1,450,000	10 Apr 2025
 10a Wattle Cr Mulgrave	3	House	\$1,380,000	09 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 39 Kambara Dr Mulgrave	4	House	\$875,000	07 Apr 2025
 6 Croke Park Ct Mulgrave	3	Townhouse	\$802,000	05 Apr 2025
 8 Sabina Park Dr Mulgrave	4	House	\$1,183,000	05 Apr 2025
 36 Baird St Mulgrave	3	House	\$1,105,000	05 Apr 2025
 3 Vincent St Mulgrave	3	House	\$1,055,000	05 Apr 2025
 40 Wattle Gr Mulgrave	3	House	\$1,020,000	04 Apr 2025
 6 Oshannasy St Mulgrave	4	House	\$1,290,100	02 Apr 2025
 1/2 Kambara Dr Mulgrave	3	House	\$830,000	01 Apr 2025
 5 Sunrise Dr Mulgrave	3	House	\$925,000	30 Mar 2025
 29 Anora Cr Mulgrave	3	House	\$950,000	29 Mar 2025
 57 Haverbrack Dr Mulgrave	4	House	\$1,260,000	29 Mar 2025
 9 Brookland Ct Mulgrave	5	House	\$1,505,000	29 Mar 2025



[jelliscraig.com.au](https://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.

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.