

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.70m

Quarterly Price Change

1.79% ↑

Median Unit Price*

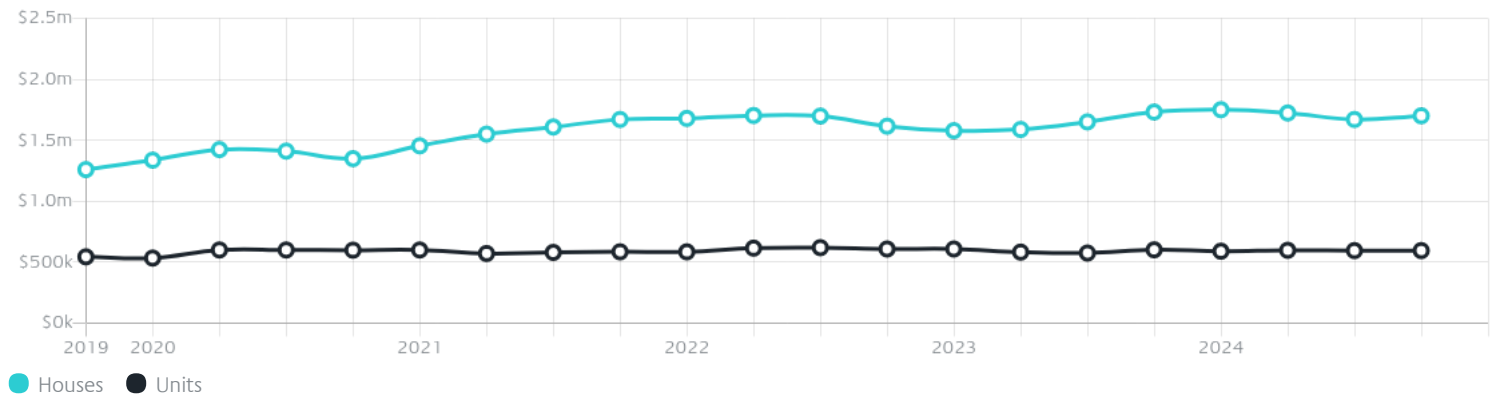
Median

\$595k

Quarterly Price Change

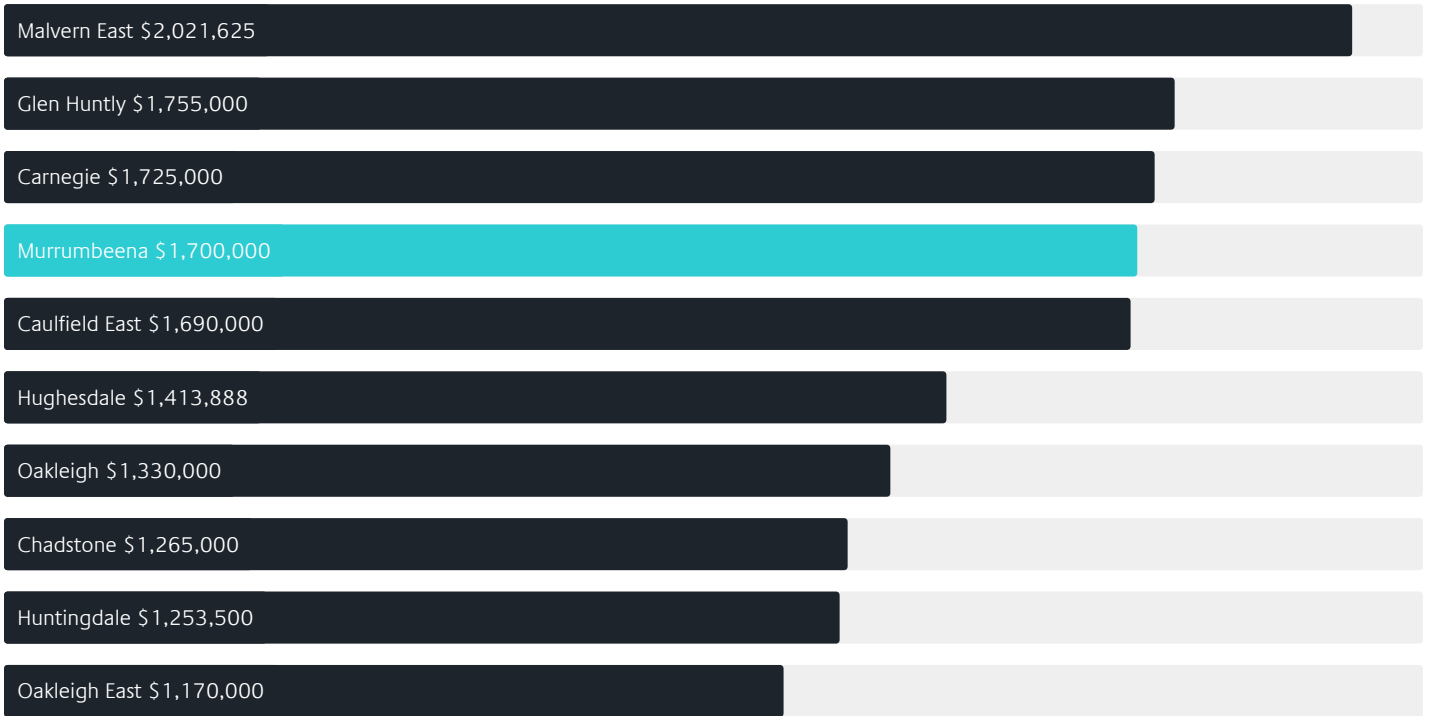
0.00% ↓

Quarterly Price Change*

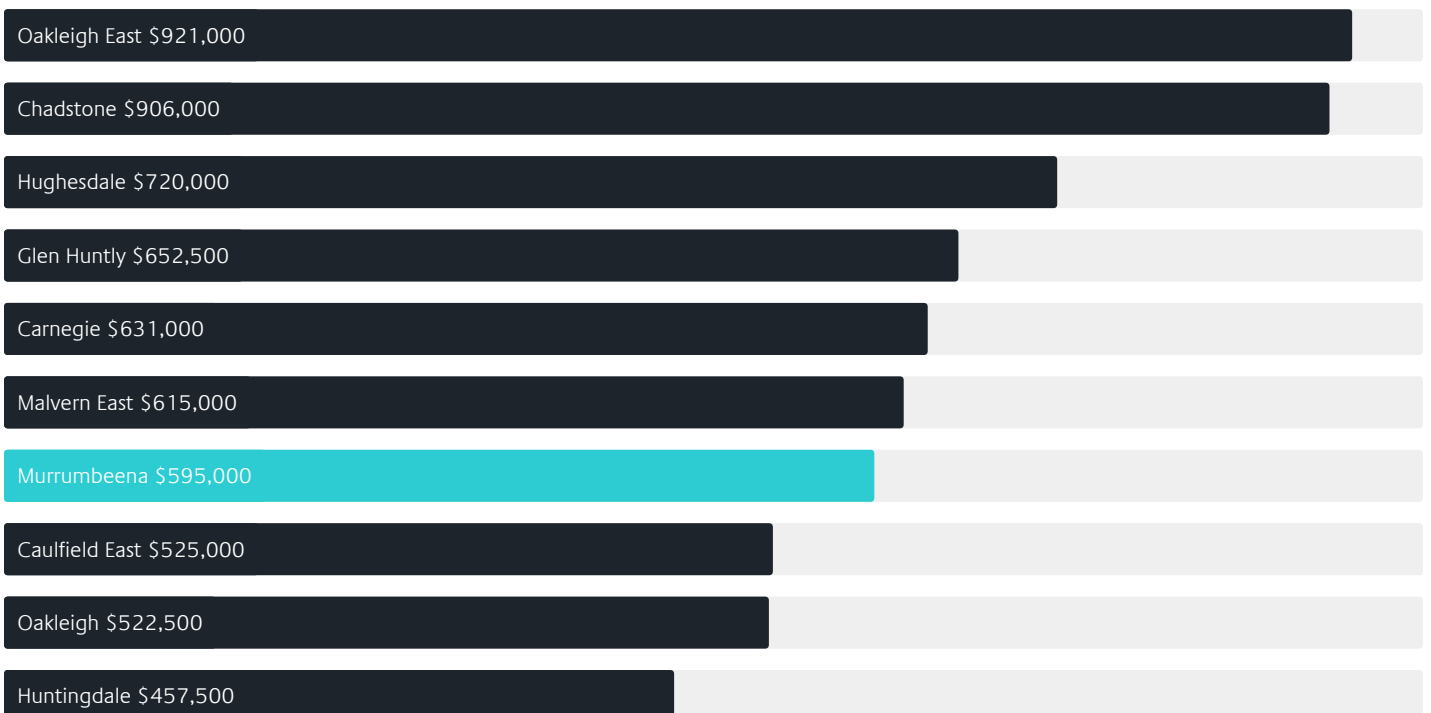


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 61%
● Private 39%

Auction Clearance Rate^{*}

88.89%

Median Days on Market[^]

25 days

Average Hold Period^{*}

8.8 years

Insights

Dwelling Type[^]



● Houses 46% ● Units 54%

Ownership[^]



● Owned Outright 32% ● Mortgaged 34% ● Rented 34%

Population[^]

9,996

Median Asking Rent per week^{*}

\$700

Population Growth[^]

0.71%

Rental Yield^{*}

2.17%

Median Age[^]







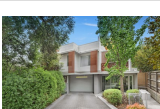



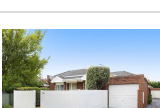

37 years

Median Household Size[^]













2.4 people

Sold Properties~




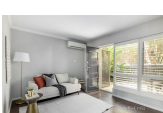
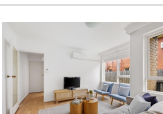
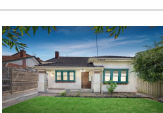
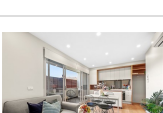
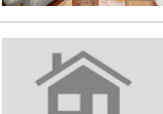
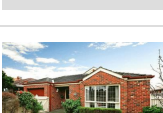
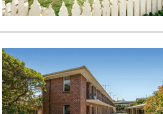
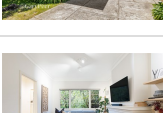
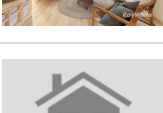
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/19 Crosbie Rd Murrumbeena	3	House	\$1,336,000	29 Mar 2025
 4/11 Dunoon St Murrumbeena	3	Townhouse	\$1,141,500	29 Mar 2025
 3/8 Dunoon St Murrumbeena	2	Apartment	\$528,000	28 Mar 2025
 2/1270 Dandenong Rd Murrumbeena	3	Townhouse	\$1,300,000	22 Mar 2025
 2/7 Brisbane St Murrumbeena	2	Unit	\$737,000	15 Mar 2025
 19 Omama Rd Murrumbeena	3	House	\$1,610,000	15 Mar 2025
 101/4 Kitmont St Murrumbeena	1	Apartment	\$375,000	12 Mar 2025
 4/41 Murrumbeena Rd Murrumbeena	2	Apartment	\$745,000	04 Mar 2025
 36 Howe St Murrumbeena	3	House	\$1,575,000	01 Mar 2025
 6/1 Kitmont St Murrumbeena	1	Apartment	\$345,000	01 Mar 2025
 1/13 Walker St Murrumbeena	0	Unit	\$895,000	01 Mar 2025
 4/20 Ardyne St Murrumbeena	2	Townhouse	\$737,500	27 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8a Ricourt Av Murrumbeena	4	House	\$1,599,000	24 Feb 2025
 4b Wallace Av Murrumbeena	4	Townhouse	\$2,236,000	20 Feb 2025
 3/8 Marma Rd Murrumbeena	3	Unit	\$955,000	19 Feb 2025
 65a Wallace Av Murrumbeena	4	Flat/Unit/Apartment	\$1,528,000	19 Feb 2025
 4/13 Wilson St Murrumbeena	2	Unit	\$820,000	15 Feb 2025
 3/1A First Av Murrumbeena	1	Apartment	\$300,000	13 Feb 2025
 111/121 Murrumbeena Rd Murrumbeena	2	Strata Unit/Flat	\$493,000	09 Feb 2025
 4/21 Hobart Rd Murrumbeena	1	Strata Unit/Flat	\$345,000	01 Feb 2025
 5/176 Murrumbeena Rd MURRUMBEENA	1	Strata Unit/Flat	\$275,000	31 Jan 2025
 4/167 Murrumbeena Rd Murrumbeena	1	Apartment	\$352,500	28 Jan 2025
 201/4 Kitmont St Murrumbeena	2	Strata Unit/Flat	\$647,500	24 Jan 2025
 9/18 Gerald St Murrumbeena	2	Strata Unit/Flat	\$409,900	20 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/190 Murrumbeena Rd MURRUMBEENA	1	Apartment	\$315,000	17 Jan 2025
 1/9 Murrumbeena Rd Murrumbeena	1	Unit	\$315,000	13 Jan 2025
 22/2-4 William St Murrumbeena	2	Apartment	\$595,000	07 Jan 2025
 5/24 Rosella St Murrumbeena	1	Apartment	\$350,000	07 Jan 2025
 3/1216 Dandenong Rd Murrumbeena	2	Apartment	\$395,000	07 Jan 2025
 215 Murrumbeena Rd Murrumbeena	3	House	\$1,072,000	23 Dec 2024
 105/7 Toward St Murrumbeena	2	Apartment	\$523,000	20 Dec 2024
 8 Weeroona Rd Murrumbeena	3	House	\$100,000	20 Dec 2024
 1/29 Kangaroo Rd Murrumbeena	2	Unit	\$860,000	18 Dec 2024
 11/34 Rosella St Murrumbeena	1	Unit	\$230,000	18 Dec 2024
 8 Bute St Murrumbeena	2	House	\$1,215,000	16 Dec 2024
 1/18 Melbourne St Murrumbeena	3	Flat/Unit/Apartment	\$850,000	16 Dec 2024



Carnegie Office
6/14-22 Woorayl Street, Carnegie
03 9573 6100

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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