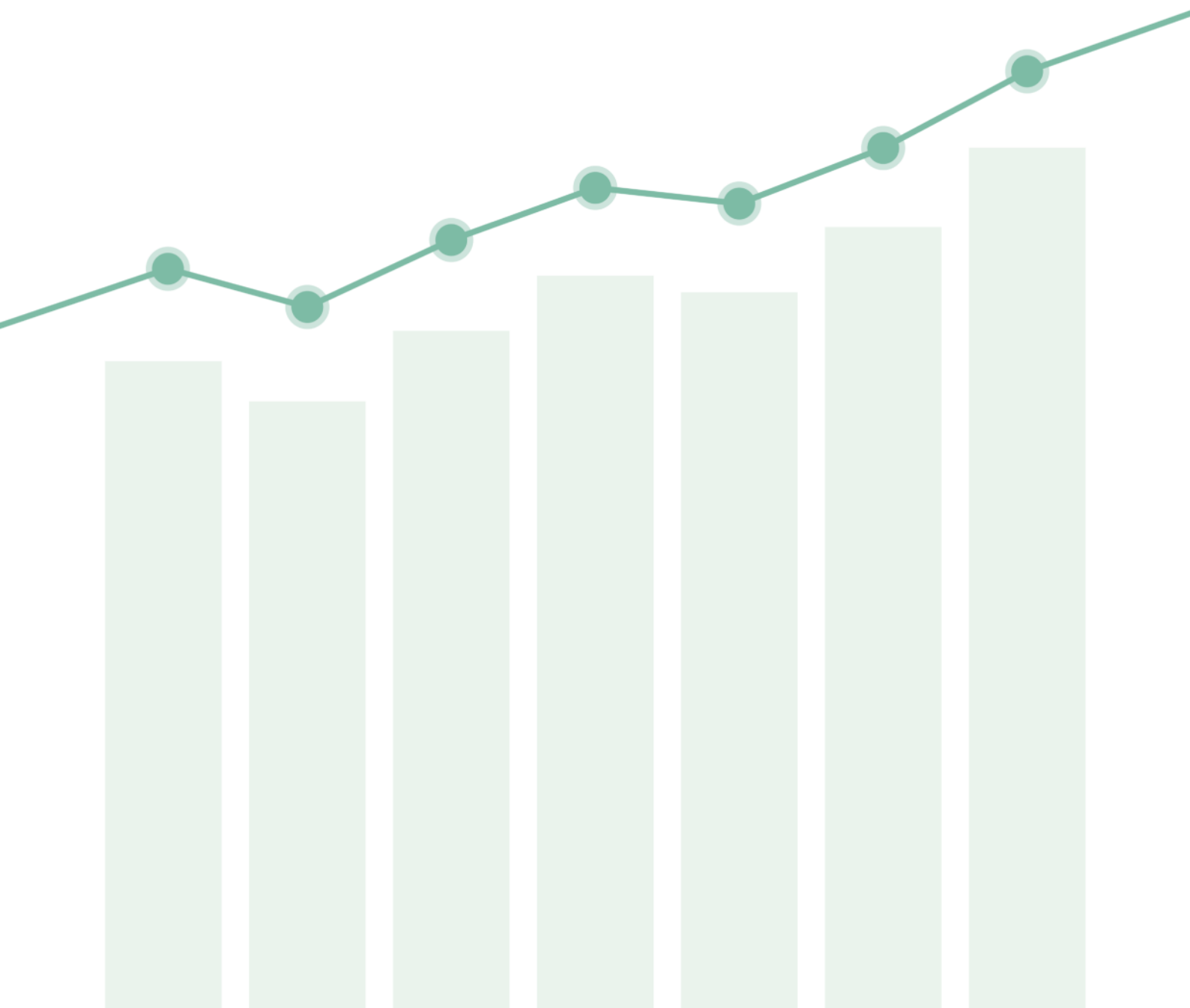


# JellisCraig

MURRUMBEENA

# Suburb Report

Know your neighbourhood.



MURRUMBEENA SUBURB REPORT

Median House Price\*

Median

\$1.69m

Quarterly Price Change

5.15% ↑

Median Unit Price\*

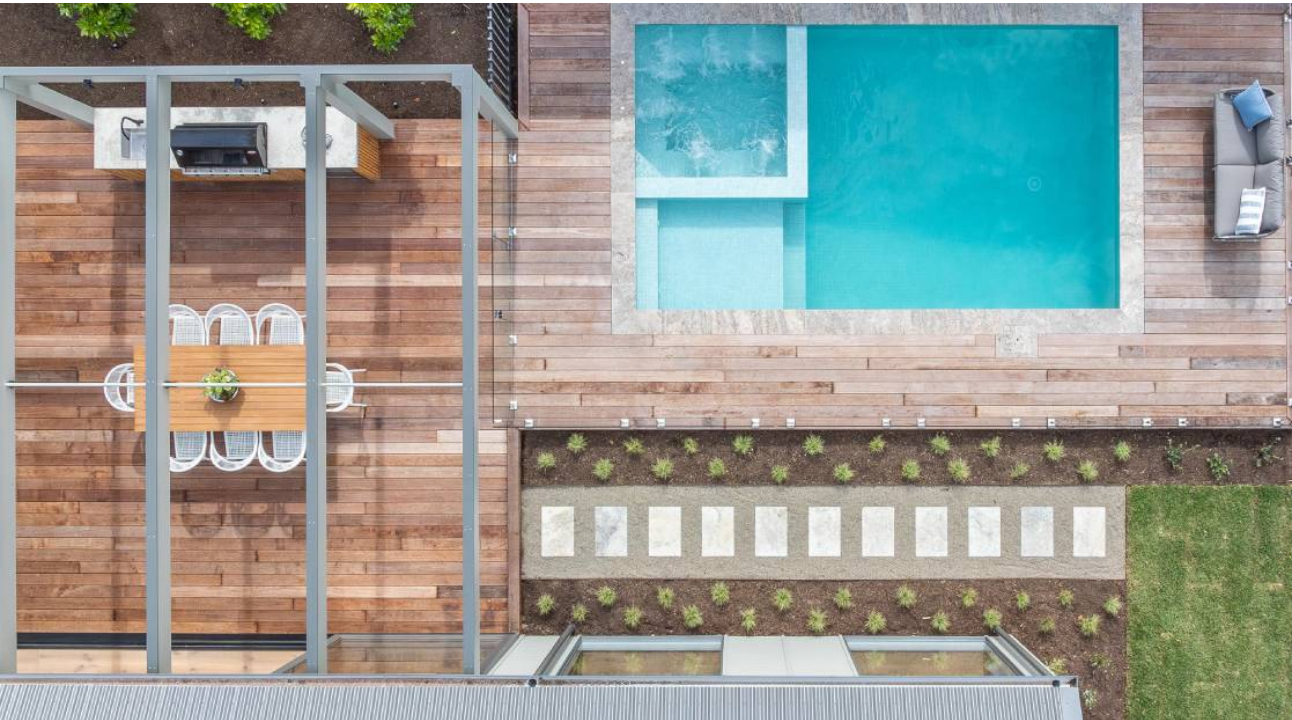
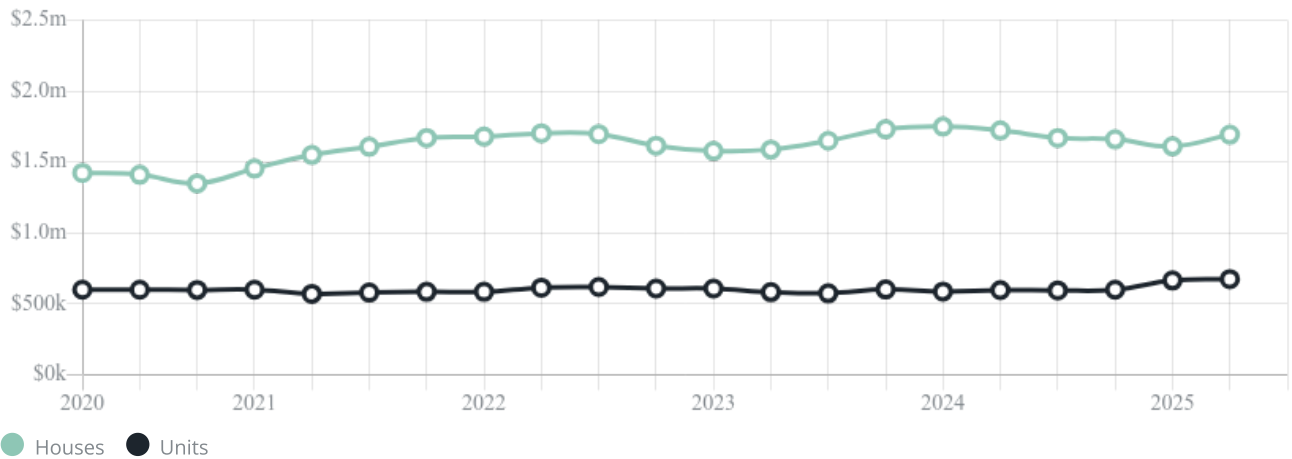
Median

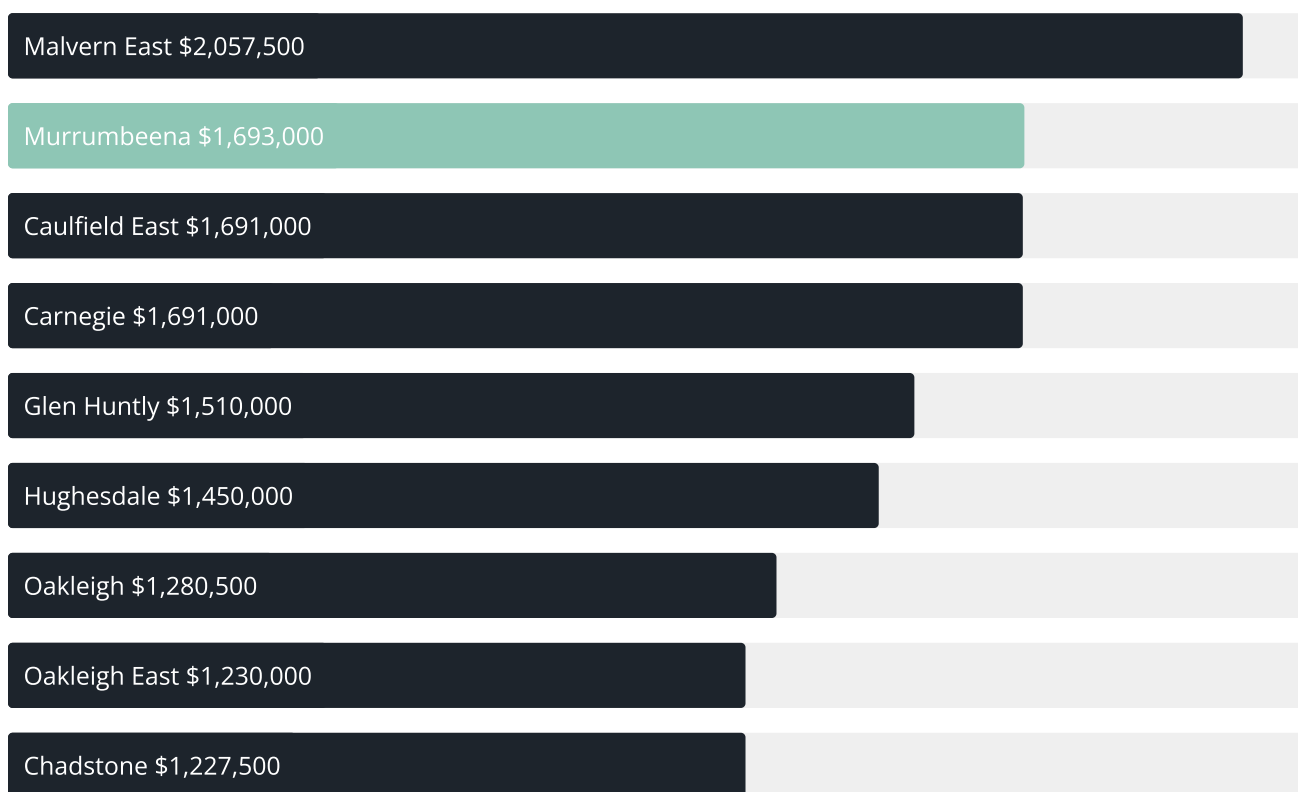
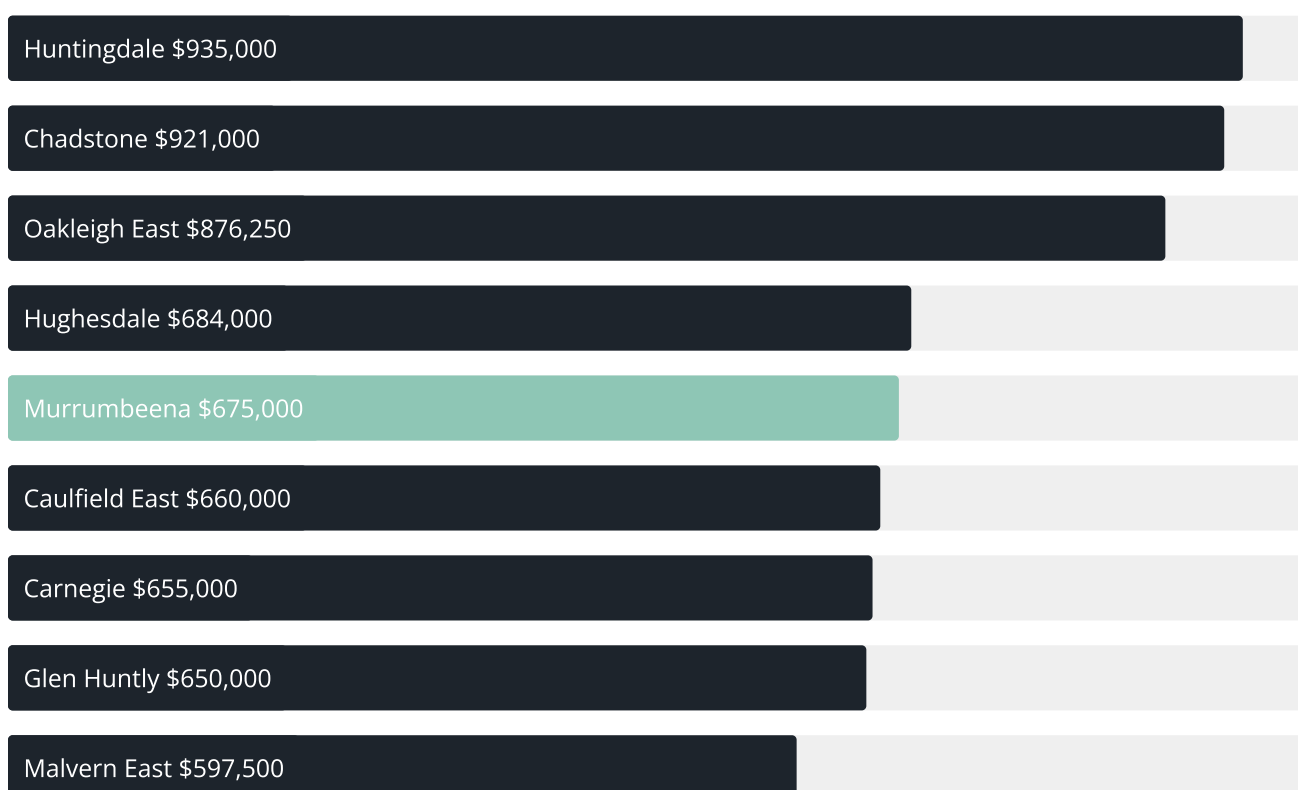
\$675k

Quarterly Price Change

1.50% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MURRUMBEENA SUBURB REPORT

## Sale Method\*



● Auction 66%  
● Private 34%

## Auction Clearance Rate\*

80%

## Median Days on Market^

25 days

## Average Hold Period\*

8.8 years

## Dwelling Type^



● Houses 46% ● Units 54%

## Ownership^



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

## Population^

9,996

## Median Asking Rent per week\*

\$740

## Population Growth^

0.71%

## Rental Yield\*

2.17%

## Median Age^






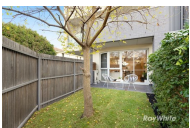




37 years

## Median Household Size^

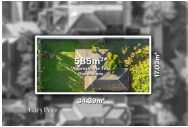









2.4 people

## MURRUMBEENA SUBURB REPORT











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
 72 Dalny Rd Murrumbeena	4	House	\$1,630,000	05 Aug 2025
 22 Victory St Murrumbeena	3	House	\$1,570,000	31 Jul 2025
 10/1216 Dandenong Rd Murrumbeena	1	Apartment	\$307,500	26 Jul 2025
 5/19 Brisbane St Murrumbeena	1	Apartment	\$391,000	26 Jul 2025
 6/30 Victory St Murrumbeena	2	Apartment	\$510,000	19 Jul 2025
 1/7 Toward St Murrumbeena	2	Apartment	\$661,000	17 Jul 2025
 7/34 Rosella St Murrumbeena	1	Apartment	\$268,000	15 Jul 2025
 107/17 Railway Pde Murrumbeena	2	Unit	\$498,000	14 Jul 2025
 9/26a Howe St Murrumbeena	2	Unit	\$755,000	14 Jul 2025
 36 Kangaroo Rd Murrumbeena	4	House	\$1,580,000	12 Jul 2025

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 49 Kinlock Av Murrumbeena	3	House	\$1,660,000	11 Jul 2025
 3/2 Rosella St Murrumbeena	3	Townhouse	\$990,000	03 Jul 2025
 17b Murrumbeena Cr Murrumbeena	5	Townhouse	\$1,950,000	26 Jun 2025
 101/128 Murrumbeena Rd Murrumbeena	1	Apartment	\$408,000	17 Jun 2025
 12/51 Murrumbeena Rd Murrumbeena	2	Apartment	\$510,000	15 Jun 2025
 2b Blythe St Murrumbeena	4	Townhouse	\$2,335,000	14 Jun 2025
 5/12 Howe St Murrumbeena	2	Flat/Unit/Apartment	\$885,000	05 Jun 2025
 4/1c Kangaroo Rd Murrumbeena	2	Strata Unit/Flat	\$509,000	05 Jun 2025
 36 Kinlock Av Murrumbeena	3	House	\$1,690,000	31 May 2025
 1/5 Victory St Murrumbeena	3	House	\$1,712,000	31 May 2025

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/35 Hobart Rd Murrumbeena	2	Apartment	\$460,000	30 May 2025
 6 Lindsay Av Murrumbeena	5	House	\$3,150,000	25 May 2025
 2/21-23 Howe St Murrumbeena	3	Unit	\$870,000	24 May 2025
 7/11 Murrumbeena Rd Murrumbeena	1	Unit	\$315,000	24 May 2025
 23 Leura St Murrumbeena	4	House	\$2,170,000	23 May 2025
 1/18 Gerald St Murrumbeena	1	Strata Unit/Flat	\$599,900	22 May 2025
 304/67b Poath Rd Murrumbeena	2	Apartment	\$566,500	19 May 2025
 11/20 Strathearn Av Murrumbeena	1	Apartment	\$270,000	17 May 2025
 4/17 Rosella St Murrumbeena	3	Townhouse	\$1,035,000	17 May 2025
 4/106 Murrumbeena Rd Murrumbeena	2	Strata Unit/Flat	\$540,000	17 May 2025



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

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

Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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