

# *Suburb* **INSIGHTS**

**3163**  
MURRUMBEENA



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.69m**

Quarterly Price Change

**-2.20% ↓**

## Median Unit Price\*

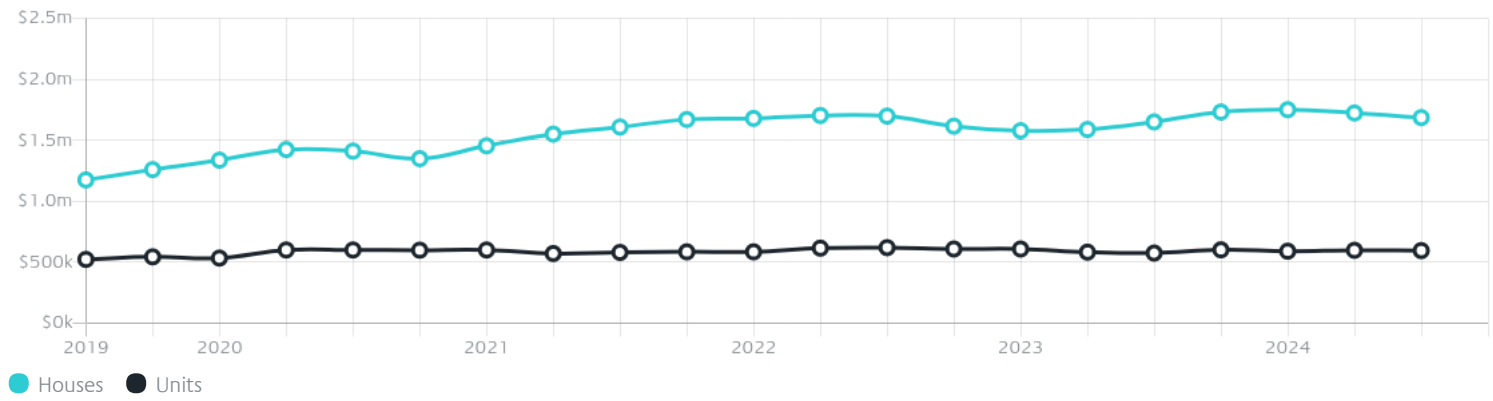
Median

**\$595k**

Quarterly Price Change

**-0.41% ↓**

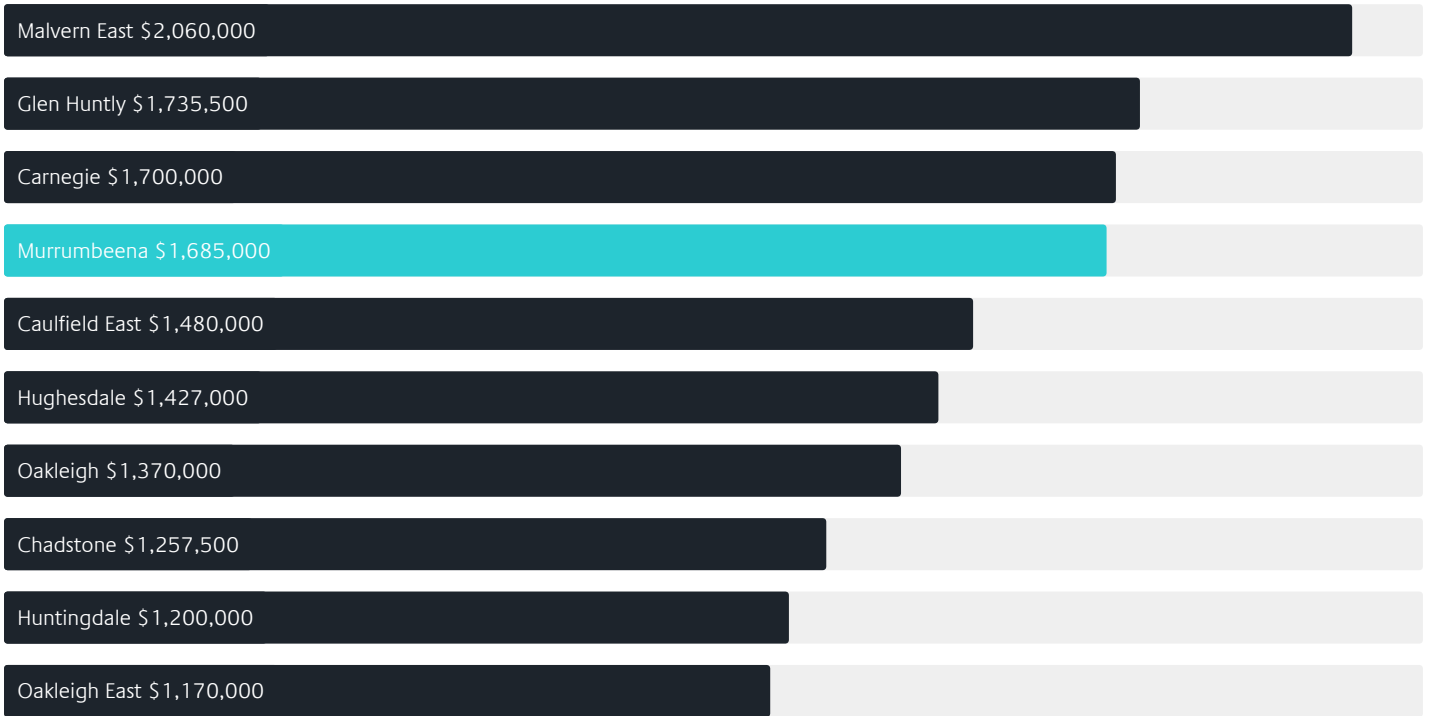
## Quarterly Price Change\*



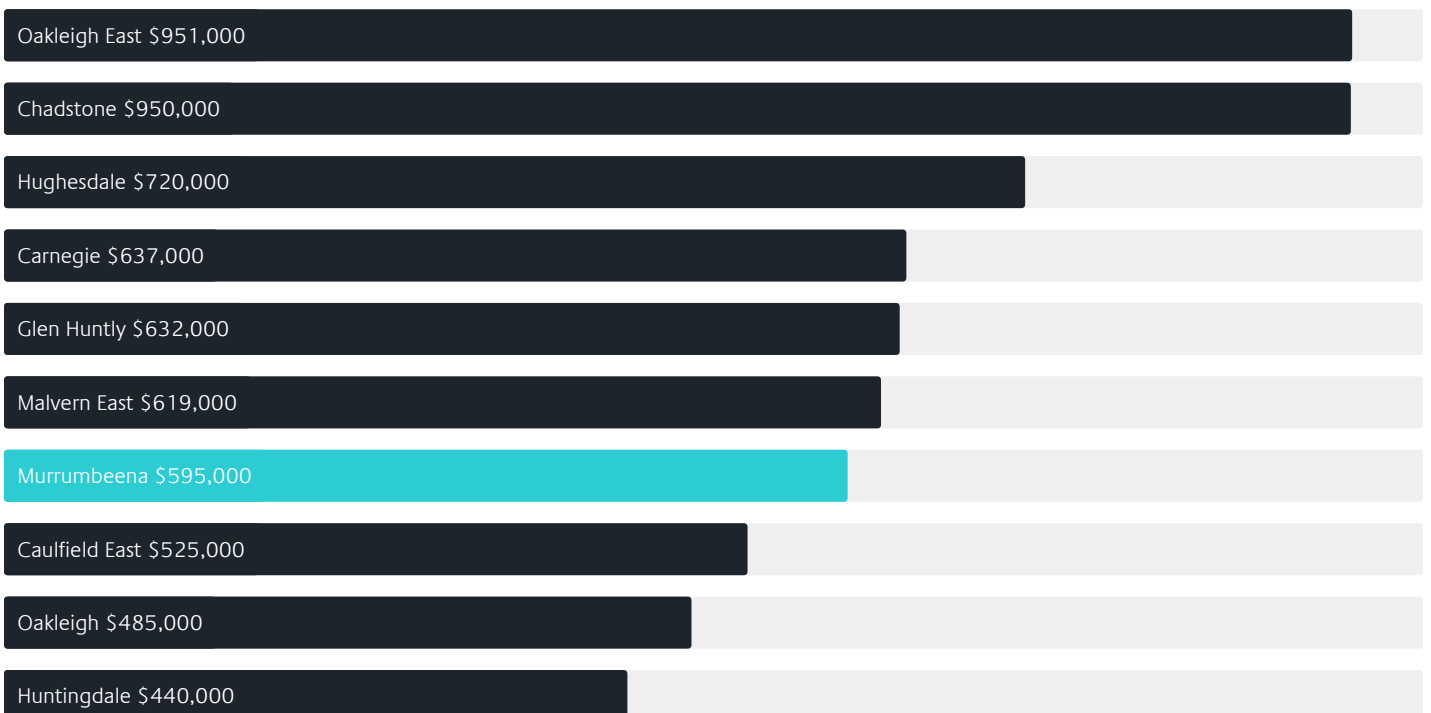
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 100%

## Auction Clearance Rate\*

56.06%

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

25 days

## Average Hold Period\*

8.8 years

# Insights

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



● Houses 46% ● Units 54%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

9,996

## Median Asking Rent per week\*

\$700

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

0.71%

## Rental Yield\*

2.17%

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













37 years

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









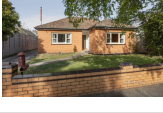



2.4 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  4/3b Innellan Rd<br>Murrumbeena    | 1        | Apartment | \$368,000   | 30 Nov 2024 |
|  9/41 Murrumbeena Rd<br>Murrumbeena | 2        | Unit      | \$665,000   | 30 Nov 2024 |
|  1/28 Sydney St<br>Murrumbeena      | 2        | Townhouse | \$720,000   | 30 Nov 2024 |
|  7b Erindale St<br>Murrumbeena      | 5        | House     | \$1,915,000 | 30 Nov 2024 |
|  1/1 Baker St<br>Murrumbeena      | 4        | Townhouse | \$1,359,000 | 30 Nov 2024 |
|  3/512 Neerim Rd<br>Murrumbeena   | 2        | Unit      | \$877,000   | 23 Nov 2024 |
|  1/2 Maude St<br>Murrumbeena      | 4        | Townhouse | \$1,398,000 | 23 Nov 2024 |
|  532 Neerim Rd<br>Murrumbeena     | 4        | House     | \$3,000,000 | 20 Nov 2024 |
|  1/8 Maude St<br>Murrumbeena      | 2        | House     | \$1,070,000 | 16 Nov 2024 |
|  2/7 Howe St<br>Murrumbeena       | 2        | Unit      | \$841,000   | 16 Nov 2024 |
|  4/15 Sydney St<br>Murrumbeena    | 2        | Unit      | \$510,000   | 15 Nov 2024 |
|  8/15 Sydney St<br>MURRUMBEENA    | 2        | Apartment | \$445,000   | 15 Nov 2024 |

# Sold Properties~

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  6/12 Toward St<br>Murrumbeena        | 2        | Apartment | \$450,000   | 06 Nov 2024 |
|  15b Strathearn Av<br>Murrumbeena     | 4        | Townhouse | \$1,840,000 | 31 Oct 2024 |
|  112/41 Murrumbeena Rd<br>Murrumbeena | 2        | Unit      | \$590,000   | 30 Oct 2024 |
|  1/68 Ardyne St<br>Murrumbeena        | 3        | Townhouse | \$1,208,000 | 30 Oct 2024 |
|  2/15 Sydney St<br>Murrumbeena       | 1        | Apartment | \$357,500   | 26 Oct 2024 |
|  106/4 Kitmont St<br>Murrumbeena    | 2        | Apartment | \$575,000   | 26 Oct 2024 |
|  6 Doris St<br>Murrumbeena          | 5        | House     | \$2,920,000 | 24 Oct 2024 |
|  1 Riley St<br>MURRUMBEENA          | 4        | House     | \$2,600,000 | 22 Oct 2024 |
|  1/12 Marma Rd<br>Murrumbeena       | 3        | Unit      | \$995,000   | 12 Oct 2024 |
|  7/1 Kitmont St<br>Murrumbeena      | 1        | Apartment | \$345,000   | 09 Oct 2024 |
|  60 Murrumbeena Cr<br>Murrumbeena   | 4        | House     | \$1,380,000 | 08 Oct 2024 |
|  7 Omama Rd<br>Murrumbeena          | 4        | House     | \$1,860,000 | 05 Oct 2024 |

# Sold Properties~

| Address   | Bedrooms | Type             | Price       | Sold        |
|---|----------|------------------|-------------|-------------|
|  4/8 Kangaroo Rd<br>Murrumbeena     | 1        | Apartment        | \$325,500   | 05 Oct 2024 |
|  2/9 Toward St<br>Murrumbeena       | 1        | Apartment        | \$240,000   | 05 Oct 2024 |
|  1/3c Innellan Rd<br>Murrumbeena    | 1        | Apartment        | \$470,000   | 05 Oct 2024 |
|  183 Murrumbeena Rd<br>Murrumbeena  | 2        | House            | \$1,280,000 | 03 Oct 2024 |
|  170 Murrumbeena Rd<br>Murrumbeena | 3        | House            | \$1,450,000 | 25 Sep 2024 |
|  5/36 Rosella St<br>Murrumbeena   | 1        | Apartment        | \$328,500   | 24 Sep 2024 |
|  13/22 Rosella St<br>Murrumbeena  | 1        | Strata Unit/Flat | \$265,000   | 24 Sep 2024 |
|  3 Hooper St<br>Murrumbeena       | 3        | House            | \$1,440,000 | 22 Sep 2024 |
|  2/1 Looker St<br>Murrumbeena     | 1        | Strata Unit/Flat | \$255,000   | 22 Sep 2024 |
|  7/63 Poath Rd<br>Murrumbeena     | 2        | Unit             | \$730,000   | 21 Sep 2024 |
|  3/27 Omama Rd<br>Murrumbeena     | 2        | Unit             | \$997,000   | 21 Sep 2024 |
|  12 Atkinson St<br>Murrumbeena    | 3        | House            | \$1,490,000 | 20 Sep 2024 |

# Jellis Craig

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

[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.