

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.70m

Quarterly Price Change

1.79% ↑

Median Unit Price*

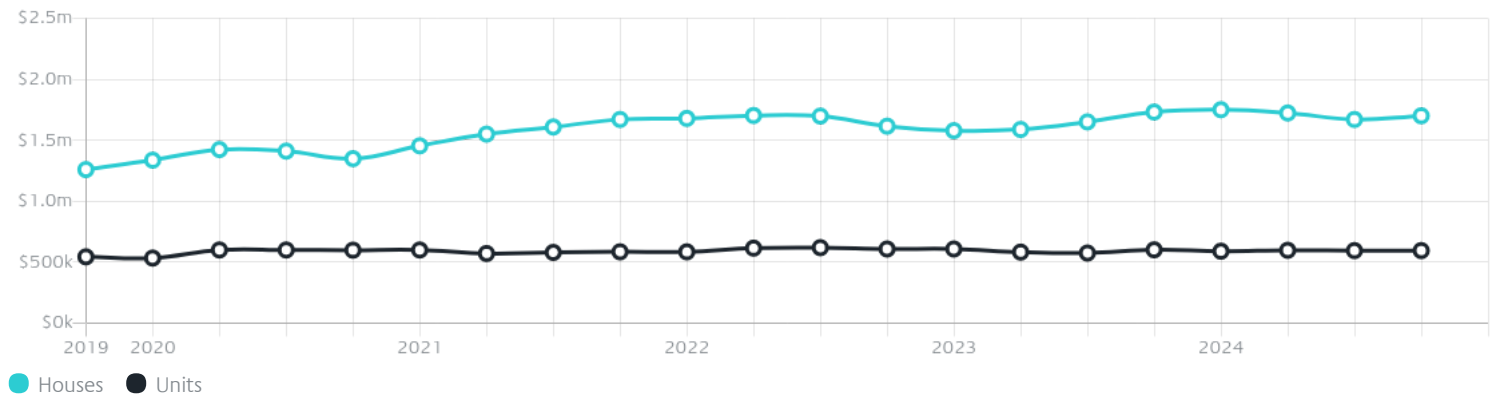
Median

\$595k

Quarterly Price Change

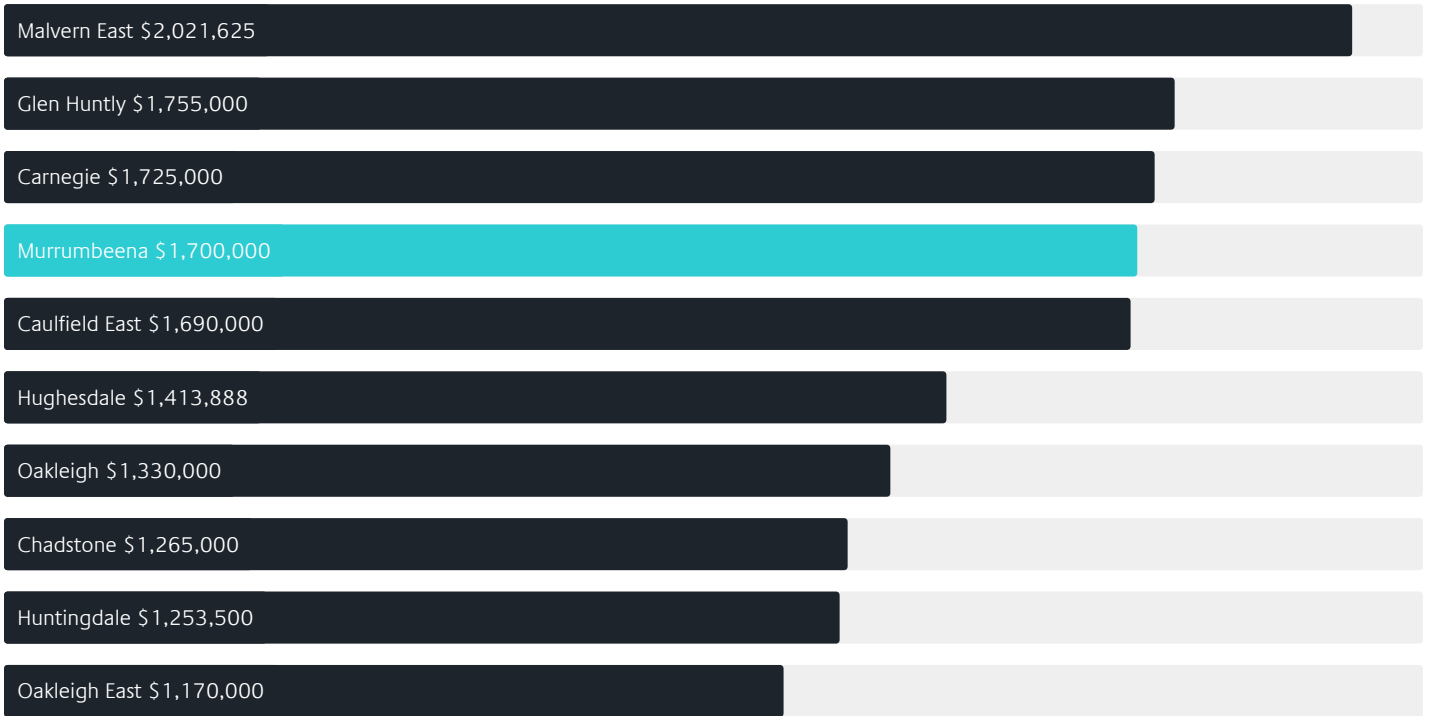
0.00% ↓

Quarterly Price Change*

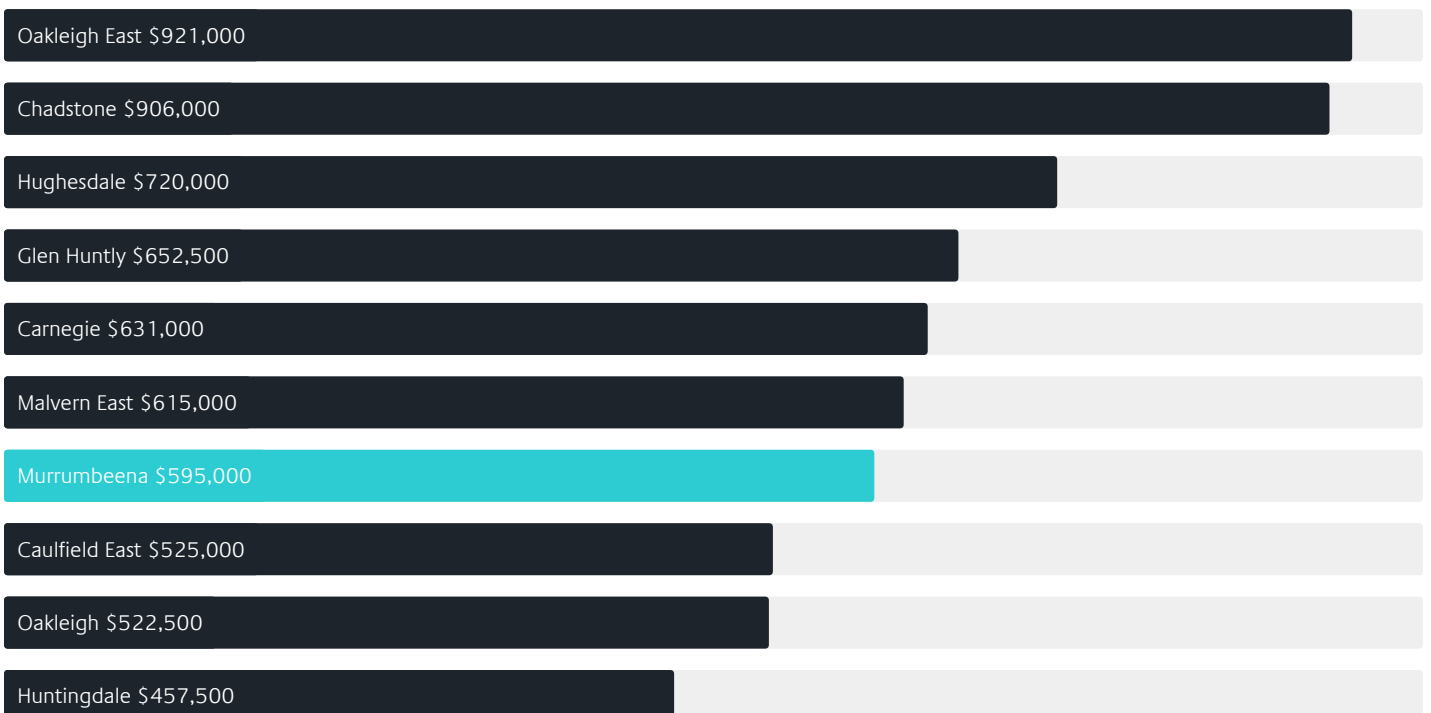


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

62.16%

Median Days on Market^

38 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^








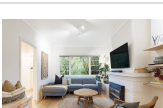

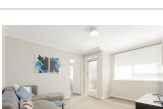
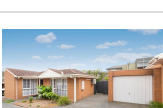

37 years

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 |
|---|----------|---------------------|-------------|-------------|
|  4/167 Murrumbeena Rd Murrumbeena | 1 | Apartment | \$352,500 | 28 Jan 2025 |
|  3/190 Murrumbeena Rd MURRUMBEENA | 1 | Apartment | \$315,000 | 14 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 |
|  105/7 Toward St Murrumbeena | 2 | Apartment | \$523,000 | 20 Dec 2024 |
|  8 Bute St Murrumbeena | 2 | House | \$1,215,000 | 16 Dec 2024 |
|  110/41 Murrumbeena Rd Murrumbeena | 2 | Strata Unit/Flat | \$625,000 | 12 Dec 2024 |
|  12/1216 Dandenong Rd Murrumbeena | 1 | Apartment | \$302,500 | 11 Dec 2024 |
|  2/59 Poath Rd Murrumbeena | 2 | Unit | \$750,000 | 11 Dec 2024 |
|  2/759 North Rd Murrumbeena | 3 | Flat/Unit/Apartment | \$1,000,000 | 09 Dec 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  1/3 Ardyne St Murrumbeena | 3 | Townhouse | \$1,325,000 | 05 Dec 2024 |
|  2/7 Gerald St MURRUMBEENA | 4 | Townhouse | \$1,230,000 | 03 Dec 2024 |
|  1/21 Hobart Rd Murrumbeena | 1 | Apartment | \$415,650 | 03 Dec 2024 |
|  1202 Dandenong Rd Murrumbeena | 3 | House | \$1,315,000 | 02 Dec 2024 |
|  1/28 Sydney St Murrumbeena | 2 | Townhouse | \$720,000 | 30 Nov 2024 |
|  4/3b Innellan Rd Murrumbeena | 1 | Apartment | \$368,000 | 30 Nov 2024 |
|  2/20 Sydney St Murrumbeena | 2 | Townhouse | \$875,000 | 30 Nov 2024 |
|  9/41 Murrumbeena Rd Murrumbeena | 2 | Unit | \$665,000 | 30 Nov 2024 |
|  7b Erindale St Murrumbeena | 5 | House | \$1,915,000 | 30 Nov 2024 |
|  1/1 Baker St Murrumbeena | 4 | Townhouse | \$1,359,000 | 30 Nov 2024 |
|  24 Perth St Murrumbeena | 4 | House | \$1,845,000 | 29 Nov 2024 |
|  3/512 Neerim Rd Murrumbeena | 2 | Unit | \$877,000 | 23 Nov 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  1/2 Maude St Murrumbeena | 4 | Townhouse | \$1,398,000 | 23 Nov 2024 |
|  3/5 Howe St Murrumbeena | 3 | Flat/Unit/Apartment | \$1,428,000 | 21 Nov 2024 |
|  532 Neerim Rd Murrumbeena | 4 | House | \$3,000,000 | 20 Nov 2024 |
|  9/502 Neerim Rd Murrumbeena | 2 | Unit | \$815,000 | 20 Nov 2024 |
|  1/8 Maude St Murrumbeena | 2 | House | \$1,070,000 | 16 Nov 2024 |
|  2/7 Howe St Murrumbeena | 2 | Unit | \$841,000 | 16 Nov 2024 |
|  8 Maude St Murrumbeena | 2 | Flat/Unit/Apartment | \$1,070,000 | 16 Nov 2024 |
|  8/15 Sydney St MURRUMBEENA | 2 | Apartment | \$445,000 | 15 Nov 2024 |
|  4/15 Sydney St Murrumbeena | 2 | Unit | \$510,000 | 15 Nov 2024 |
|  14b Brett St Murrumbeena | 4 | House | \$1,750,000 | 13 Nov 2024 |
|  12 Wallace Av Murrumbeena | 4 | House | \$3,075,000 | 08 Nov 2024 |
|  5 Kitmont St Murrumbeena | 4 | House | \$2,075,000 | 07 Nov 2024 |

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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