

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.70m

Quarterly Price Change

1.79% ↑

Median Unit Price*

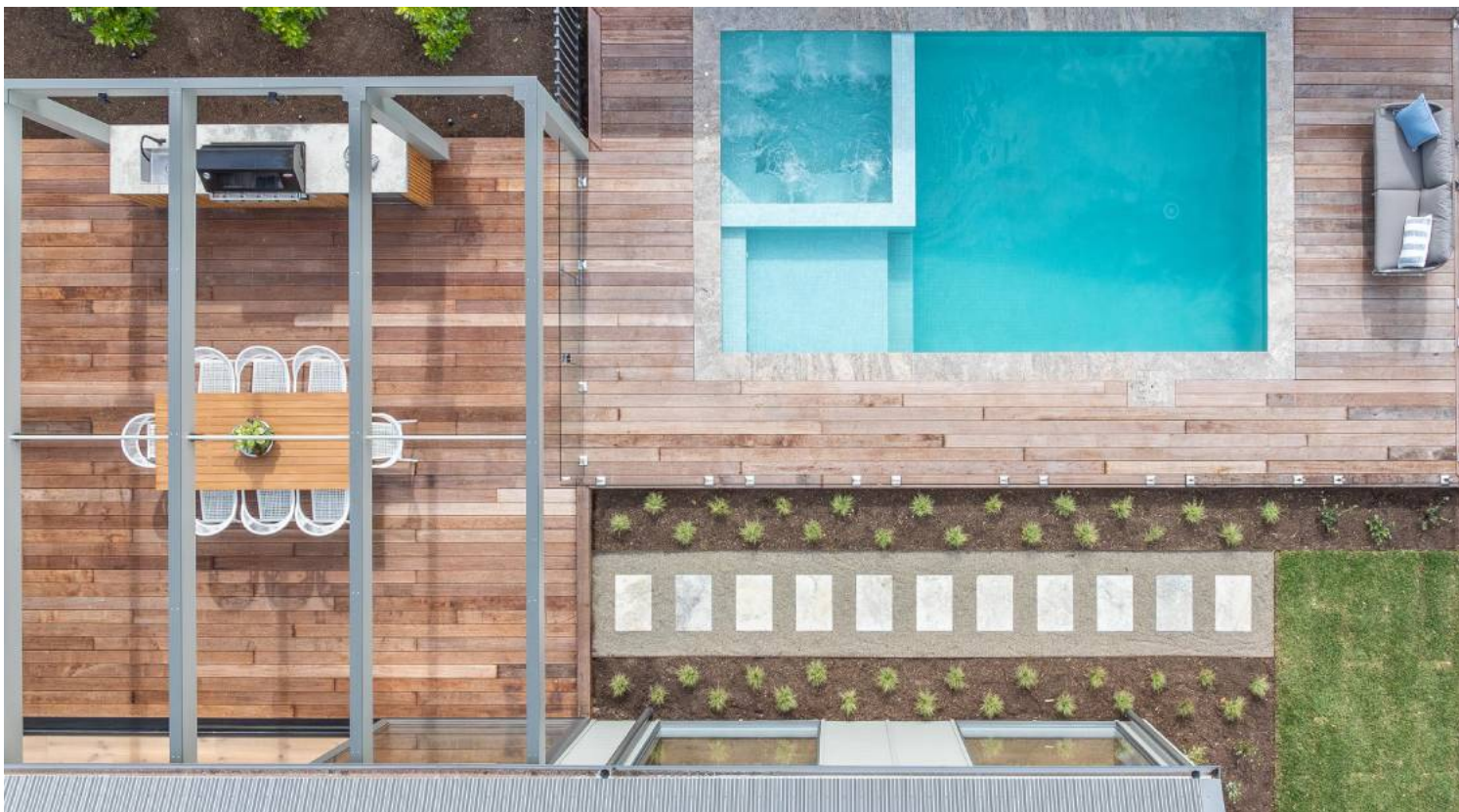
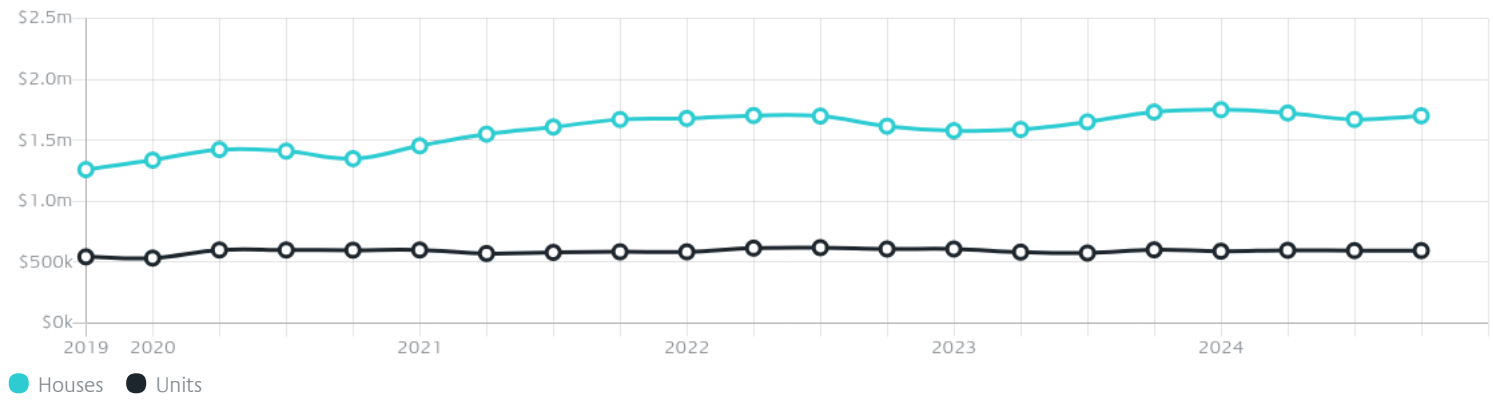
Median

\$595k

Quarterly Price Change

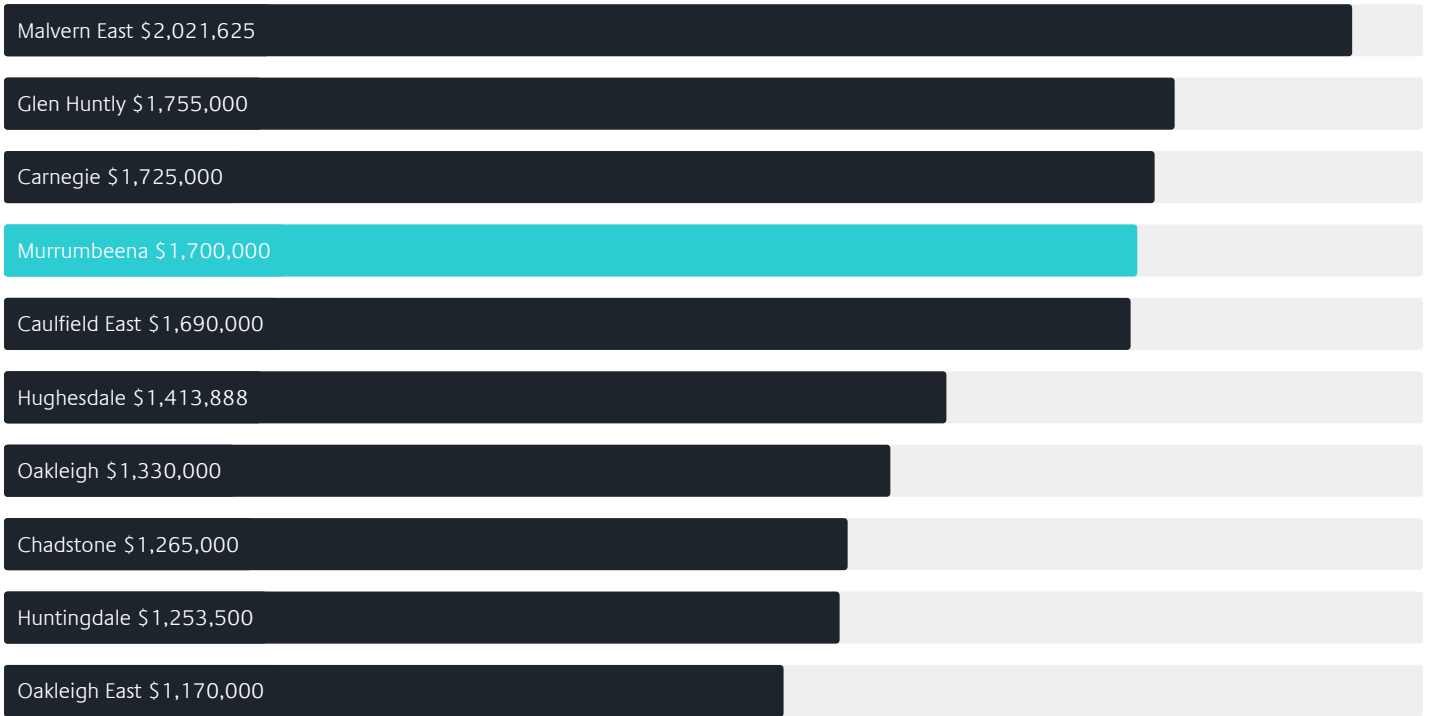
0.00% ↓

Quarterly Price Change*

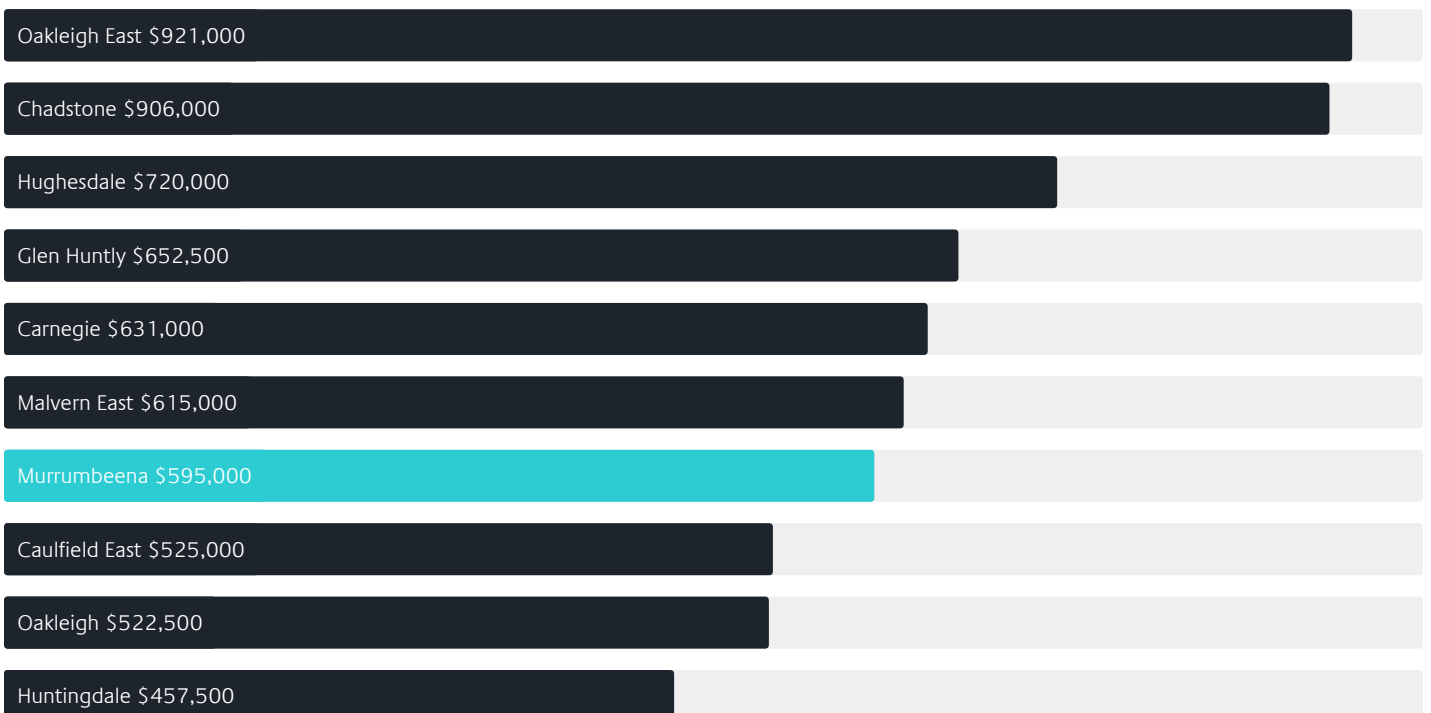


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 80%
● Private 20%

Auction Clearance Rate^{*}

62.79%

Median Days on Market[^]

37 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
 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
 3 / 1216 Dandenong Rd Murrumbeena	2	Apartment	\$395,000	07 Jan 2025
 5 / 24 Rosella St Murrumbeena	1	Apartment	\$350,000	07 Jan 2025
 105 / 7 Toward St Murrumbeena	2	Apartment	\$523,000	20 Dec 2024
 2 / 59 Poath Rd Murrumbeena	2	Unit	\$750,000	11 Dec 2024
 12 / 1216 Dandenong Rd Murrumbeena	1	Apartment	\$302,500	11 Dec 2024
 1 / 21 Hobart Rd Murrumbeena	1	Apartment	\$415,650	03 Dec 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/28 Sydney St Murrumbeena	2	Townhouse	\$720,000	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
 3/512 Neerim Rd Murrumbeena	2	Unit	\$877,000	23 Nov 2024
 1/2 Maude St Murrumbeena	4	Townhouse	\$1,398,000	23 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
 4/15 Sydney St Murrumbeena	2	Unit	\$510,000	15 Nov 2024
 8/15 Sydney St MURRUMBEENA	2	Apartment	\$445,000	15 Nov 2024
 12 Wallace Av Murrumbeena	4	House	\$3,075,000	08 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Kitmont St Murrumbeena	4	House	\$2,075,000	07 Nov 2024
 6/12 Toward St Murrumbeena	2	Apartment	\$450,000	06 Nov 2024
 4/1216 Dandenong Rd Murrumbeena	2	Apartment	\$355,000	04 Nov 2024
 26 Wahroongaa Rd MURRUMBEENA	4	House	\$1,605,000	01 Nov 2024
 14 Vera St Murrumbeena	4	House	\$2,500,000	01 Nov 2024
 15b Strathearn Av Murrumbeena	4	Townhouse	\$1,840,000	31 Oct 2024
 112/41 Murrumbeena Rd Murrumbeena	2	Unit	\$590,000	30 Oct 2024
 1/68 Ardyne St Murrumbeena	3	Townhouse	\$1,208,000	30 Oct 2024
 1/2d Erindale St Murrumbeena	3	Townhouse	\$1,450,000	29 Oct 2024
 2/15 Sydney St Murrumbeena	1	Apartment	\$357,500	26 Oct 2024
 106/4 Kitmont St Murrumbeena	2	Apartment	\$575,000	26 Oct 2024
 251 Poath Rd Murrumbeena	3	House	\$1,090,000	26 Oct 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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