

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.59m

Quarterly Price Change

-4.06% ↓

Median Unit Price*

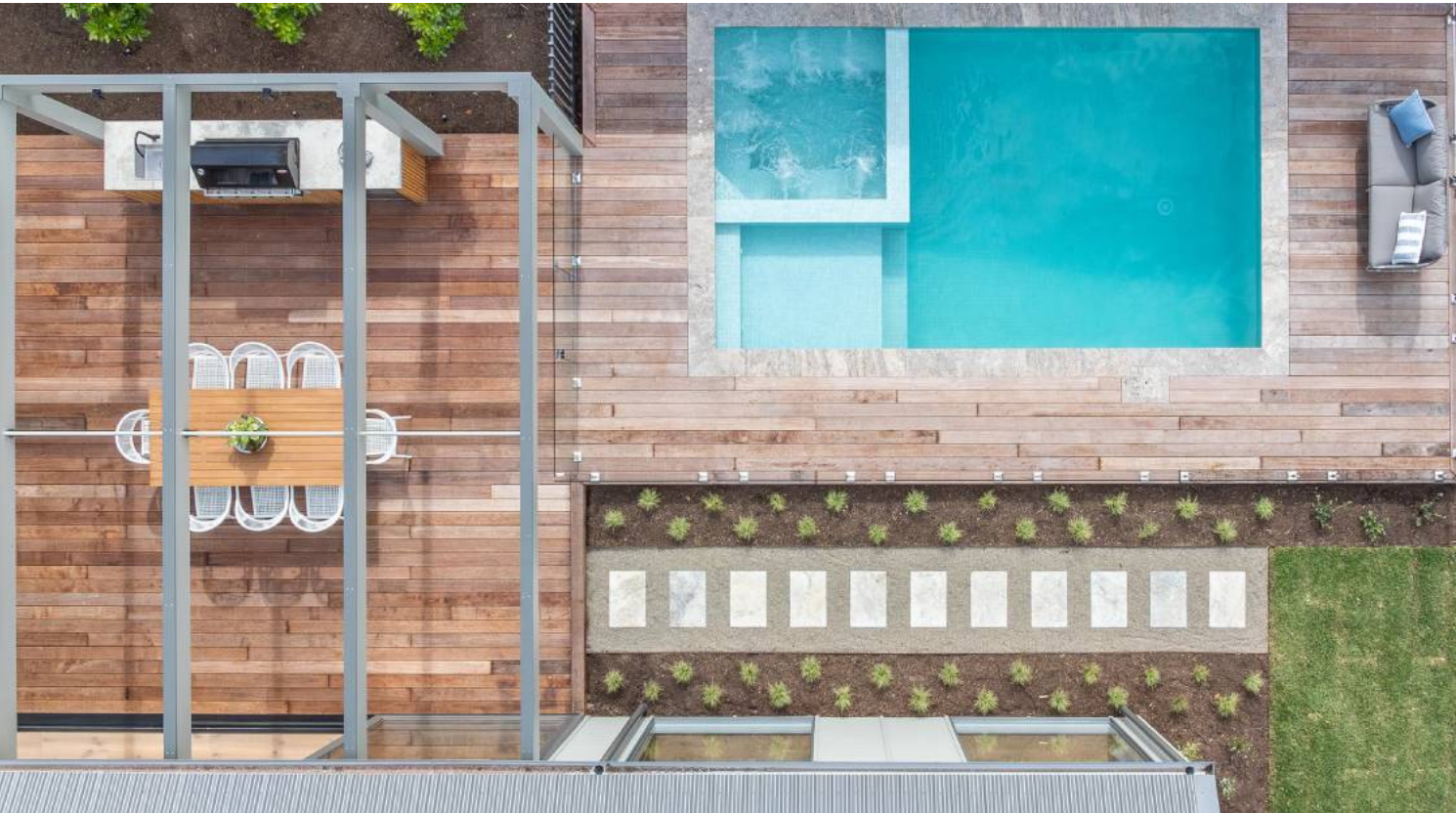
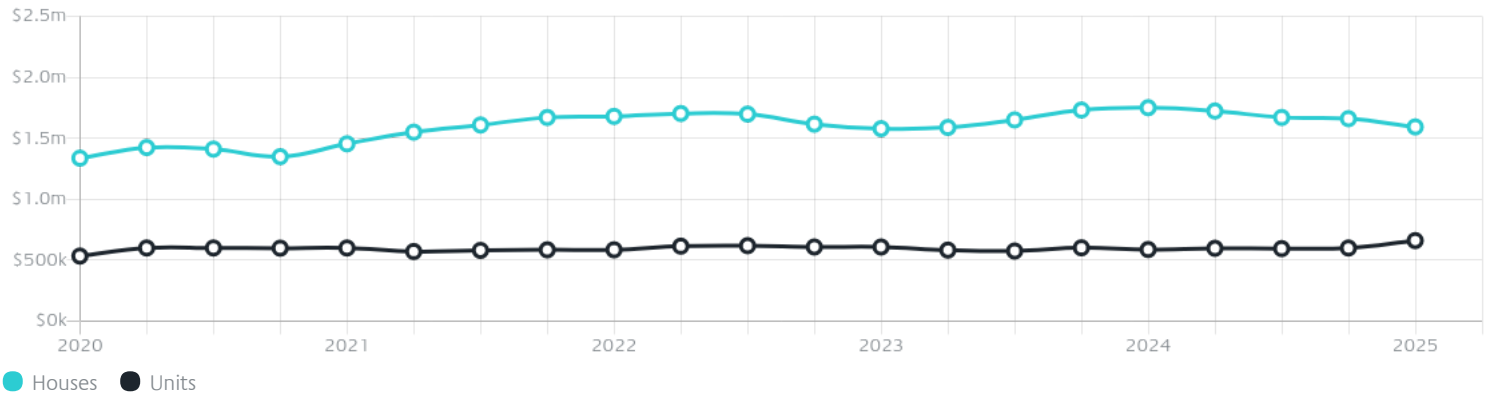
Median

\$661k

Quarterly Price Change

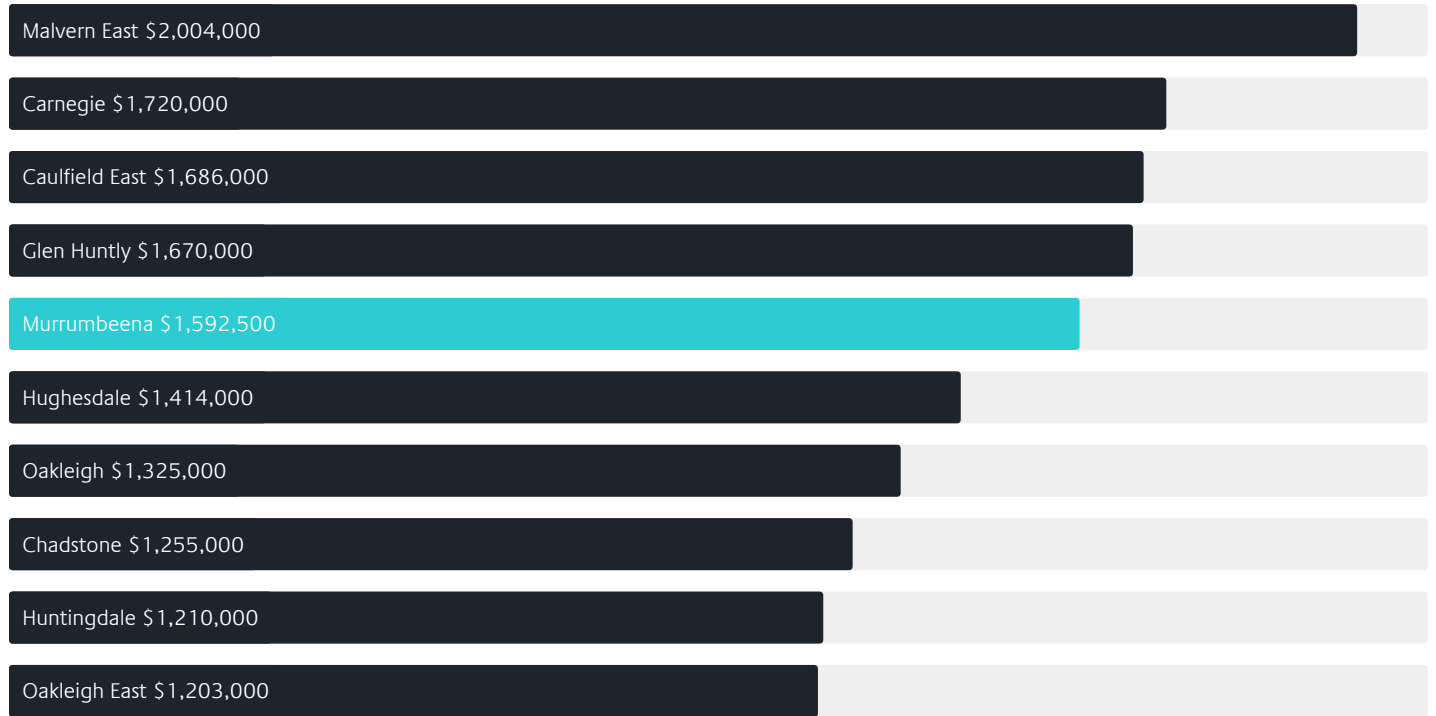
10.08% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 70%
● Private 30%

Auction Clearance Rate*

88.57%

Median Days on Market^

24 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*

\$725

Population Growth^

0.71%

Rental Yield*

2.17%

Median Age^









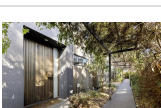
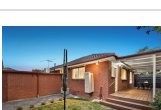

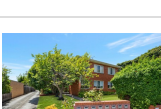
37 years

Median Household Size^











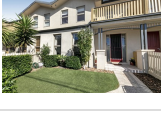

2.4 people

Sold Properties~









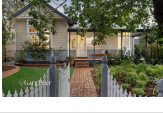
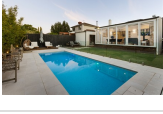
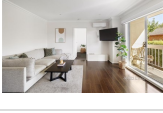

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 101/128 Murrumbeena Rd Murrumbeena	1	Apartment	\$408,000	17 Jun 2025
 36 Kinlock Av Murrumbeena	3	House	\$1,690,000	31 May 2025
 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
 304/67b Poath Rd Murrumbeena	2	Apartment	\$566,500	19 May 2025
 4/17 Rosella St Murrumbeena	3	Townhouse	\$1,035,000	17 May 2025
 3/19 Gerald St Murrumbeena	2	Unit	\$927,000	17 May 2025
 4/106 Murrumbeena Rd Murrumbeena	2	Strata Unit/Flat	\$540,000	17 May 2025
 12/22 Rosella St Murrumbeena	1	Strata Unit/Flat	\$256,000	16 May 2025

Sold Properties~

Address		Bedrooms	Type	Price	Sold
 102/128 Murrumbeena Rd Murrumbeena		2	Apartment	\$557,500	15 May 2025
 6/5 Wilson St Murrumbeena		1	Apartment	\$357,000	15 May 2025
 7/145 Murrumbeena Rd Murrumbeena		2	Apartment	\$541,000	08 May 2025
 16 Second Av Murrumbeena		3	House	\$1,735,000	07 May 2025
 44 Kangaroo Rd Murrumbeena		3	House	\$1,680,000	03 May 2025
 9/12a Toward St Murrumbeena		1	Apartment	\$369,000	02 May 2025
 208/119 Poath Rd Murrumbeena		2	Apartment	\$530,000	01 May 2025
 2c Blythe St Murrumbeena		4	Townhouse	\$2,335,000	29 Apr 2025
 6/33 Howe St Murrumbeena		3	Townhouse	\$1,050,000	25 Apr 2025
 10 Ariadne Av Murrumbeena		2	House	\$1,720,000	24 Apr 2025
 335 Murrumbeena Rd Murrumbeena		3	Townhouse	\$1,104,000	23 Apr 2025
 2/17 Gerald St Murrumbeena		2	Unit	\$830,000	18 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 35b Brett St Murrumbeena	3	Townhouse	\$1,350,000	15 Apr 2025
 4/503 Neerim Rd Murrumbeena	3	Unit	\$952,000	10 Apr 2025
 5/3 Adelaide St Murrumbeena	2	Flat/Unit/Apartment	\$790,000	07 Apr 2025
 102/4 Kitmont St Murrumbeena	2	Strata Unit/Flat	\$550,000	07 Apr 2025
 21 Winston Way Murrumbeena	4	House	\$2,170,000	05 Apr 2025
 406/119 Poath Rd Murrumbeena	2	Apartment	\$600,000	02 Apr 2025
 12/25 Rosella St Murrumbeena	1	Unit	\$280,000	02 Apr 2025
 41 Rosella St Murrumbeena	4	House	\$2,350,000	02 Apr 2025
 29 Omama Rd Murrumbeena	5	House	\$2,500,000	01 Apr 2025
 7 Beauville Av Murrumbeena	4	House	\$1,890,000	29 Mar 2025
 1/9 Dunoon St Murrumbeena	1	Apartment	\$362,000	29 Mar 2025
 1/19 Crosbie Rd Murrumbeena	3	House	\$1,336,000	29 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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