

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.70m

Quarterly Price Change

1.79% ↑

Median Unit Price*

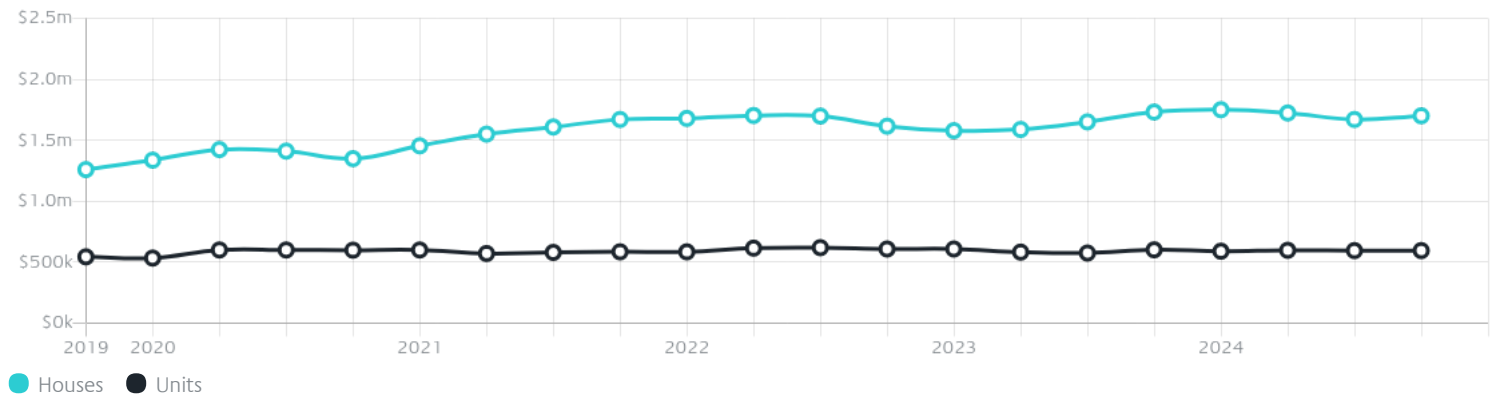
Median

\$595k

Quarterly Price Change

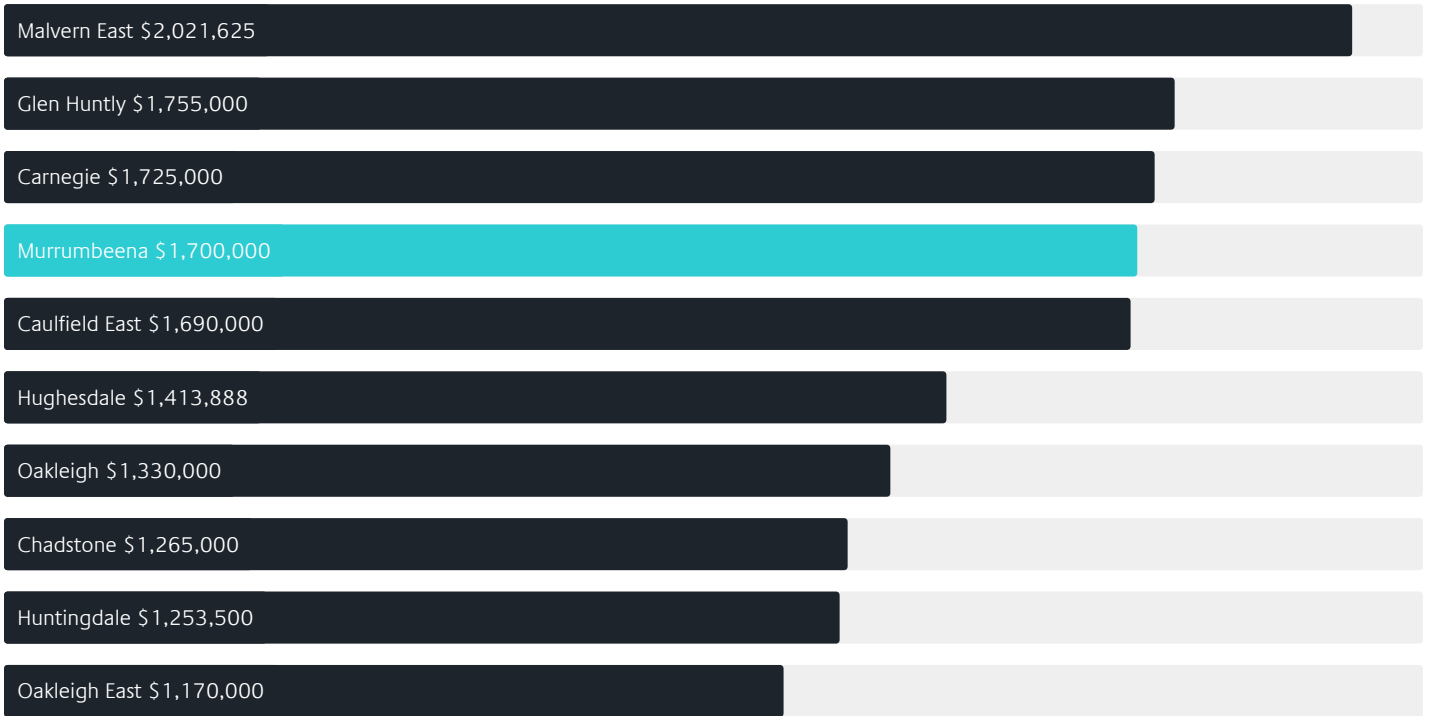
0.00% ↓

Quarterly Price Change*

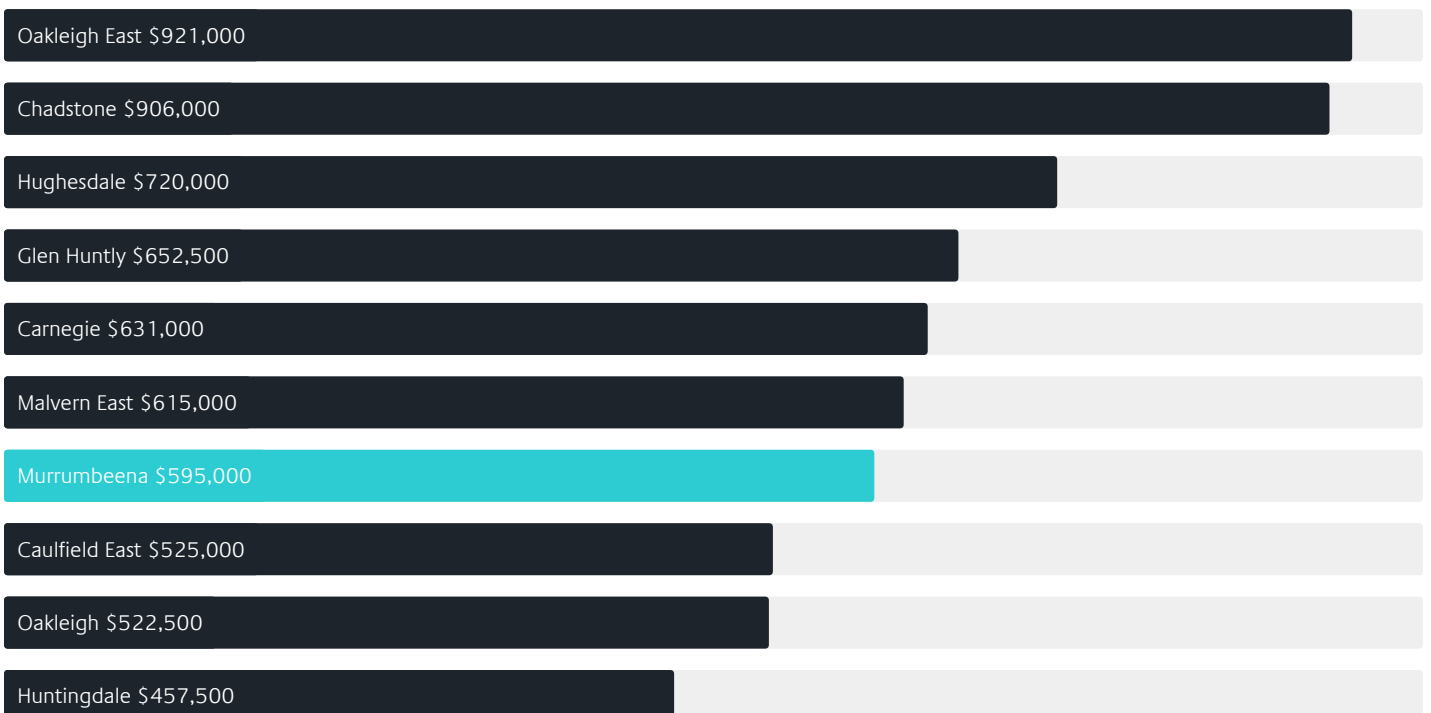


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

73.08%

Median Days on Market[^]

40 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[^]







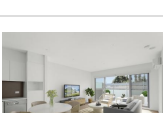
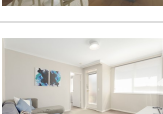
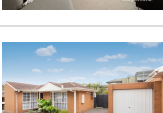
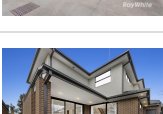

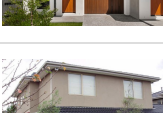
2.4 people

Sold Properties~










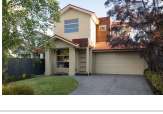
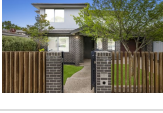

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4/20 Ardyne St Murrumbeena	2	Townhouse	\$737,500	27 Feb 2025
 35a Brett St Murrumbeena	3	Townhouse	\$1,375,000	26 Feb 2025
 3/8 Marma Rd Murrumbeena	3	Unit	\$955,000	19 Feb 2025
 4/13 Wilson St Murrumbeena	2	Unit	\$820,000	15 Feb 2025
 4/167 Murrumbeena Rd Murrumbeena	1	Apartment	\$352,500	28 Jan 2025
 9/18 Gerald St Murrumbeena	2	Strata Unit/Flat	\$409,900	20 Jan 2025
 3/190 Murrumbeena Rd MURRUMBEENA	1	Apartment	\$315,000	17 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
 215 Murrumbeena Rd Murrumbeena	3	House	\$1,072,000	23 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 105/7 Toward St Murrumbeena	2	Apartment	\$523,000	20 Dec 2024
 1/29 Kangaroo Rd Murrumbeena	2	Unit	\$860,000	18 Dec 2024
 11/34 Rosella St Murrumbeena	1	Unit	\$230,000	18 Dec 2024
 8 Bute St Murrumbeena	2	House	\$1,215,000	16 Dec 2024
 1/18 Melbourne St Murrumbeena	3	Flat/Unit/Apartment	\$850,000	16 Dec 2024
 184 Murrumbeena Rd Murrumbeena	3	House	\$1,030,000	14 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
 47 Dalny Rd Murrumbeena	4	House	\$1,850,000	11 Dec 2024
 8b Ricourt Av Murrumbeena	4	Townhouse	\$1,570,000	09 Dec 2024
 2/759 North Rd Murrumbeena	3	Flat/Unit/Apartment	\$1,000,000	09 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/12 Crosbie Rd Murrumbeena	4	Townhouse	\$1,572,500	08 Dec 2024
 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

Jellis Craig

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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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