

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.59m**

Quarterly Price Change

**-4.06% ↓**

## Median Unit Price\*

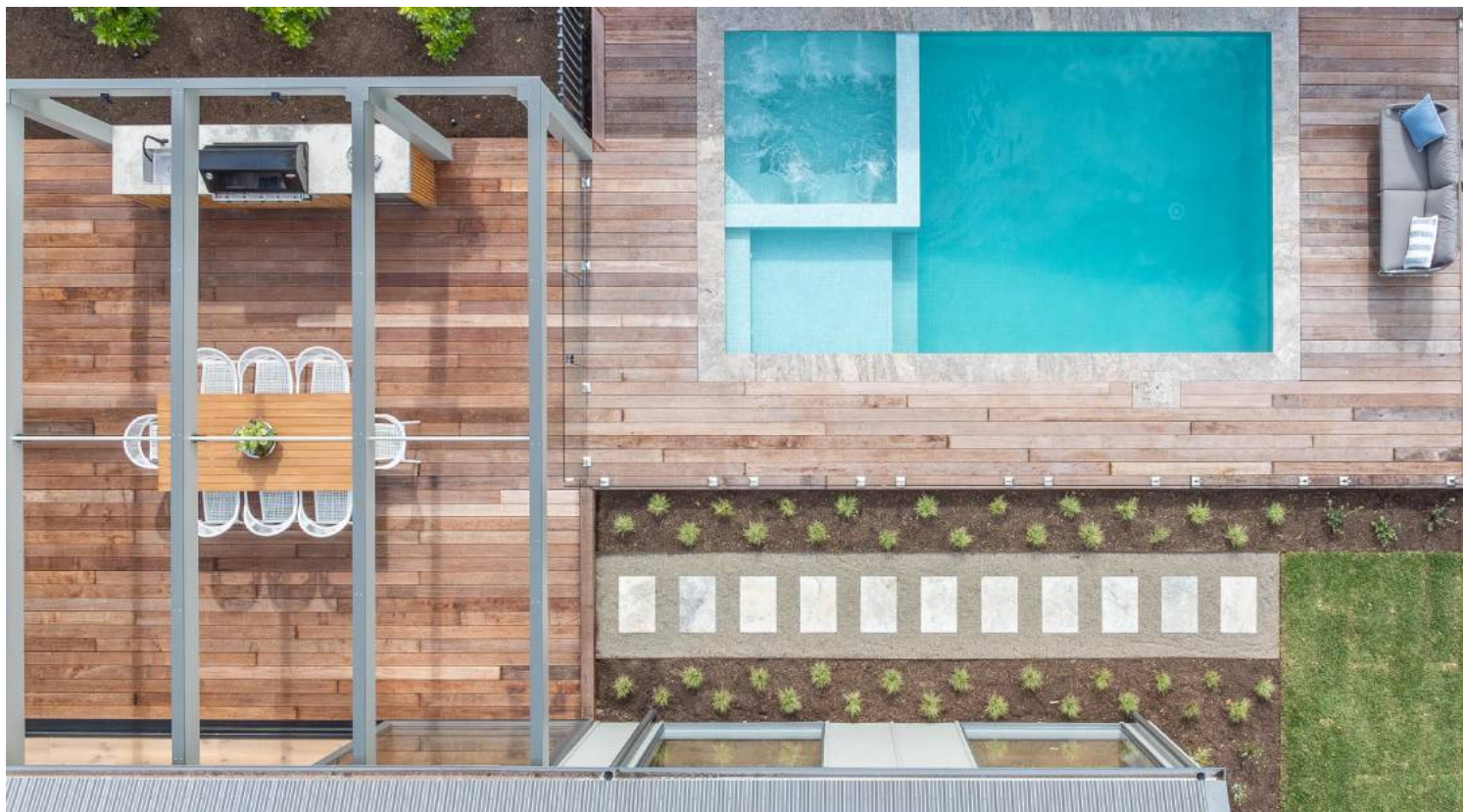
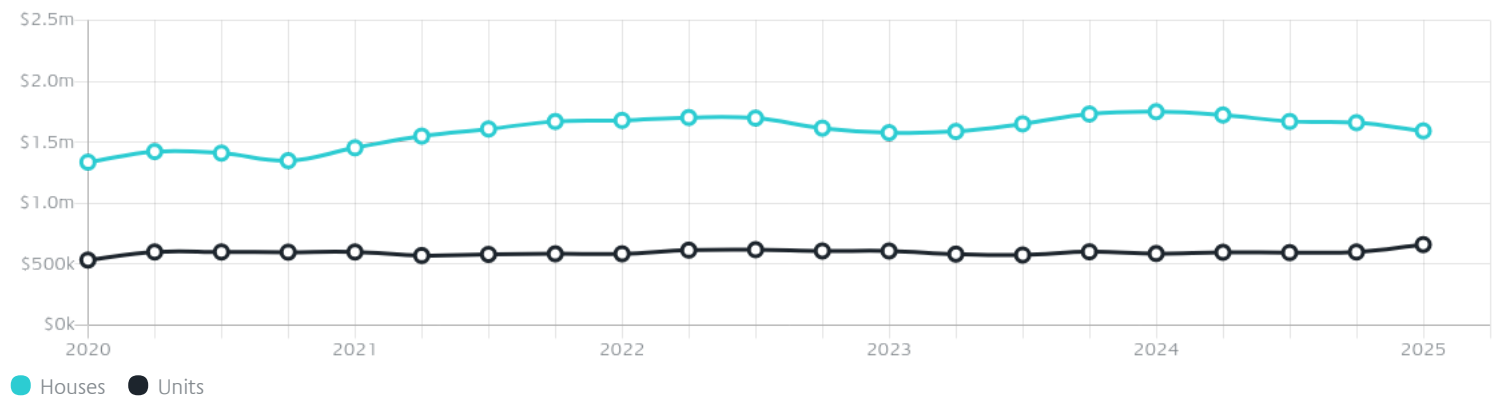
Median

**\$661k**

Quarterly Price Change

**10.08% ↑**

## Quarterly Price Change\*



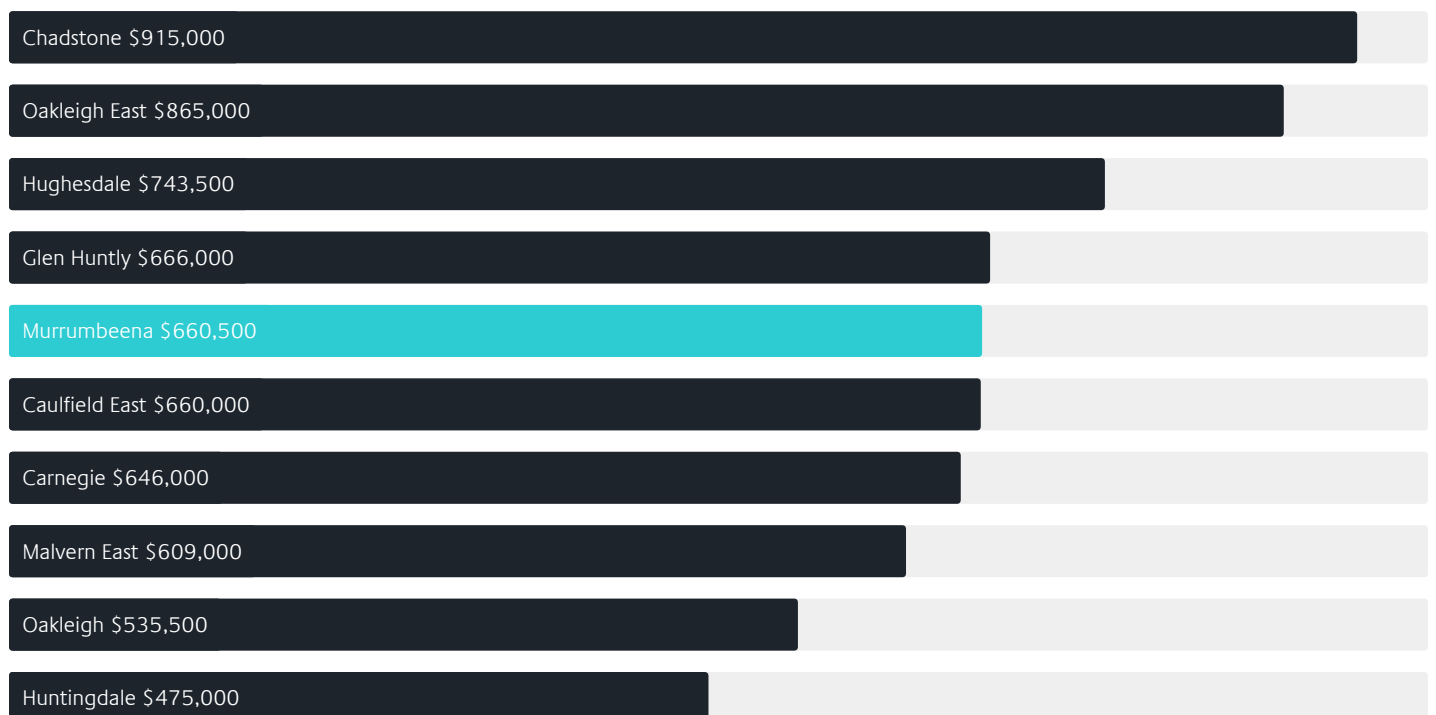
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 58%  
● Private 42%

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^








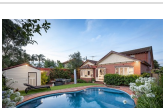
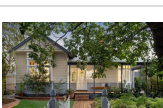
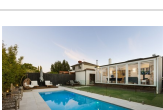

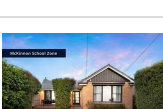
37 years

Median Household Size^













2.4 people

# Sold Properties~









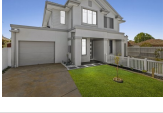

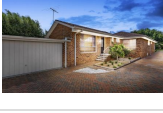

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 21 Winston Way Murrumbeena	4	House	\$2,170,000	05 Apr 2025
 406/119 Poath Rd Murrumbeena	2	Apartment	\$600,000	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
 4/11 Dunoon St Murrumbeena	3	Townhouse	\$1,141,500	29 Mar 2025
 1/19 Crosbie Rd Murrumbeena	3	House	\$1,336,000	29 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/8 Dunoon St Murrumbeena	2	Apartment	\$528,000	28 Mar 2025
 17 Katrina Av Murrumbeena	4	House	\$1,640,000	22 Mar 2025
 2/1270 Dandenong Rd Murrumbeena	3	Townhouse	\$1,300,000	22 Mar 2025
 16/22 Rosella St Murrumbeena	1	Unit	\$270,000	20 Mar 2025
 2/7 Brisbane St Murrumbeena	2	Unit	\$737,000	15 Mar 2025
 19 Omama Rd Murrumbeena	3	House	\$1,610,000	15 Mar 2025
 179 Murrumbeena Rd Murrumbeena	3	House	\$1,215,000	15 Mar 2025
 10/22 Rosella St Murrumbeena	1	Strata Unit/Flat	\$300,000	14 Mar 2025
 101/4 Kitmont St Murrumbeena	1	Apartment	\$375,000	12 Mar 2025
 4/41 Murrumbeena Rd Murrumbeena	2	Apartment	\$745,000	04 Mar 2025
 5/33 Howe St Murrumbeena	3	Townhouse	\$1,077,500	01 Mar 2025
 36 Howe St Murrumbeena	3	House	\$1,575,000	01 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/1 Kitmont St Murrumbeena	1	Apartment	\$345,000	01 Mar 2025
 1/13 Walker St Murrumbeena	2	Unit	\$895,000	01 Mar 2025
 1/243 Murrumbeena Rd Murrumbeena	1	Apartment	\$345,000	28 Feb 2025
 4/20 Ardyne St Murrumbeena	2	Townhouse	\$737,500	27 Feb 2025
 8a Ricourt Av Murrumbeena	4	House	\$1,599,000	24 Feb 2025
 4b Wallace Av Murrumbeena	4	Townhouse	\$2,236,000	20 Feb 2025
 3 Short St Murrumbeena	3	Strata Unit/Townhouse	\$1,490,000	20 Feb 2025
 3/8 Marma Rd Murrumbeena	3	Unit	\$955,000	19 Feb 2025
 65a Wallace Av Murrumbeena	4	Flat/Unit/Apartment	\$1,528,000	19 Feb 2025
 49 Reid St Murrumbeena	3	House	\$1,350,000	17 Feb 2025
 2/4 Pelling Rd Murrumbeena	2	Unit	\$922,500	15 Feb 2025
 26 Doris St Murrumbeena	3	House	\$1,401,000	15 Feb 2025





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 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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