

JellisCraig

MURRUMBEENA

Suburb Report

Know your neighbourhood.



MURRUMBEENA SUBURB REPORT

Median House Price*

Median

\$1.69m

Quarterly Price Change

0.44% ↑

Median Unit Price*

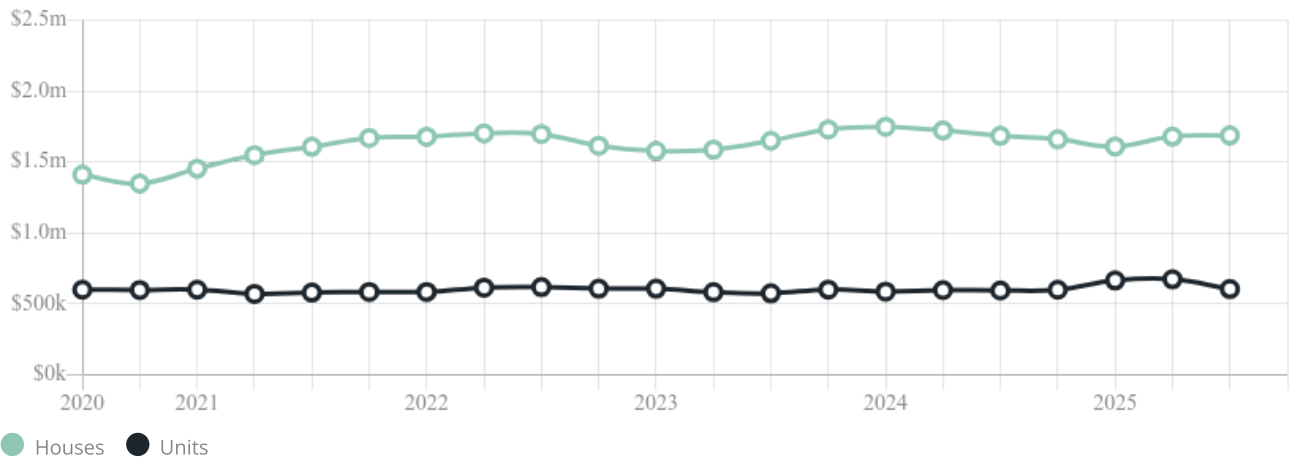
Median

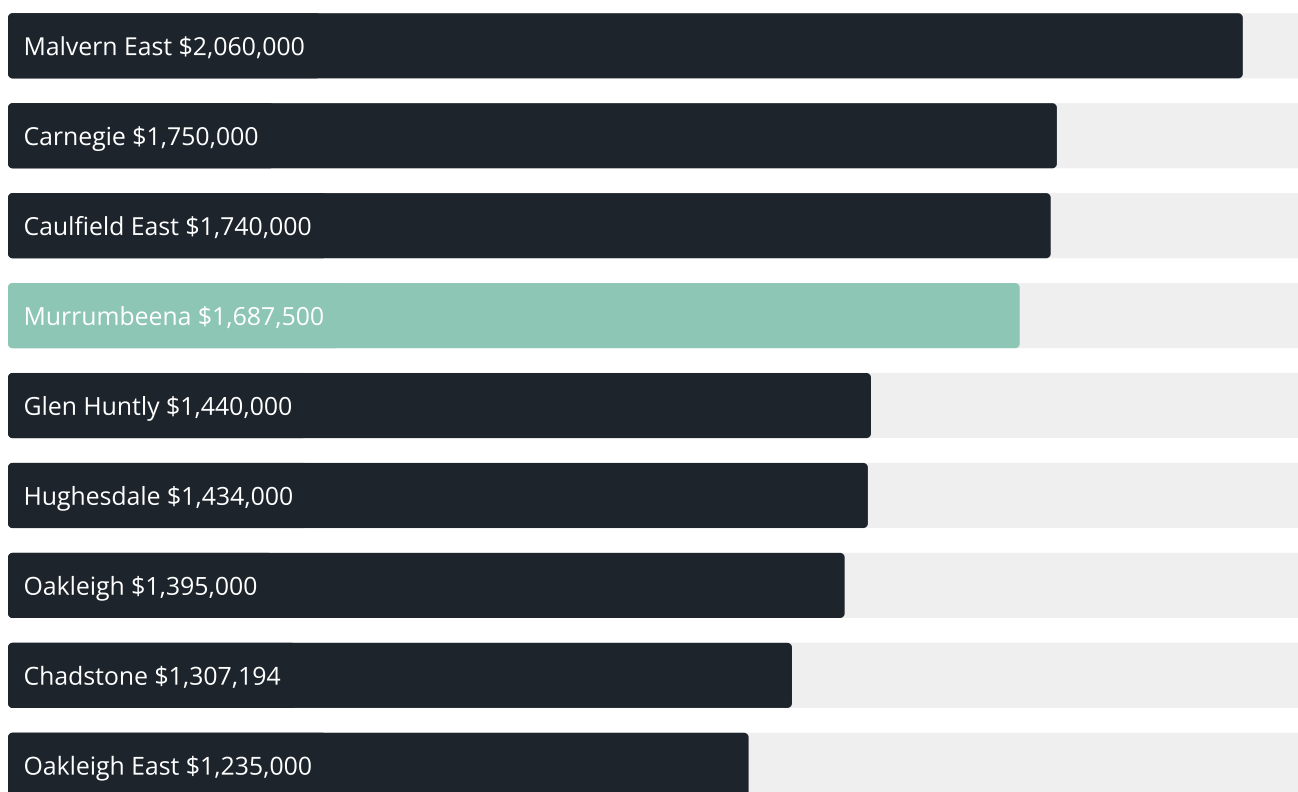
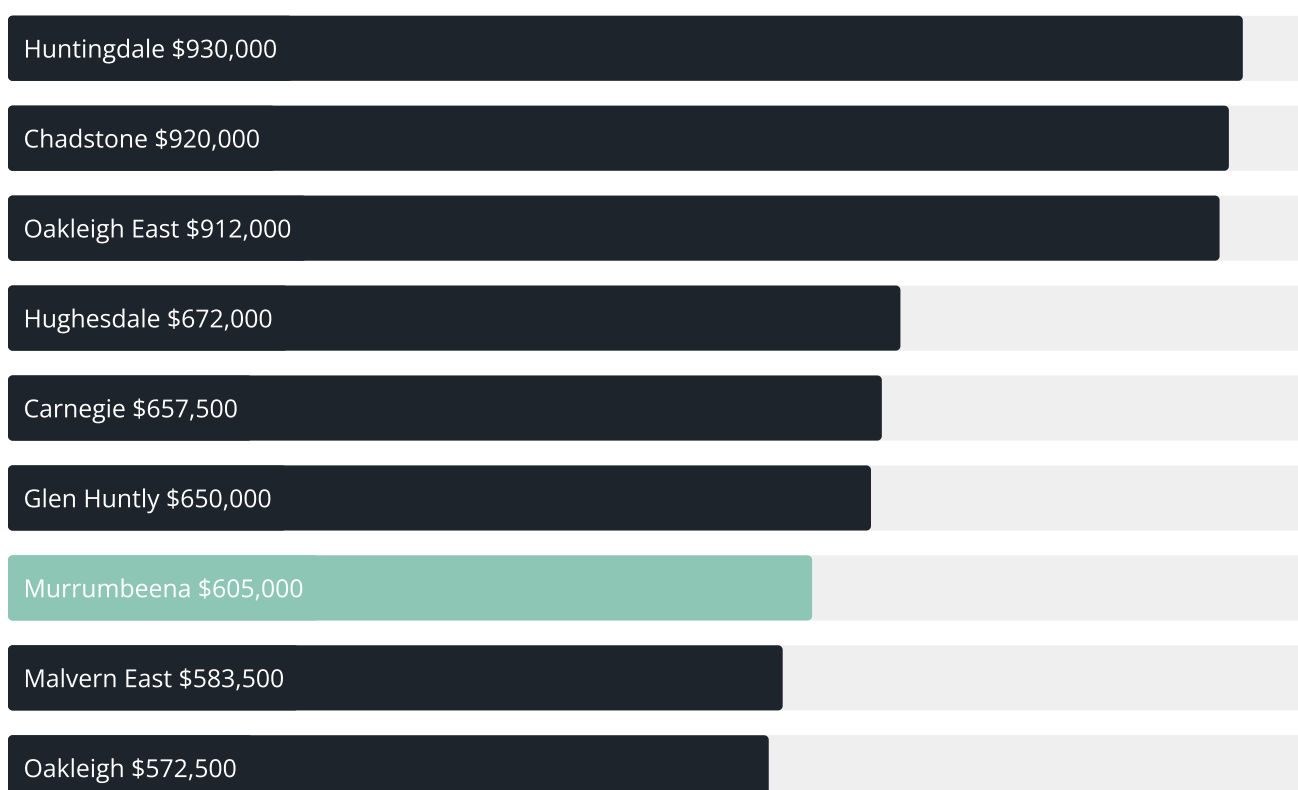
\$605k

Quarterly Price Change

-10.20% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

MURRUMBEENA SUBURB REPORT

Sale Method*



Auction Clearance Rate*

87.8%

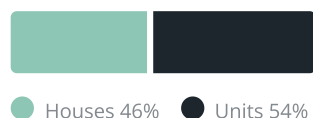
Median Days on Market^

25 days

Average Hold Period*

8.8 years

Dwelling Type^



Ownership^



Population^

9,996

Median Asking Rent per week*

\$768

Population Growth^

0.71%

Rental Yield*

2.17%

Median Age^

37 years

Median Household Size^

2.4 people

MURRUMBEENA SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 2/45 Hobart Rd Murrumbeena	2	Unit	\$736,000	25 Oct 2025
 20 Victory St Murrumbeena	2	House	\$1,450,000	22 Oct 2025
 5/2 Dunoon St Murrumbeena	2	Unit	\$550,000	20 Oct 2025
 305 Poath Rd Murrumbeena	3	House	\$1,703,000	14 Oct 2025
 201/119 Poath Rd Murrumbeena	2	Apartment	\$610,000	14 Oct 2025
 11 Bute St Murrumbeena	3	House	\$1,380,000	11 Oct 2025
 2/14 Wahroongaa Cr Murrumbeena	3	Townhouse	\$1,165,000	11 Oct 2025
 38 Ardyne St Murrumbeena	3	House	\$1,720,000	11 Oct 2025
 1/245 Murrumbeena Rd Murrumbeena	1	Apartment	\$290,000	10 Oct 2025
 12 Atkinson St Murrumbeena	3	House	\$1,720,000	09 Oct 2025

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/16 Adelaide St Murrumbeena	1	Apartment	\$360,000	08 Oct 2025
 2/11 Wallace Av MURRUMBEENA	3	Townhouse	\$1,280,000	04 Oct 2025
 9/24 Dunoon St Murrumbeena	2	Apartment	\$490,000	04 Oct 2025
 12/14 Ardyne St Murrumbeena	1	Apartment	\$340,000	03 Oct 2025
 15/163 Murrumbeena Rd MURRUMBEENA	1	Unit	\$322,000	26 Sep 2025
 7/9 Gerald St Murrumbeena	1	Apartment	\$345,000	23 Sep 2025
 7/9 Toward St Murrumbeena	1	Strata Unit/Flat	\$310,000	22 Sep 2025
 49b Rosella St Murrumbeena	4	House	\$1,695,000	20 Sep 2025
 38 Kinlock Av Murrumbeena	4	House	\$3,282,000	20 Sep 2025
 4/3c Innellan Rd Murrumbeena	1	Apartment	\$388,000	20 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 12/95-101 Murrumbeena Rd Murrumbeena	2	Unit	\$773,000	17 Sep 2025
 3/23 Brisbane St Murrumbeena	1	Unit	\$343,000	16 Sep 2025
 110/128 Murrumbeena Rd Murrumbeena	2	Apartment	\$585,400	13 Sep 2025
 12 Reid St Murrumbeena	4	House	\$1,500,000	13 Sep 2025
 10 Adams St Murrumbeena	4	House	\$2,050,000	13 Sep 2025
 5/11 Sydney St Murrumbeena	1	Apartment	\$295,000	11 Sep 2025
 9/118 Murrumbeena Rd Murrumbeena	1	Strata Unit/Flat	\$326,650	01 Sep 2025
 1/5 Wilson St Murrumbeena	1	Apartment	\$368,000	27 Aug 2025
 36 Wallace Av Murrumbeena	3	House	\$1,670,000	27 Aug 2025
 5/24 Brisbane St Murrumbeena	1	Unit	\$320,000	26 Aug 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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