

# JellisCraig

MURRUMBEENA

# Suburb Report

Know your neighbourhood.



MURRUMBEENA SUBURB REPORT

Median House Price\*

Median

\$1.69m

Quarterly Price Change

5.15% ↑

Median Unit Price\*

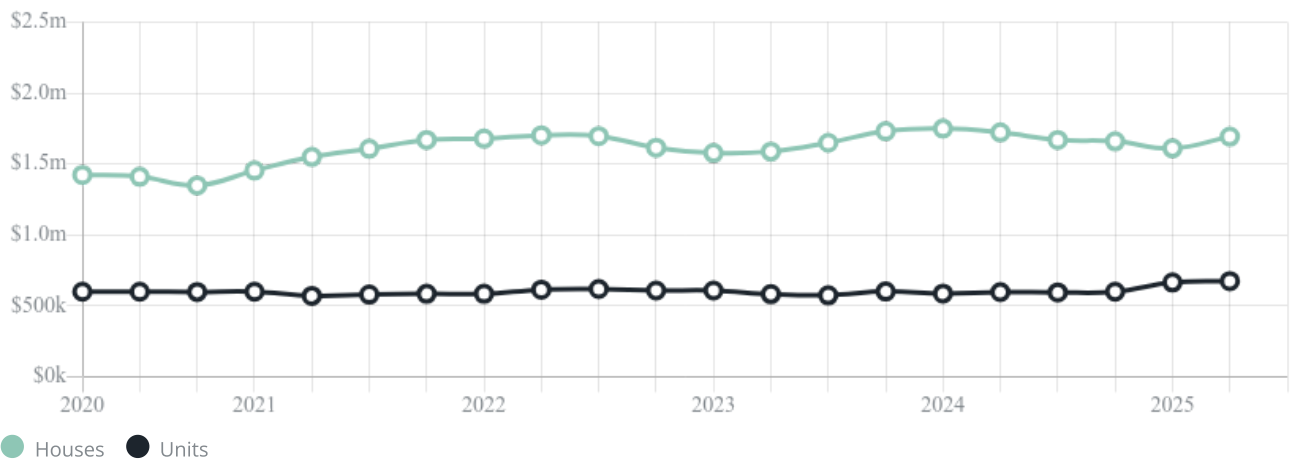
Median

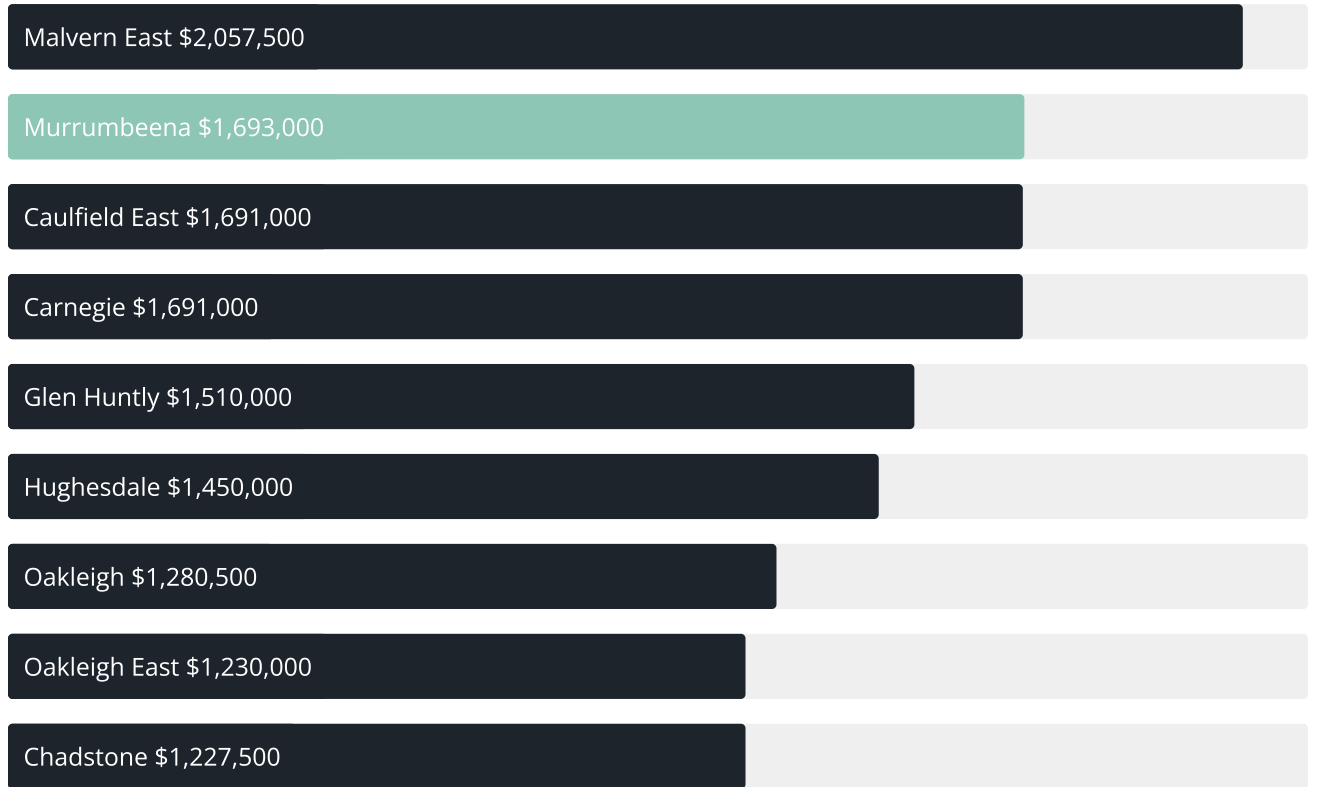
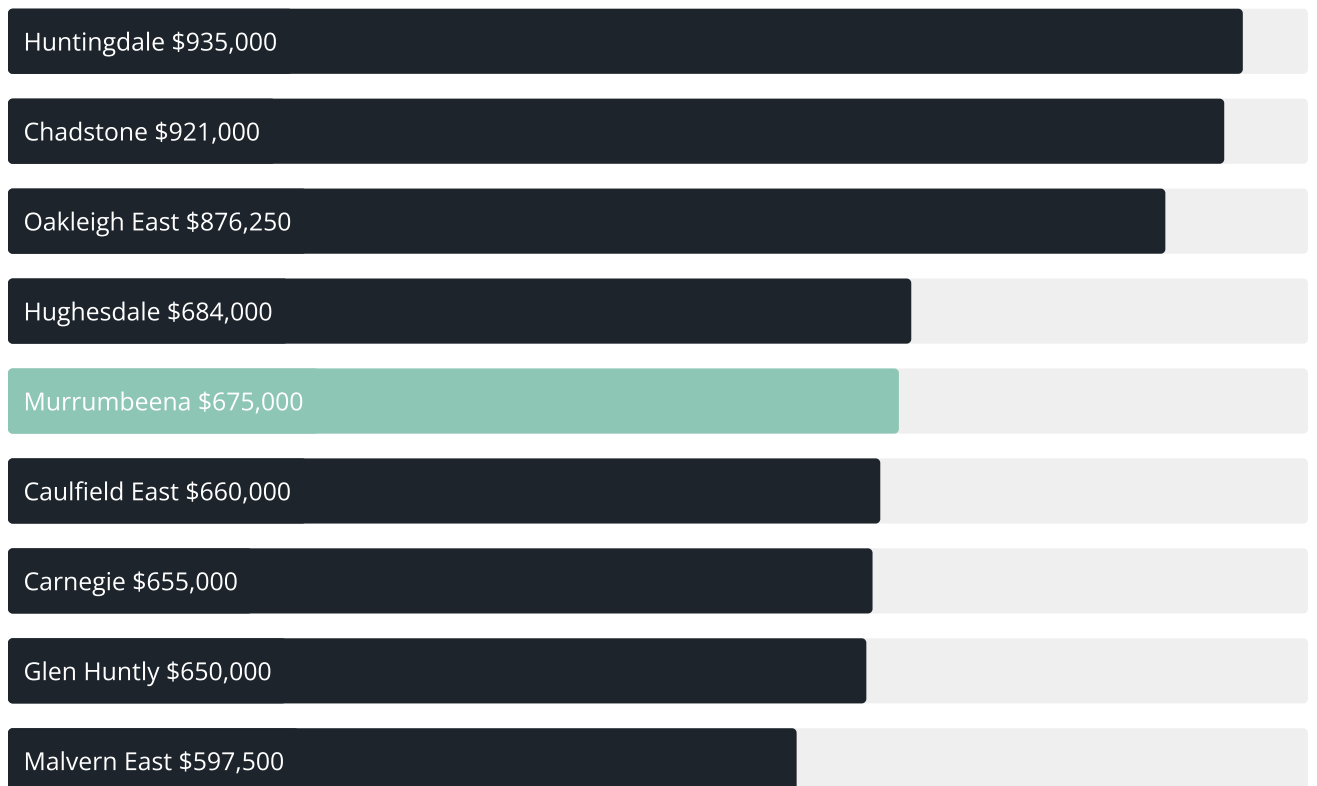
\$675k

Quarterly Price Change

1.50% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MURRUMBEENA SUBURB REPORT

## Sale Method\*



## Auction Clearance Rate\*

79.41%

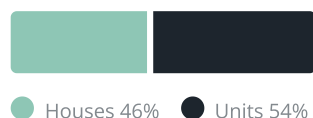
## Median Days on Market^

25 days

## Average Hold Period\*

8.8 years

## Dwelling Type^



## Ownership^



## Population^

9,996

## Median Asking Rent per week\*

\$740

## Population Growth^

0.71%

## Rental Yield\*

2.17%

## Median Age^









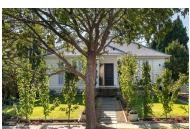
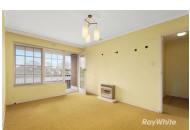
37 years

## 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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 49b Rosella St Murrumbeena	4	House	\$1,695,000	20 Sep 2025
 38 Kinlock Av Murrumbeena	4	House	\$3,282,000	20 Sep 2025
 1/488 Neerim Rd Murrumbeena	1	Apartment	\$450,000	20 Sep 2025
 4/3c Innellan Rd Murrumbeena	1	Apartment	\$388,000	20 Sep 2025
 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

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 5/34 Rosella St Murrumbeena	1	Unit	\$265,000	26 Aug 2025
 3/21 Hobart Rd Murrumbeena	1	Apartment	\$350,000	25 Aug 2025
 104/41 Murrumbeena Rd Murrumbeena	2	Apartment	\$640,000	25 Aug 2025
 2/24 Gerald St Murrumbeena	3	Townhouse	\$1,230,000	23 Aug 2025
 9/174 Murrumbeena Rd MURRUMBEENA	1	Unit	\$310,000	22 Aug 2025
 104/17 Murrumbeena Rd Murrumbeena	1	Apartment	\$255,000	19 Aug 2025
 103/2 Dunoon St Murrumbeena	2	Strata Unit/Flat	\$375,000	19 Aug 2025

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Lydson St Murrumbeena	4	House	\$2,550,000	16 Aug 2025
 9 First Av Murrumbeena	2	House	\$1,200,000	15 Aug 2025
 6/30 Railway Pde Murrumbeena	2	Strata Unit/Flat	\$430,000	15 Aug 2025
 39/2-4 William St Murrumbeena	2	Apartment	\$605,000	13 Aug 2025
 72 Dalny Rd Murrumbeena	4	House	\$1,630,000	05 Aug 2025
 10/8 Kangaroo Rd Murrumbeena	1	Unit	\$335,000	05 Aug 2025
 22 Victory St Murrumbeena	3	House	\$1,570,000	31 Jul 2025
 17 Ricourt Av Murrumbeena	4	House	\$1,850,000	26 Jul 2025
 10/1216 Dandenong Rd Murrumbeena	1	Apartment	\$307,500	26 Jul 2025
 5/19 Brisbane St Murrumbeena	1	Apartment	\$391,000	26 Jul 2025





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

[jellisrcraig.com.au](http://jellisrcraig.com.au)

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.