

JellisCraig

MURRUMBEENA

Suburb Report

Know your neighbourhood.



MURRUMBEENA SUBURB REPORT

Median House Price*

Median

\$1.69m

Quarterly Price Change

5.15% ↑

Median Unit Price*

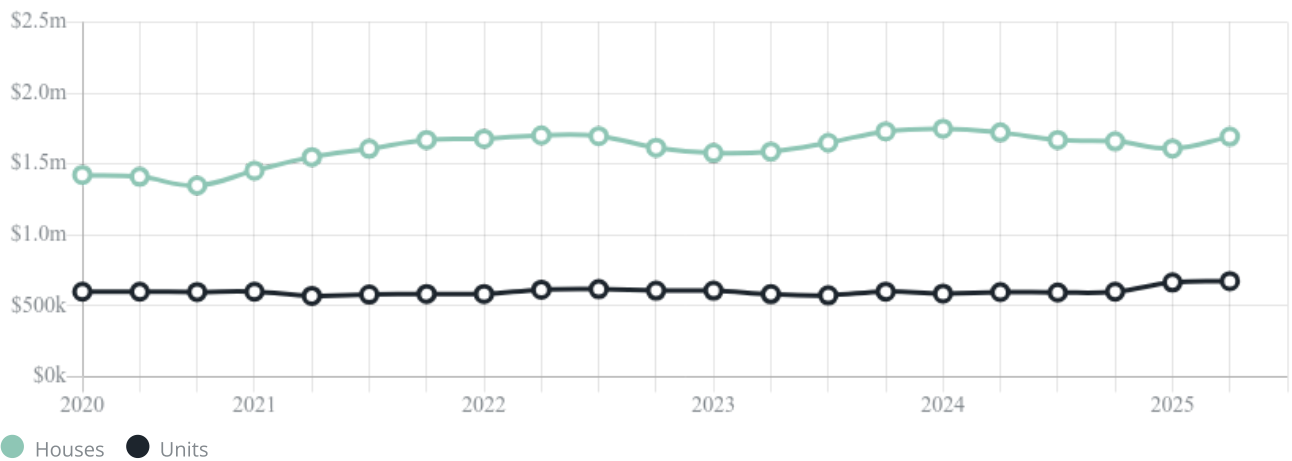
Median

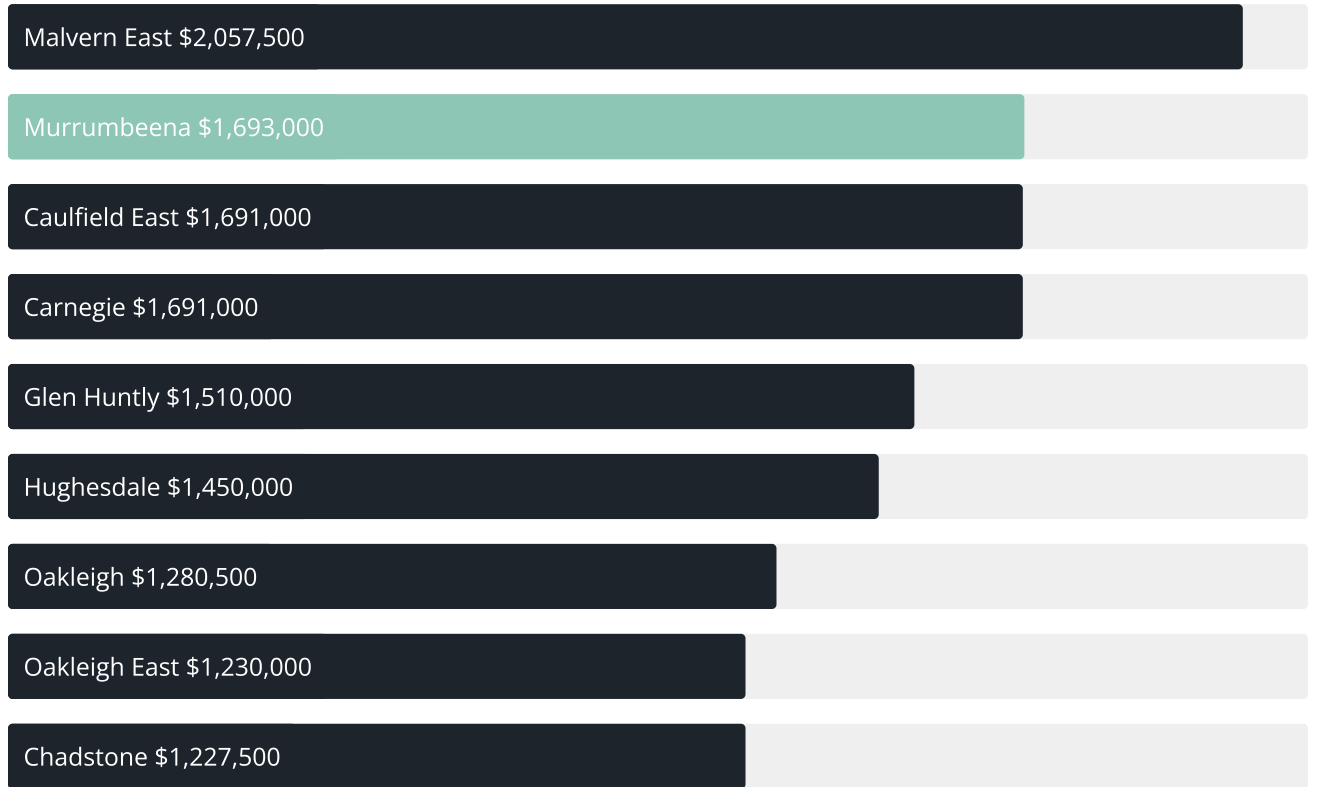
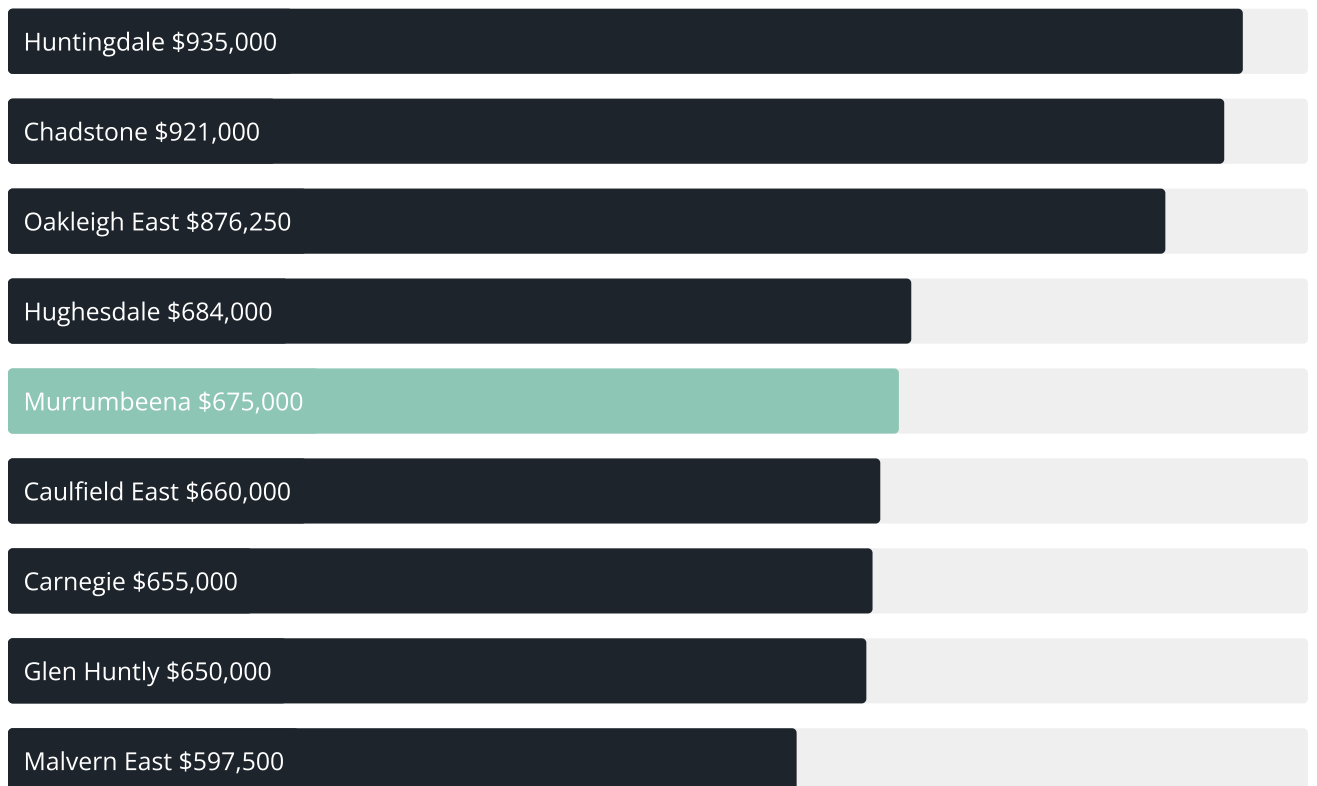
\$675k

Quarterly Price Change

1.50% ↑

Quarterly Price Change*



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

MURRUMBEENA SUBURB REPORT

Sale Method*



● Auction 60%

● Private 40%

Auction Clearance Rate*

82.14%

Median Days on Market^

25 days

Average Hold Period*

8.8 years

Dwelling Type^



● Houses 46%

● Units 54%

Ownership^



● Owned Outright 32%

● Mortgaged 34%

● Rented 34%

Population^

9,996

Median Asking Rent per week*

\$740

Population Growth^

0.71%

Rental Yield*

2.17%

Median Age^








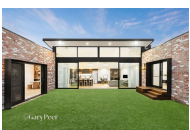

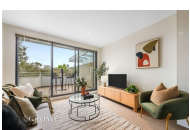
37 years

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

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
 2/24 Gerald St Murrumbeena	3	Townhouse	\$1,230,000	23 Aug 2025
 104/17 Murrumbeena Rd Murrumbeena	1	Apartment	\$255,000	19 Aug 2025
 14 Lydson St Murrumbeena	4	House	\$2,550,000	16 Aug 2025
 9 First Av Murrumbeena	2	House	\$1,200,000	15 Aug 2025
 39/2-4 William St Murrumbeena	2	Apartment	\$605,000	13 Aug 2025

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 10/1216 Dandenong Rd Murrumbeena	1	Apartment	\$307,500	26 Jul 2025
 5/19 Brisbane St Murrumbeena	1	Apartment	\$391,000	26 Jul 2025
 6/30 Victory St Murrumbeena	2	Apartment	\$510,000	19 Jul 2025
 1/7 Toward St Murrumbeena	2	Apartment	\$661,000	17 Jul 2025
 9 Katrina Av Murrumbeena	3	House	\$1,802,000	15 Jul 2025
 7/34 Rosella St Murrumbeena	1	Apartment	\$268,000	15 Jul 2025
 107/17 Railway Pde Murrumbeena	2	Unit	\$498,000	14 Jul 2025

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/26a Howe St Murrumbeena	2	Unit	\$755,000	14 Jul 2025
 36 Kangaroo Rd Murrumbeena	4	House	\$1,580,000	12 Jul 2025
 49 Kinlock Av Murrumbeena	3	House	\$1,660,000	11 Jul 2025
 3/2 Rosella St Murrumbeena	3	Townhouse	\$990,000	03 Jul 2025
 17b Murrumbeena Cr Murrumbeena	5	Townhouse	\$1,950,000	26 Jun 2025
 8a Brisbane St Murrumbeena	2	Strata Unit/Townhouse	\$1,088,000	24 Jun 2025
 101/128 Murrumbeena Rd Murrumbeena	1	Apartment	\$408,000	17 Jun 2025
 16 Ricourt Av Murrumbeena	3	House	\$1,220,000	16 Jun 2025
 12/51 Murrumbeena Rd Murrumbeena	2	Apartment	\$510,000	15 Jun 2025
 7 Ariadne Av Murrumbeena	2	House	\$1,550,000	14 Jun 2025



Carnegie Office
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jellisrcraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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