



Mentone

# Suburb Report



Your connection to property insights



**JellisCraig**

MENTONE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.43m

Quarterly price change

1.38% ↑

Median unit price<sup>1</sup>

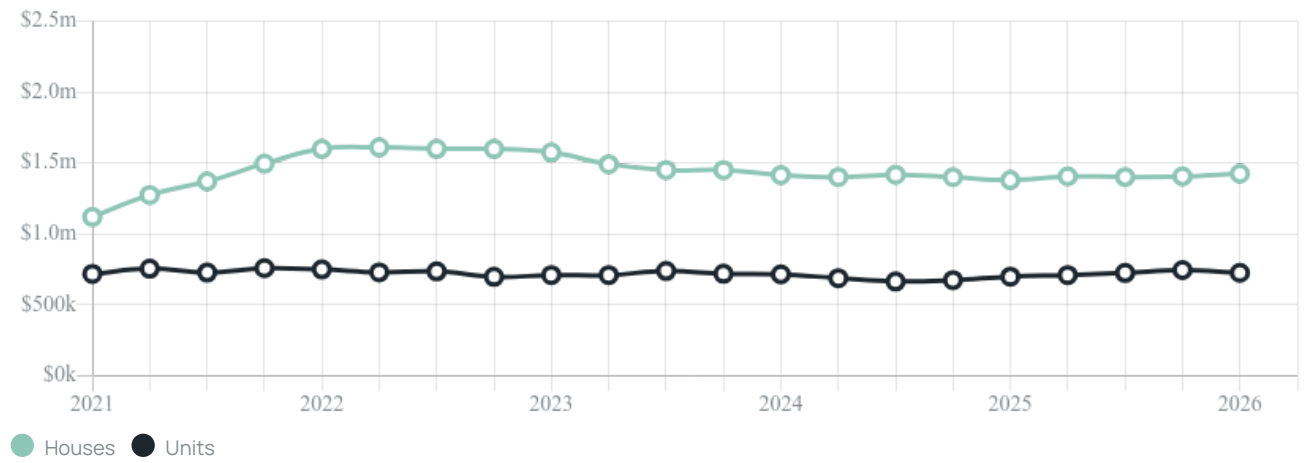
Median

\$726k

Quarterly price change

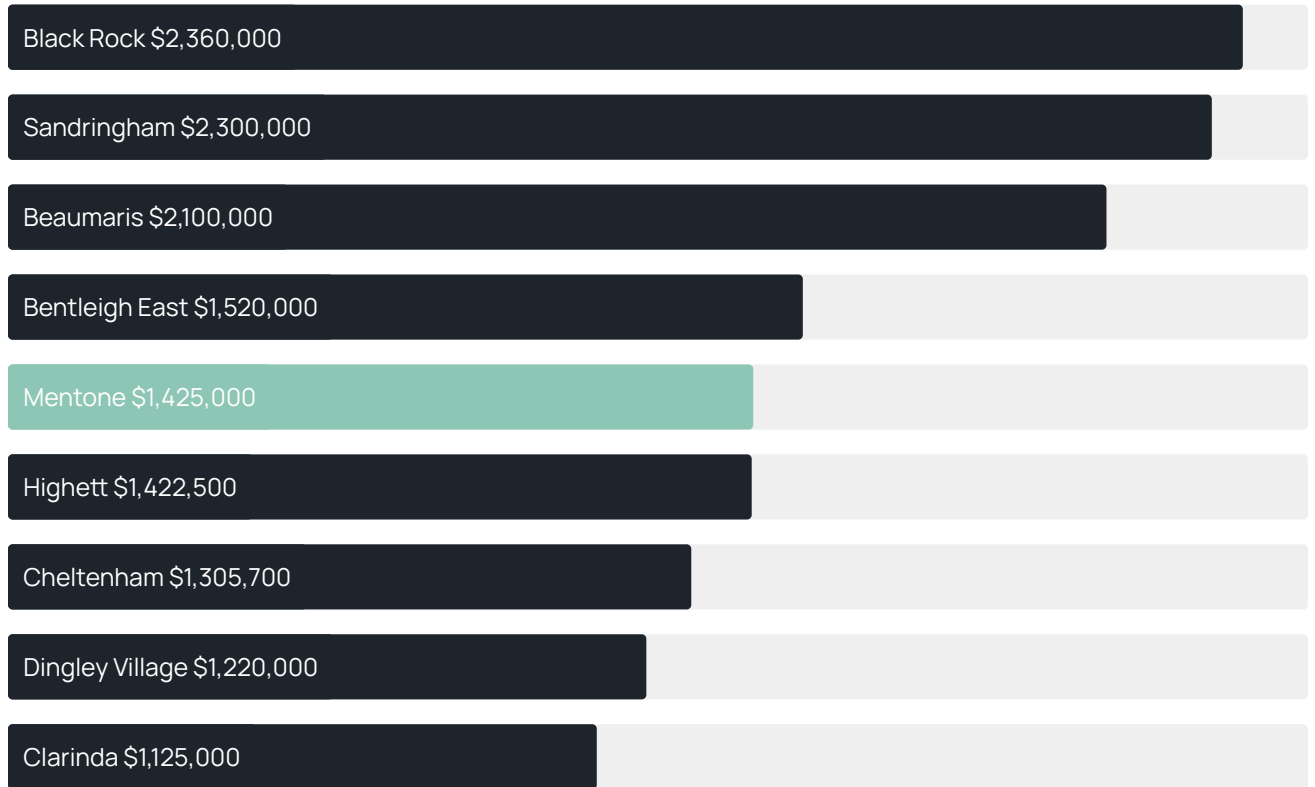
-2.55% ↓

Quarterly price change<sup>1</sup>

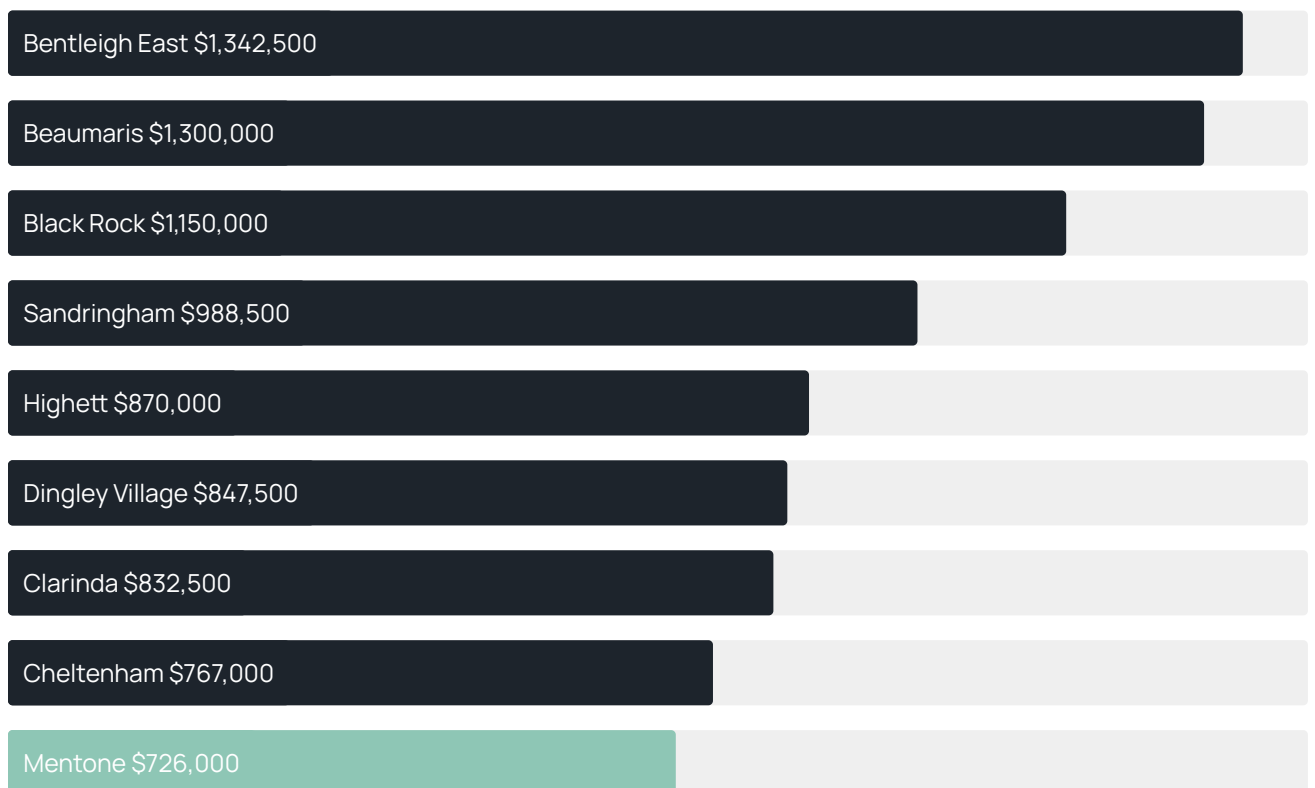


MENTONE SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

86.49%

Median days on market<sup>3</sup>

26 days

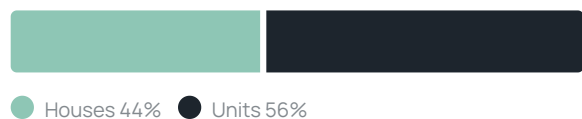
Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

6.8 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

13,197

Median asking rent<sup>1</sup>

\$790 per week

Population growth<sup>5</sup>

1.79%

Rental yield<sup>1</sup>

2.69%

Median age<sup>5</sup>

42 years











Median household size<sup>5</sup>

2.3 people











MENTONE SUBURB REPORT

## Recent Mentone sales










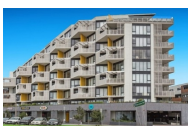
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 35 Patty St Mentone	5	House	\$2,260,000	18 Apr 2026
 17 Palermo St Mentone	3	House	\$2,160,000	18 Apr 2026
 70/80 Balcombe Rd Mentone	3	Apartment	\$730,000	13 Apr 2026
 11 Winsome St MENTONE	4	House	\$1,680,000	10 Apr 2026
 8/76 Collins St Mentone	2	Townhouse	\$820,000	02 Apr 2026
 1/22 Broome Av Mentone	3	Townhouse	\$997,000	31 Mar 2026
 4/33 Collins St Mentone	3	Townhouse	\$1,100,000	28 Mar 2026
 4/42 Flinders St Mentone	2	Unit	\$640,000	28 Mar 2026
 9/87 Nepean Hwy Mentone	2	Unit	\$677,000	28 Mar 2026
 2/29 Bourke St Mentone	2	Unit	\$715,000	26 Mar 2026

## MENTONE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13/80 Balcombe Rd Mentone	2	Apartment	\$635,000	26 Mar 2026
 6/144 Collins St Mentone	2	Apartment	\$502,000	25 Mar 2026
 204/135 Lower Dandenong Rd Mentone	1	Flat/Unit/Apartment	\$373,000	25 Mar 2026
 207/144 Collins St Mentone	2	Apartment	\$525,000	23 Mar 2026
 11 Anderson Ct Mentone	4	House	\$1,680,000	21 Mar 2026
 1/56 Milan St Mentone	1	Flat/Unit/Apartment	\$380,000	14 Mar 2026
 3/39 Plummer Rd Mentone	2	Unit	\$885,000	12 Mar 2026
 3/94 Beach Rd Mentone	1	Apartment	\$437,000	11 Mar 2026
 4/123 Balcombe Rd Mentone	2	Apartment	\$750,000	11 Mar 2026
 205/7 Balcombe Rd Mentone	2	Apartment	\$480,000	09 Mar 2026

## MENTONE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/7 Como Pde.E Mentone	1	Unit	\$440,000	09 Mar 2026
 207/135 Lower Dandenong Rd MENTONE	2	Apartment	\$485,000	08 Mar 2026
 1/7 Stawell St Mentone	2	Unit	\$960,000	07 Mar 2026
 19 Glengala Ct Mentone	4	House	\$1,280,000	07 Mar 2026
 14/3-5 Alvena St Mentone	2	Apartment	\$545,000	03 Mar 2026
 14 Swanston St Mentone	3	House	\$841,000	03 Mar 2026
 6/2-10 Teague Av Mentone	2	Apartment	\$615,000	28 Feb 2026
 3/15 Lower Dandenong Rd Mentone	1	Unit	\$362,000	28 Feb 2026
 19 Johnston St Mentone	2	House	\$935,000	28 Feb 2026
 506/7 Balcombe Rd Mentone	2	Apartment	\$479,000	28 Feb 2026



**Jellis Craig Mentone**  
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/05/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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