



Mentone

Suburb Report



Your connection to property insights



JellisCraig

MENTONE SUBURB REPORT

Median house price¹

Median

\$1.37m

Quarterly price change

0.07% ↑

Median unit price¹

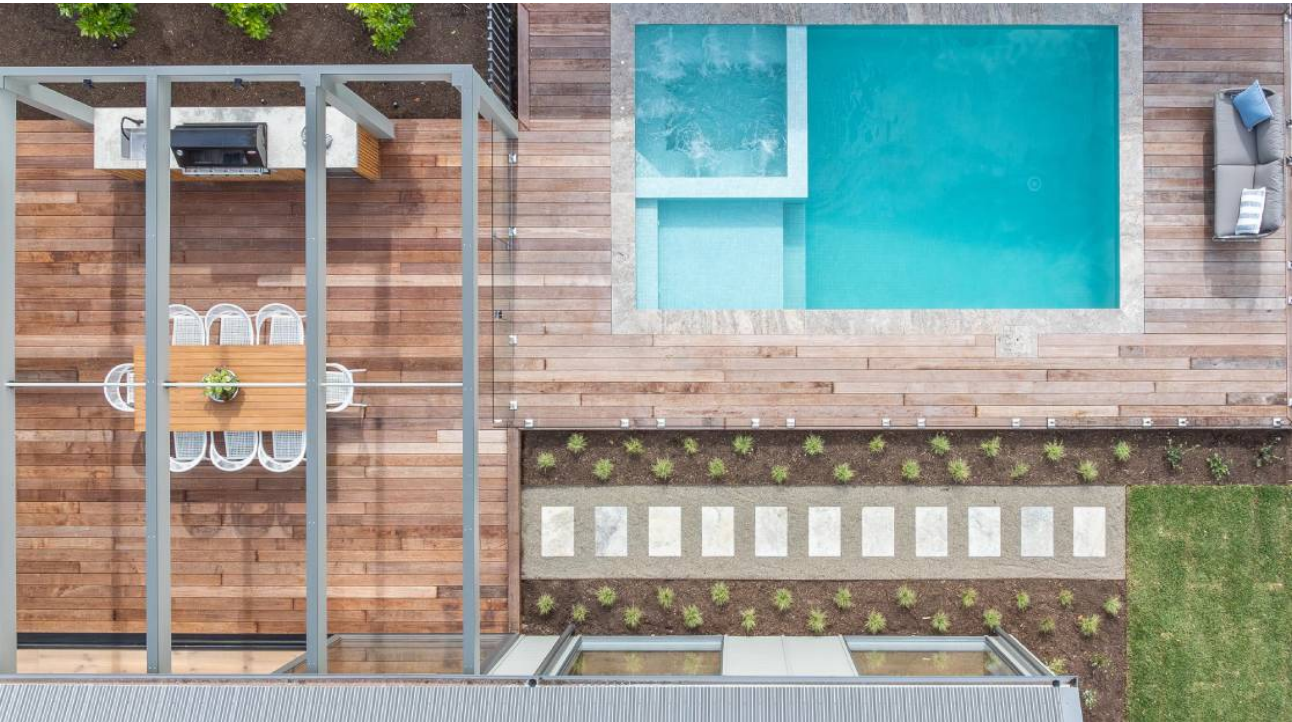
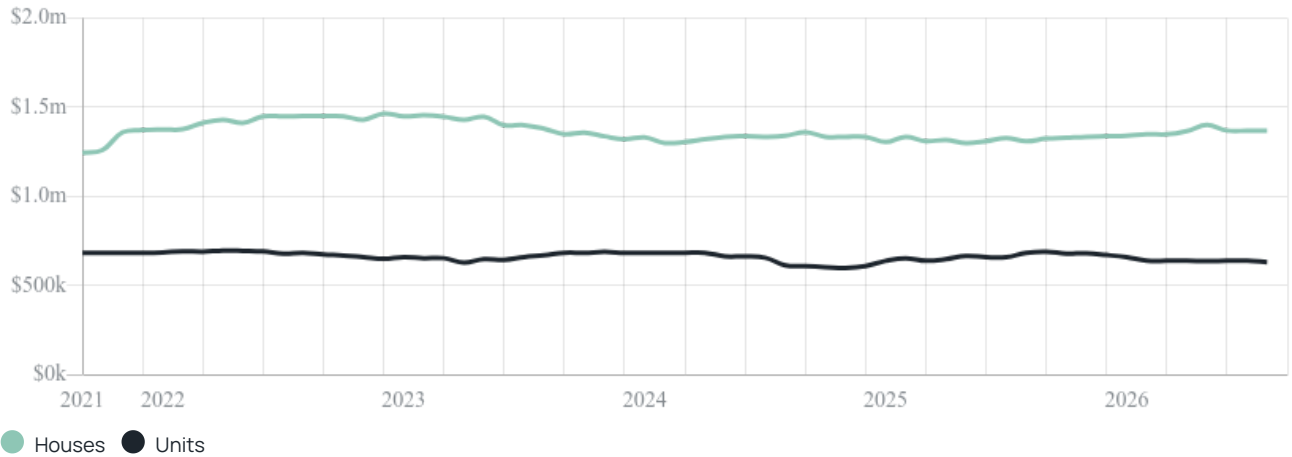
Median

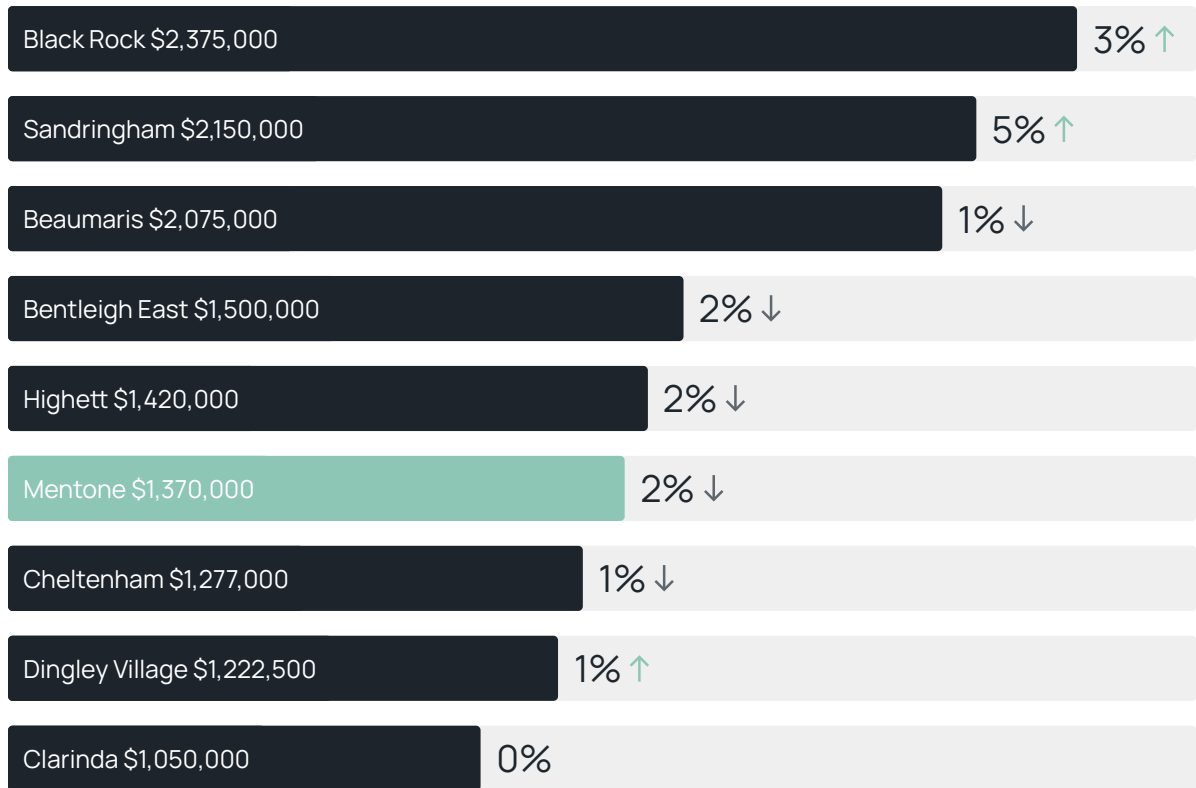
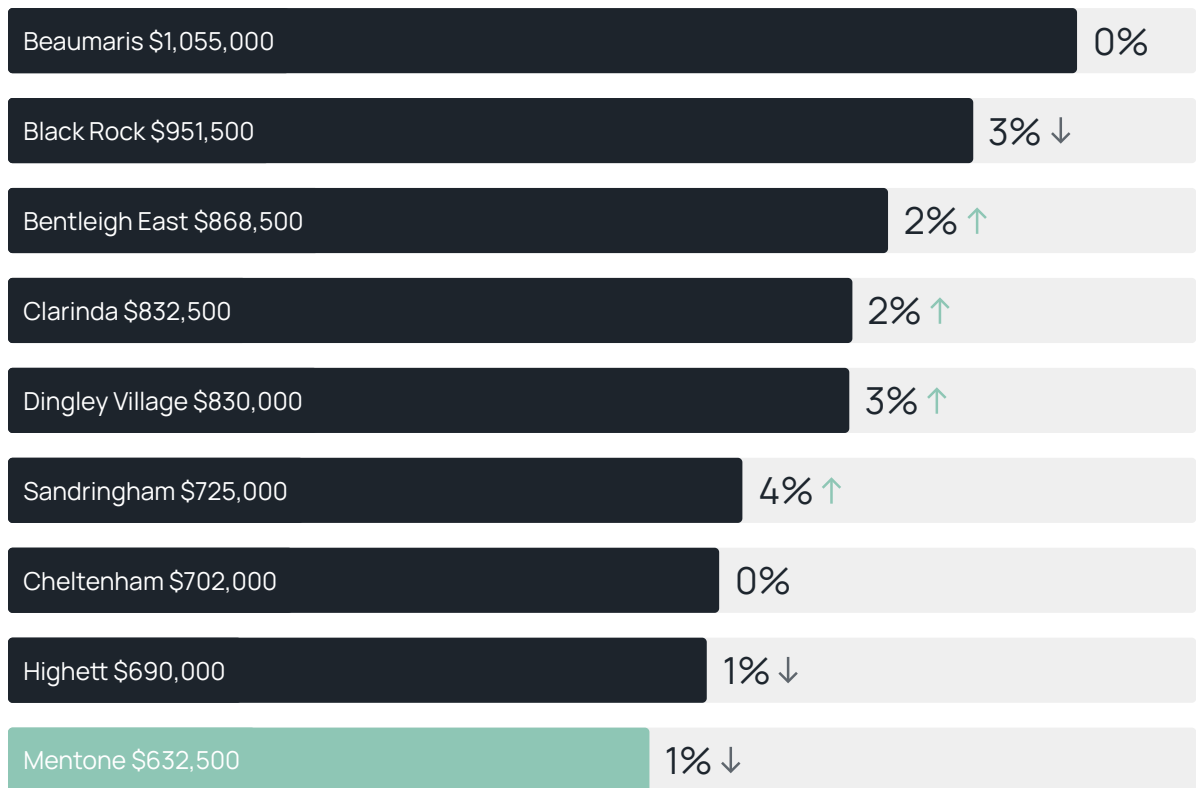
\$633k

Quarterly price change

-1.17% ↓

Mentone quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 34%
● Private 66%

Auction clearance rate³

54.55%

Median days on market³

House

Unit

32 days

26 days

Jellis Craig average inspection attendance per listing⁴

40 groups

Average hold period¹

House

Unit

15.0 years

12.8 years

Dwelling type⁵

● Houses 71% ● Units 29%

Ownership⁵

● Owned outright 32% ● Mortgaged 35% ● Rented 33%

Population⁵

13,197

Median asking rent per week¹

Unit

\$800

\$565

Population growth⁵

1.79%

Rental yield¹

House

Unit

3.4%

4.63%

Median age⁵

42 years

Median household size⁵

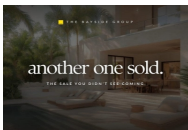
2.3 people

Recent Mentone sales²

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

Address	Bedrooms	Type	Price	Sold
 24A Broome Avenue Mentone	4	Townhouse	\$1,700,000	29 Sep 2026
 3/17 Southern Road Mentone	3	Townhouse	\$1,087,500	24 Sep 2026
 6/1-3 Venice Street Mentone	2	Unit	Undisclosed	23 Sep 2026
 31B Patty Street Mentone	4	Townhouse	\$1,515,000	22 Sep 2026
 6/70 Beach Road Mentone	1	Unit	\$410,000	21 Sep 2026
 3/56 Collins Street Mentone	2	Unit	\$663,000	19 Sep 2026
 15 Eblana Avenue Mentone	3	House	\$2,022,000	19 Sep 2026
 23c Riviera Street Mentone	3	Townhouse	\$820,000	18 Sep 2026
 23B Riviera Street Mentone	2	Unit	\$720,000	15 Sep 2026
 1 Collins Street Mentone	4	House	Undisclosed	12 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 3/27-29 Brindisi Street Mentone	3	Unit	\$870,000	12 Sep 2026
 2 Alvena Street Mentone	3	House	\$1,345,000	12 Sep 2026
 110/35 Childers Street Mentone	1	Unit	\$410,000	11 Sep 2026
 101 Lower Dandenong Road Mentone	5	House	\$1,120,000	09 Sep 2026
 2/24 Collins Street Mentone	2	Unit	\$815,000	07 Sep 2026
 202/135 Lower Dandenong Road Mentone	2	Apartment	\$510,000	07 Sep 2026
 29 Sea Parade Mentone	5	House	Undisclosed	06 Sep 2026
 8/3 Mentone Parade Mentone	3	Townhouse	Undisclosed	05 Sep 2026
 57/80 Balcombe Road Mentone	2	Apartment	\$600,000	04 Sep 2026
 11/8-12 Long Street Mentone	3	Unit	\$810,000	04 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 14/5 Phillip St Mentone	2	Apartment	\$555,000	01 Sep 2026
 92 Beach Road Mentone	5	House	Undisclosed	01 Sep 2026
 2/31 Bourke Street Mentone	2	Unit	\$937,000	31 Aug 2026
 2/8 Brindisi Street Mentone	3	Villa	\$1,100,000	29 Aug 2026
 1/17 Southern Road Mentone	4	Townhouse	\$1,265,000	29 Aug 2026
 2/77 Beach Road Mentone	3	Townhouse	Undisclosed	29 Aug 2026
 Level 4 404/81 Warrigal Road	2	Apartment	\$540,000	29 Aug 2026
 4/2 Kitchener Street Mentone	2	Apartment	\$510,000	28 Aug 2026
 4/49-51 Patty Street Mentone	2	Unit	\$710,000	28 Aug 2026
 2/14 Elizabeth Street Mentone	3	Townhouse	\$1,280,000	27 Aug 2026



Jellis Craig Mentone
99a Balcombe Road, Mentone
(03) 9585 5667

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.

Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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