



Mentone

Suburb Report



Your connection to property insights



JellisCraig

MENTONE SUBURB REPORT

Median house price¹

Median

\$1.37m

Quarterly price change

0.00% ↓

Median unit price¹

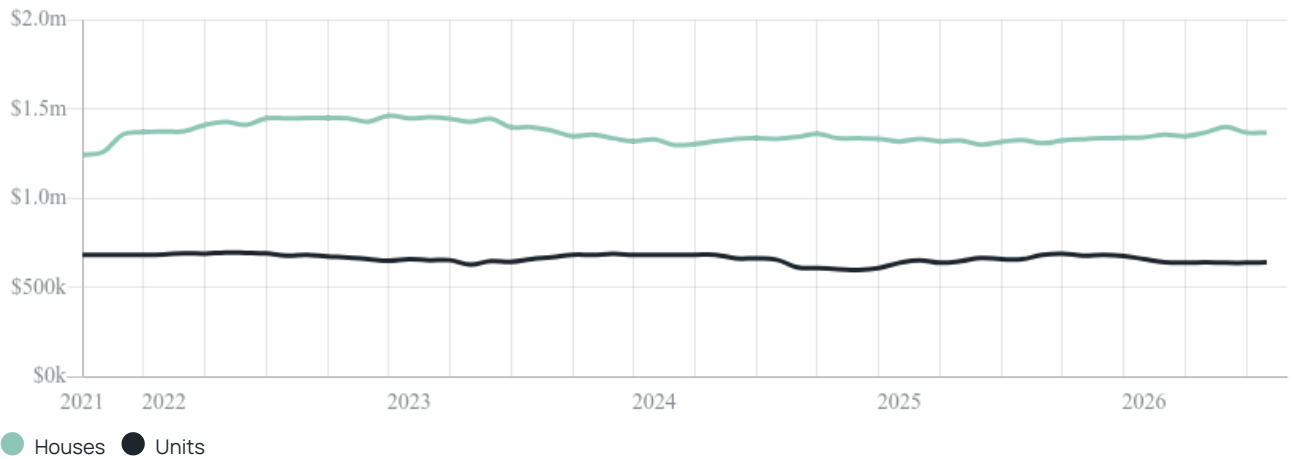
Median

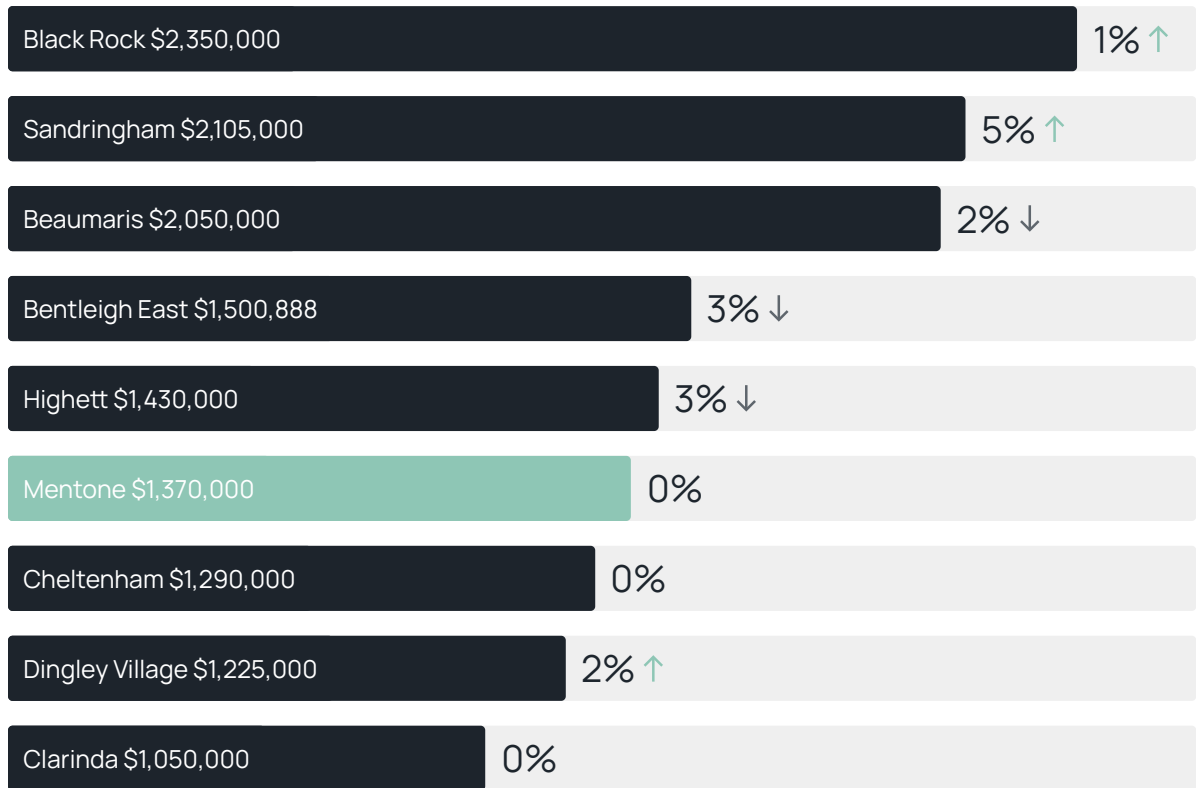
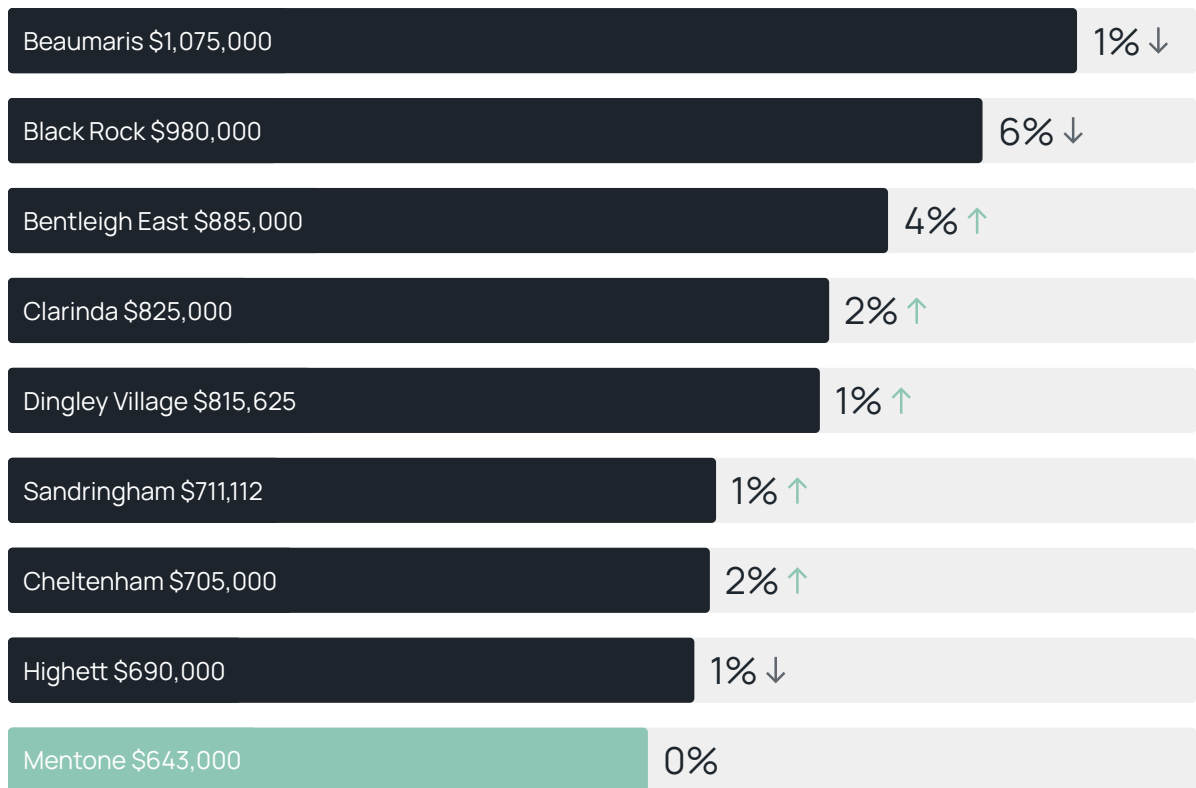
\$643k

Quarterly price change

0.47% ↑

Mentone quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 38%
● Private 62%

Auction clearance rate³

48.57%

Median days on market³

House

Unit

31 days

26 days

Jellis Craig average inspection attendance per listing⁴

43 groups

Average hold period¹

House

Unit

15.6 years

13.3 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

\$550

Population growth⁵

1.79%

Rental yield¹

House

Unit

3.16%

4.7%

Median age⁵

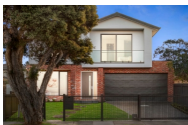
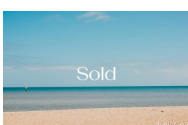
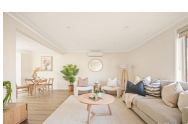
42 years

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 jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 4/2 Kitchener Street Mentone	2	Apartment	\$510,000	28 Aug 2026
 21/5-7 Brindisi Street Mentone	1	Apartment	\$415,000	24 Aug 2026
 4/18 Flinders Street Mentone	1	Unit	\$489,000	21 Aug 2026
 99 Lower Dandenong Road Mentone	3	House	\$1,071,000	20 Aug 2026
 2/24 Patty Street Mentone	2	Unit	\$675,000	18 Aug 2026
 12B Acacia Avenue Mentone	5	Townhouse	\$1,680,000	14 Aug 2026
 3/28 Mentone Parade Mentone	2	Unit	\$747,000	08 Aug 2026
 206/35 Childers Street Mentone	2	Unit	Undisclosed	07 Aug 2026

MENTONE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/144 Collins Street Mentone	2	Apartment	\$510,000	05 Aug 2026
 3A Coryule Avenue Mentone	3	Townhouse	\$1,385,000	01 Aug 2026
 13A Coolabah Street Mentone	4	Townhouse	Undisclosed	30 Jul 2026
 6 Greens Court Mentone	4	House	Undisclosed	30 Jul 2026
 1 Albenca Street Mentone	4	House	Undisclosed	30 Jul 2026
 1/33 Collins Street Mentone	4	Townhouse	\$1,375,000	30 Jul 2026
 8/39 Flinders Street Mentone	1	Unit	\$450,000	29 Jul 2026
 1/5 Lower Dandenong Road Mentone	3	Townhouse	Undisclosed	27 Jul 2026
 1/21-23 Florence Street Mentone	2	Unit	\$750,000	25 Jul 2026
 60 Balcombe Road Mentone	4	House	\$1,405,000	25 Jul 2026

MENTONE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/16 Naples Road Mentone	2	Unit	Undisclosed	24 Jul 2026
 112/35 Childers Street Mentone	2	Apartment	\$560,000	17 Jul 2026
 31/80 Balcombe Road Mentone	2	Apartment	\$630,000	15 Jul 2026
 108A Collins Street Mentone	3	Townhouse	\$1,275,000	11 Jul 2026
 2/120 Charman Road Mentone	1	Apartment	\$350,000	10 Jul 2026
 12A Acacia Avenue Mentone	5	Townhouse	\$1,700,000	10 Jul 2026
 7/6 Anderson Court Mentone	1	Apartment	\$325,000	08 Jul 2026
 6/19 Florence Street Mentone	2	Unit	\$645,000	07 Jul 2026
 102/33-35 Childers Street Mentone	1	Apartment	\$415,000	07 Jul 2026
 7/32 Mentone Parade Mentone	2	Unit	\$730,000	02 Jul 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 01/09/2026

Powered by  **PropTrack**

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

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).