

JellisCraig

MORDIALLOC

Suburb Report

Know your neighbourhood.



MORDIALLOC SUBURB REPORT

Median House Price*

Median

\$1.49m

Quarterly Price Change

7.97% ↑

Median Unit Price*

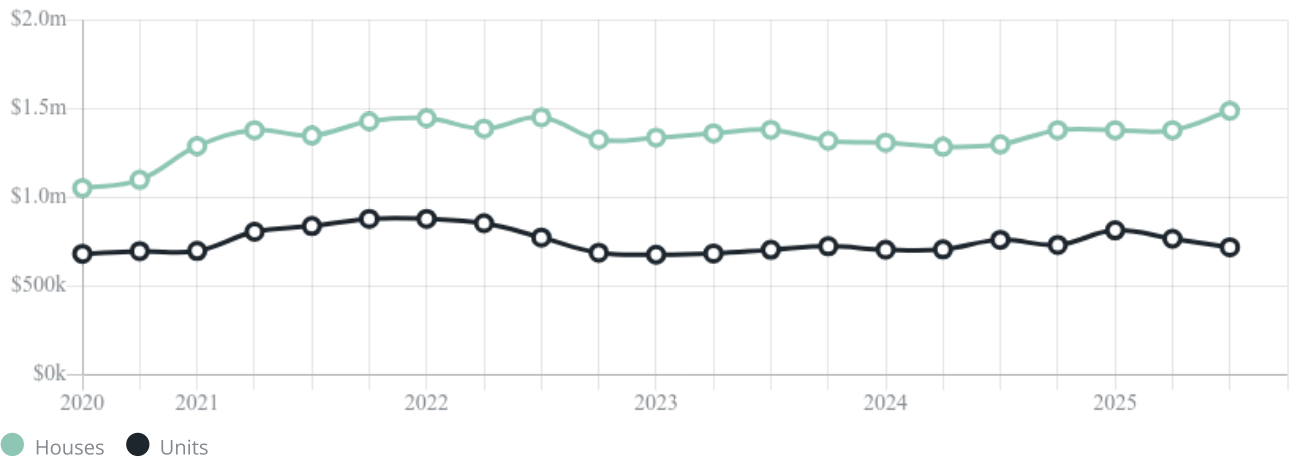
Median

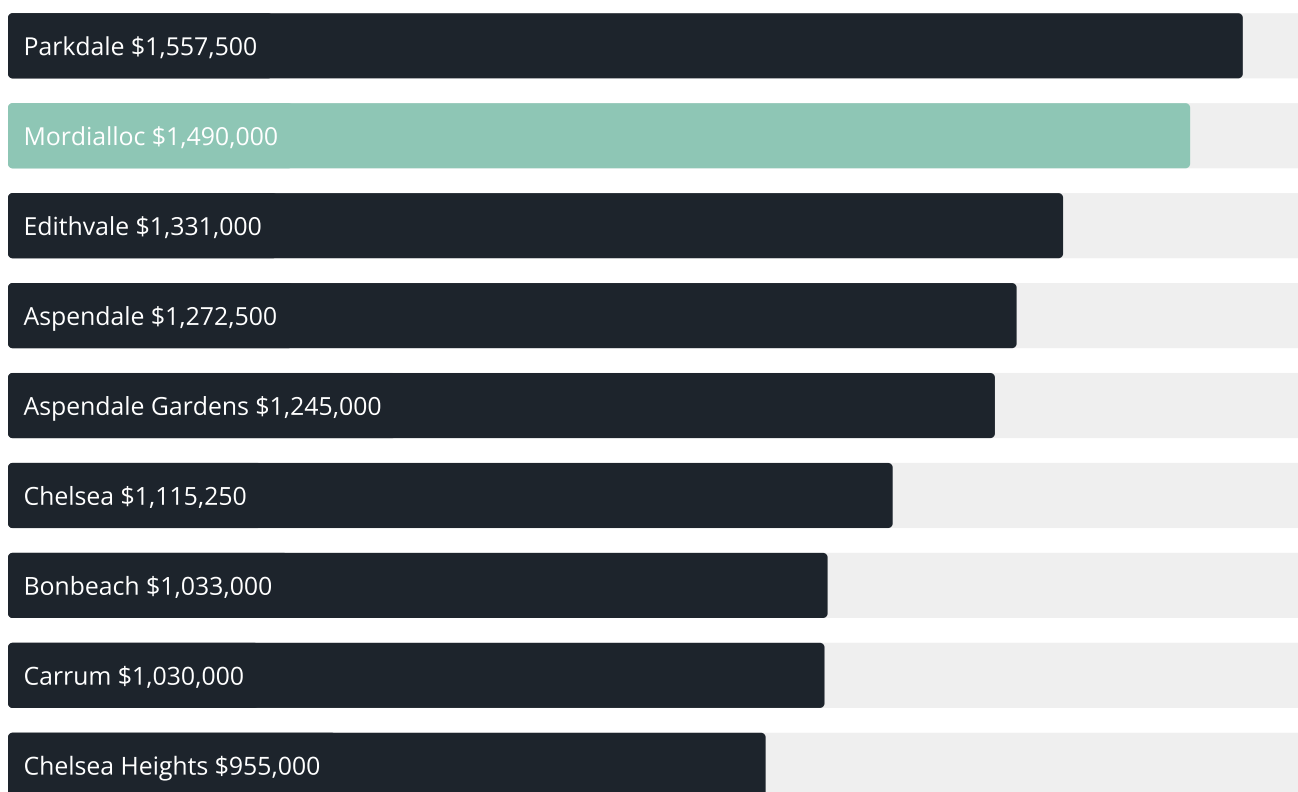
\$720k

Quarterly Price Change

-6.18% ↓

Quarterly Price Change*



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

MORDIALLOC SUBURB REPORT

Sale Method*



● Auction 46%
● Private 54%

Auction Clearance Rate*

75%

Median Days on Market^

24 days

Average Hold Period*

8.8 years

Dwelling Type^



● Houses 40% ● Units 60%

Ownership^



● Owned Outright 29% ● Mortgaged 43% ● Rented 27%

Population^

8,886

Median Asking Rent per week*

\$735

Median Age^

40 years

Rental Yield*







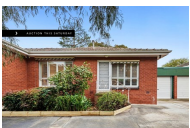



2.78%

Median Household Size^











2.4 people

MORDIALLOC 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11/115-117 McDonald St MORDIALLOC	3	Townhouse	\$970,000	20 Nov 2025
 110a White St MORDIALLOC	2	Unit	\$820,000	17 Nov 2025
 3/393 Nepean Hwy Mordialloc	3	Townhouse	\$1,072,000	17 Nov 2025
 116/5 Bear St Mordialloc	2	Unit	\$515,000	13 Nov 2025
 3/80a Albert St Mordialloc	2	Townhouse	\$797,000	08 Nov 2025
 2/437 Main St Mordialloc	2	Townhouse	\$630,000	03 Nov 2025
 3/19 Gipps Av Mordialloc	2	Unit	\$695,000	01 Nov 2025
 81 Scarlet St Mordialloc	4	House	\$1,255,000	30 Oct 2025
 3/94 Mcdonald St Mordialloc	2	Unit	\$717,000	25 Oct 2025
 2/387-389 Nepean Hwy Mordialloc	3	Unit	\$975,000	25 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 1/12 Woods Av Mordialloc	3	Unit	\$1,640,000	15 Oct 2025
 13 Mccaffery Pl Mordialloc	4	Flat/Unit/Apartment	\$1,030,000	13 Oct 2025
 1/10 Bay St Mordialloc	3	Townhouse	\$1,425,000	11 Oct 2025
 1/36 White St Mordialloc	3	Townhouse	\$1,020,000	02 Oct 2025
 G02/125 Mcdonald St Mordialloc	1	Flat/Unit/Apartment	\$457,000	22 Sep 2025
 13 Kingston St Mordialloc	3	House	\$1,450,000	22 Sep 2025
 4/61 Bear St Mordialloc	1	Flat/Unit/Apartment	\$627,000	22 Sep 2025
 5/8 Crown Av Mordialloc	2	Unit	\$633,000	20 Sep 2025
 2b Bay St Mordialloc	4	House	\$1,725,000	17 Sep 2025
 108/5 Bear St MORDIALLOC	2	Apartment	\$477,000	15 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 9/541 Main St Mordialloc	3	Flat/Unit/Apartment	\$415,000	15 Sep 2025
 5a Barkly St Mordialloc	2	Flat/Unit/Apartment	\$85,000	15 Sep 2025
 16/117a McDonald St Mordialloc	3	Townhouse	\$1,085,000	13 Sep 2025
 8 Temora St Mordialloc	4	House	\$1,900,000	13 Sep 2025
 11 Reckless La Mordialloc	3	House	\$990,000	10 Sep 2025
 14/541 Main St Mordialloc	1	Apartment	\$425,000	30 Aug 2025
 37 Brownfield St Mordialloc	3	House	\$1,530,000	29 Aug 2025
 5/5 John St Mordialloc	2	Flat/Unit/Apartment	\$735,000	27 Aug 2025
 2/11 Collocott St Mordialloc	2	Unit	\$650,000	23 Aug 2025
 2 Montgomery St Mordialloc	3	House	\$1,850,000	23 Aug 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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