Mordialloc

Suburb Report

Your connection to property insights

JellisCraig

MORDIALLOC SUBURB REPORT

Median house price[1]

Median

$1.53m

Quarterly price change

2.68% ↑

Median unit price[1]

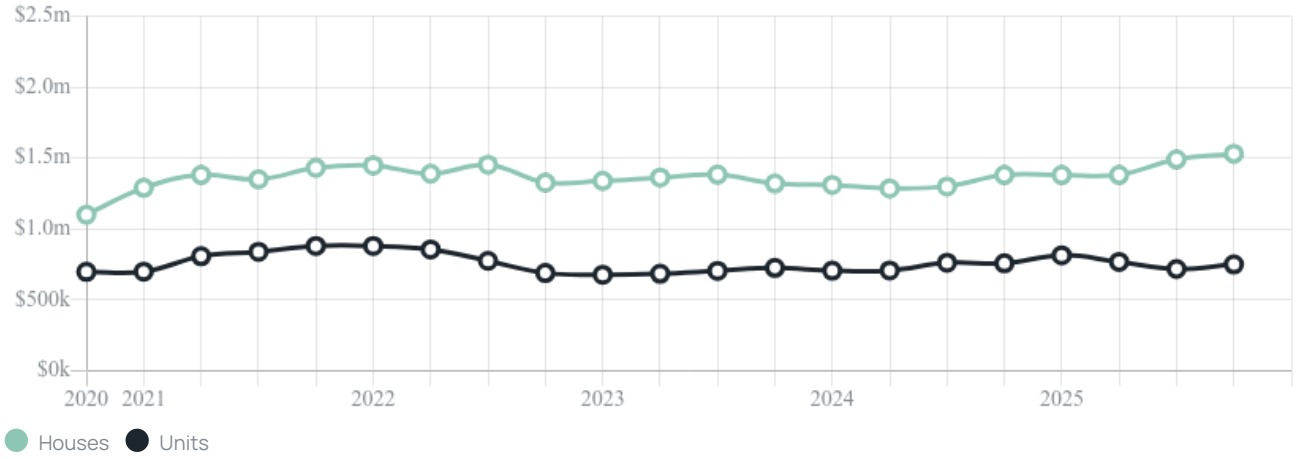
Median

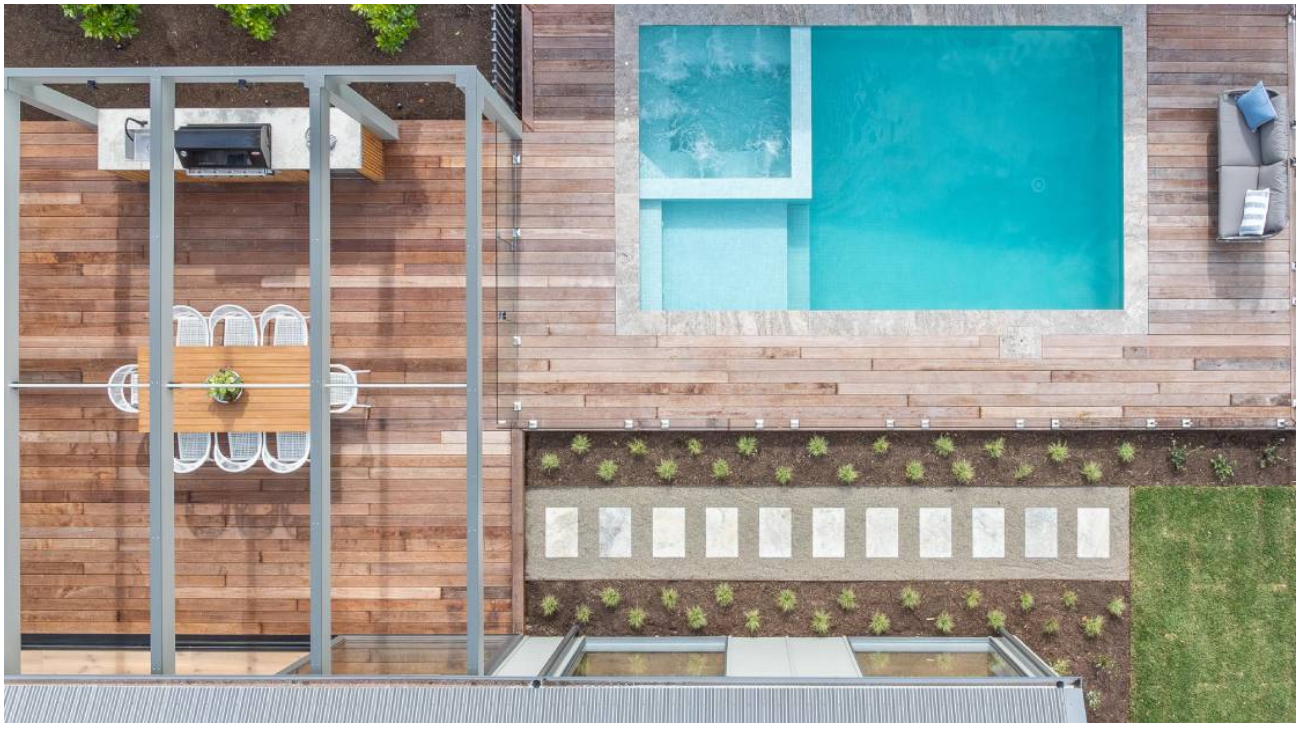
$750k

Quarterly price change

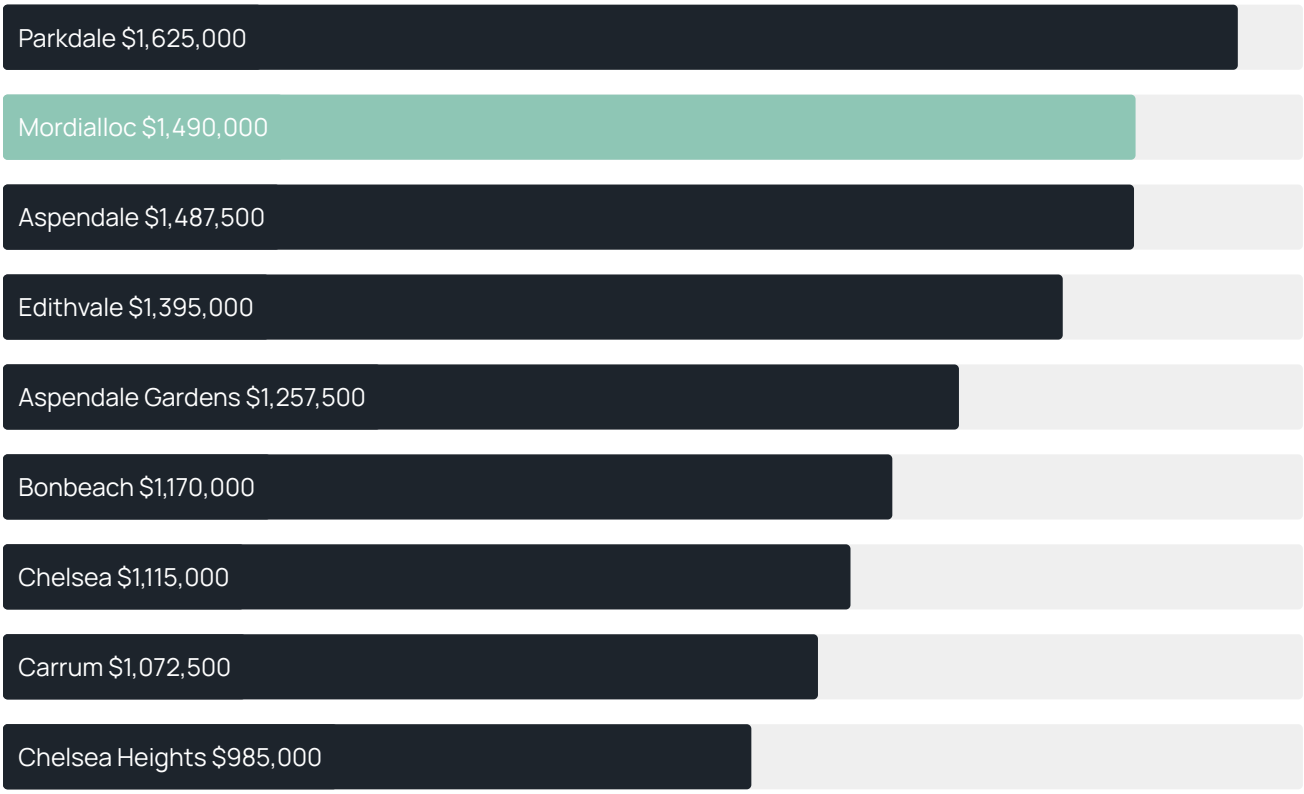
4.52% ↑

Quarterly price change[1]

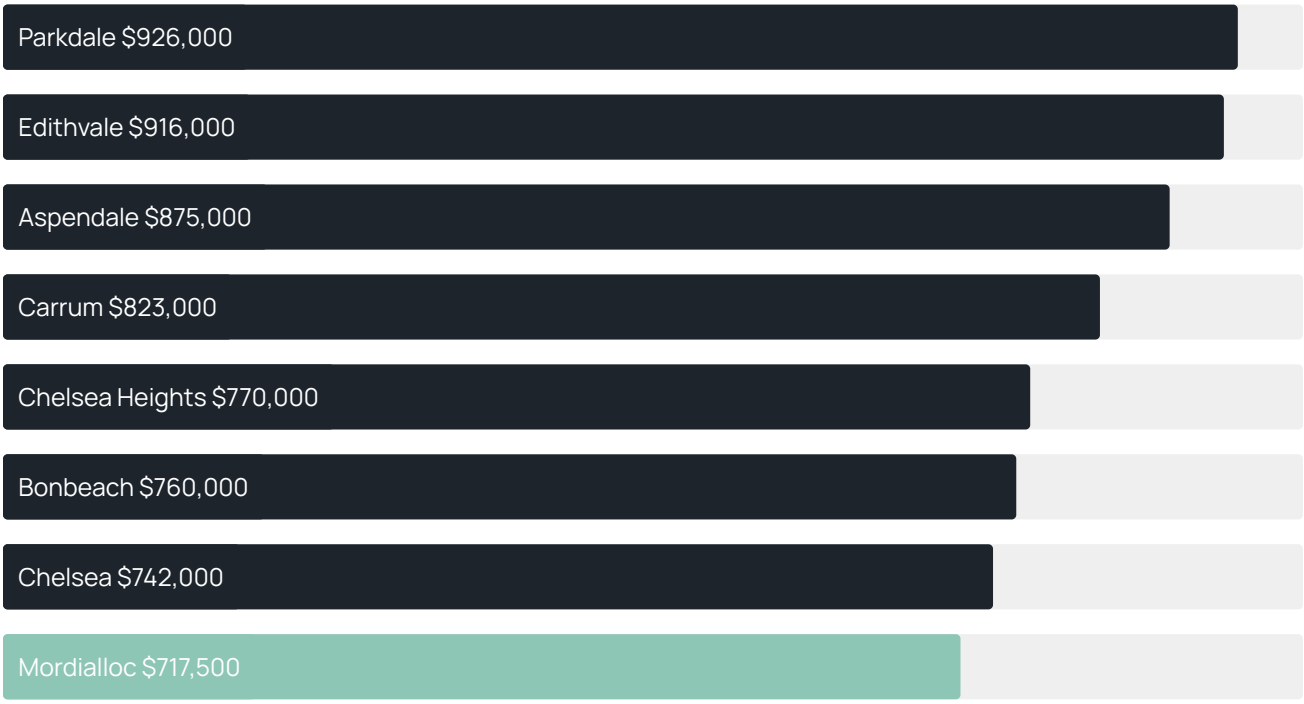




Median house price[1]



Median unit price[1]



Sales Snapshot

Sale method[2]

Auction clearance rate[3]

89.47%

Median days on market[3]

25 days

Jellis Craig average inspection attendance per listing[4]

25 groups

Average hold period[1]

8.8 years

Insights

Dwelling type[5]

Ownership[5]

Population[5]

8,886

Median asking rent[1]

$735 per week

Median age[5]

40 years

Rental yield[1]

2.78%

Median household size[5]

2.4 people

Recent Mordialloc sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	1/10 High St Mordialloc	2	Townhouse	$961,000	28 Mar 2026
	1/7 High St Mordialloc	2	Villa	$980,000	21 Mar 2026
	2/14-16 Keefer St Mordialloc	2	Unit	$662,000	21 Mar 2026
	103/125 Mcdonald St Mordialloc	1	Apartment	$430,000	18 Mar 2026
	2/104 Chute St Mordialloc	2	Unit	$800,000	14 Mar 2026
	19 Bear St Mordialloc	3	House	$1,500,000	28 Feb 2026
	3 Melrose St Mordialloc	3	House	$1,200,000	28 Feb 2026
	5/42 Barkly St Mordialloc	1	Unit	$508,000	25 Feb 2026
	4/214 Beach Rd Mordialloc	2	Unit	$660,000	20 Feb 2026
	25 Rivette St Mordialloc	4	House	$1,180,000	19 Feb 2026

Sold Properties

Address		Bedrooms	Type	Price	Sold
	9a Ashmore Av Mordialloc	3	House	$1,372,000	14 Feb 2026
	4/407 Nepean Hwy Mordialloc	2	Unit	$722,000	14 Feb 2026
	10/121 Mcdonald St Mordialloc	2	Apartment	$625,000	05 Feb 2026
	29a Steedman St Mordialloc	4	Townhouse	$1,640,000	26 Jan 2026
	5/1a Edward St Mordialloc	2	Townhouse	$985,000	24 Jan 2026
	11 George St Mordialloc	3	House	$1,360,000	24 Jan 2026
	14 Kokoda Pl Mordialloc	3	Flat/Unit/Apartment	$895,000	23 Jan 2026
	7/3 Manikato Av Mordialloc	2	Flat/Unit/Apartment	$715,000	19 Jan 2026
	4 Connell St Mordialloc	5	House	$1,930,000	19 Jan 2026
	6/397 Nepean Hwy Mordialloc	1	Unit	$616,000	17 Jan 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	4/124 White St Mordialloc	3	Townhouse	$845,000	10 Jan 2026
	5/42 Bay St Mordialloc	2	Unit	$525,000	21 Dec 2025
	35 Ormond St Mordialloc	3	House	$1,430,000	17 Dec 2025
	50 Hall Mark Rd Mordialloc	3	House	$1,190,000	12 Dec 2025
	5 Felicia St Mordialloc	3	House	$915,000	10 Dec 2025
	3/20 Collocott St Mordialloc	3	Unit	$700,000	09 Dec 2025
	2/86 Mcdonald St Mordialloc	3	Unit	$850,000	09 Dec 2025
	19 Parsons St Mordialloc	4	House	$1,560,000	08 Dec 2025
	1/5 Gipps Av Mordialloc	4	House	$1,450,000	06 Dec 2025
	1/14 Melrose St Mordialloc	2	Unit	$741,000	06 Dec 2025

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 01/04/2026

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.