



Mordialloc

Suburb Report



Your connection to property insights



JellisCraig

MORDIALLOC SUBURB REPORT

Median house price¹

Median

\$1.45m

Quarterly price change

0.00% ↓

Median unit price¹

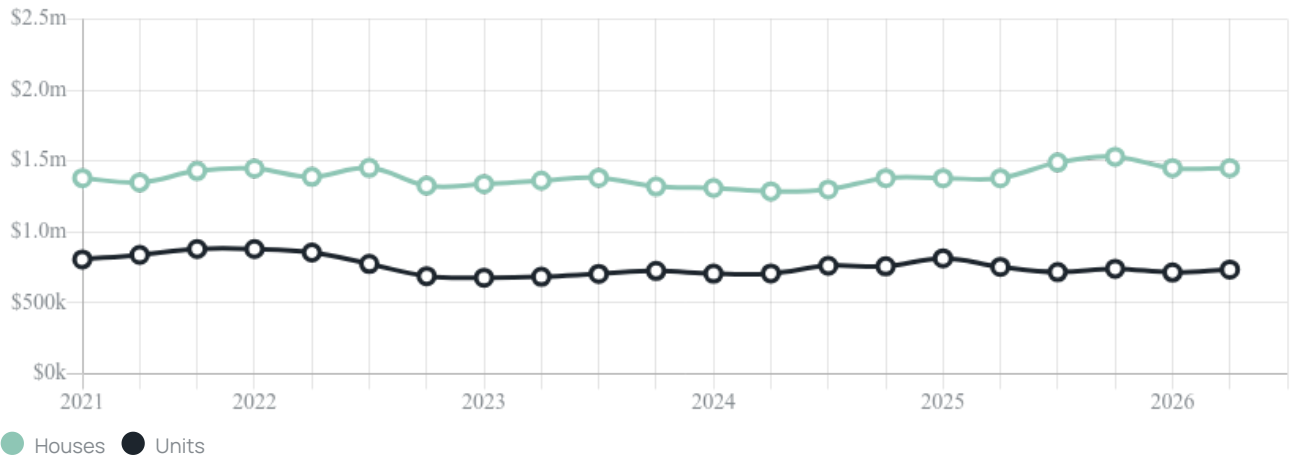
Median

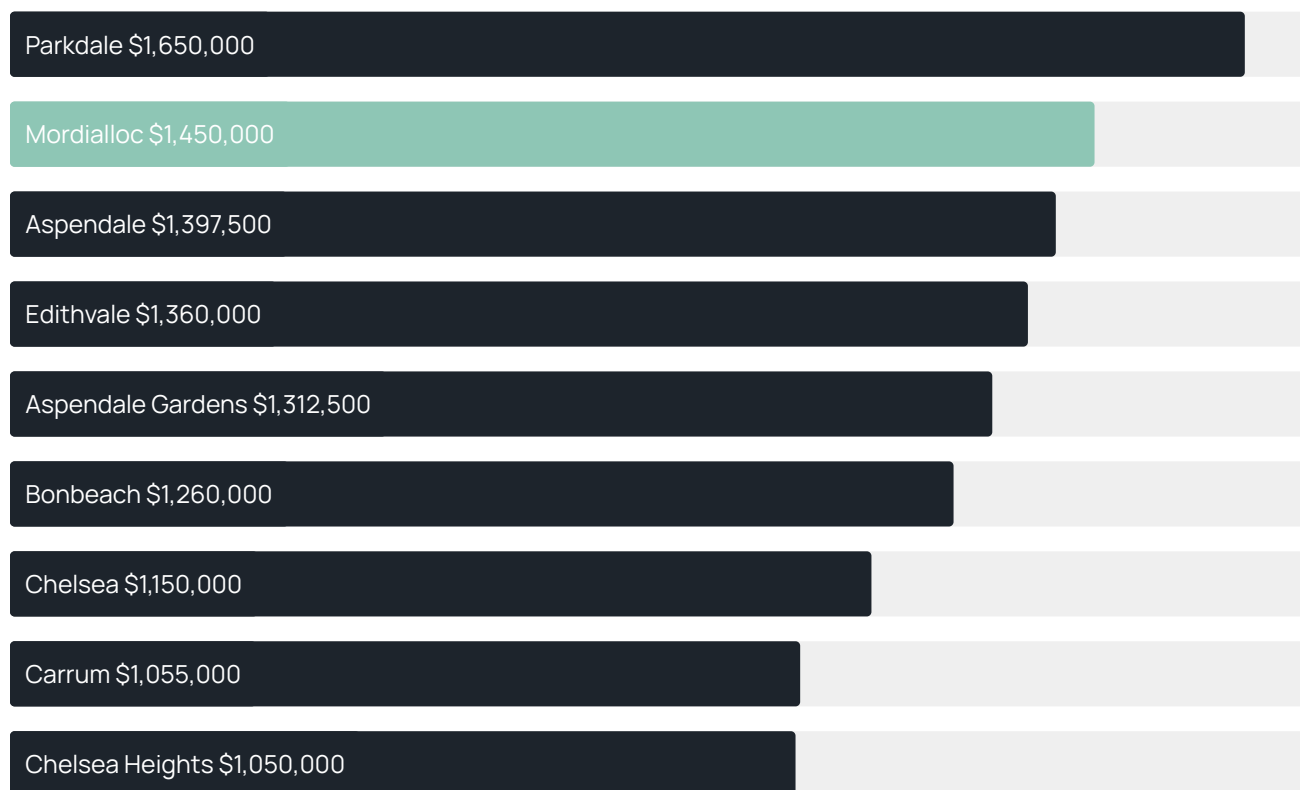
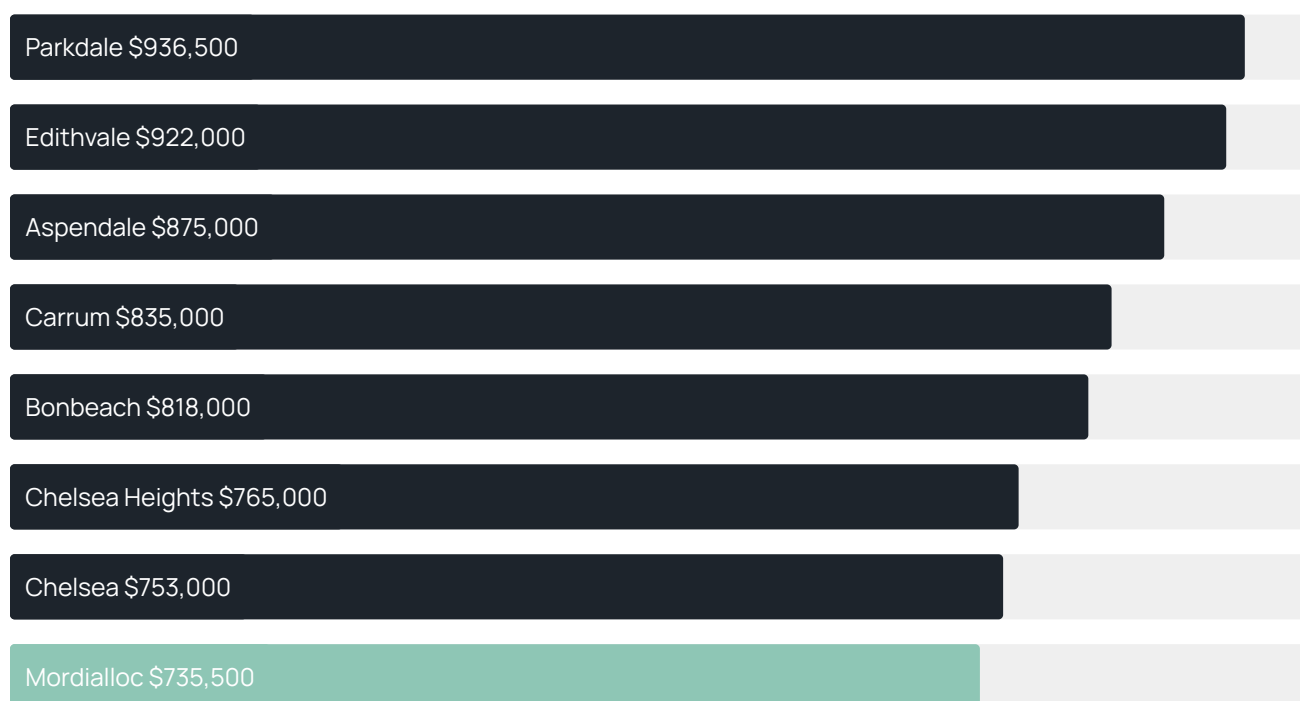
\$736k

Quarterly price change

2.86% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 22%
● Private 78%

Auction clearance rate³

87.5%Median days on market³

28 daysJellis Craig average inspection attendance per listing⁴

28 groupsAverage hold period¹

8.8 yearsDwelling type⁵

● Houses 40% ● Units 60%

Ownership⁵

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

Population⁵

8,886Median asking rent¹

\$750 per weekMedian age⁵

40 yearsRental yield¹

2.78%Median household size⁵

2.4 people

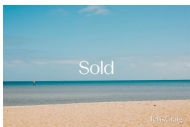
MORDIALLOC SUBURB REPORT

Recent Mordialloc sales

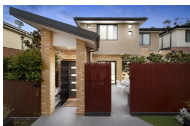
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6/51-53 Barkly St Mordialloc	3	Townhouse	\$850,000	24 Jul 2026
 8/111 Barkly St Mordialloc	1	Unit	\$520,000	22 Jul 2026
 5/2-4 Keefer St Mordialloc	2	Unit	\$660,000	21 Jul 2026
 4/5 John St Mordialloc	2	Unit	\$675,000	21 Jul 2026
 18/9-11 Manikato Av Mordialloc	3	Townhouse	\$950,000	16 Jul 2026
 5 Parsons St Mordialloc	3	House	\$1,440,000	15 Jul 2026
 4/1 Ashmore Av Mordialloc	2	Unit	\$735,000	13 Jul 2026
 3/211 Beach Rd MORDIALLOC	3	Townhouse	\$1,465,000	04 Jul 2026
 3/462 Como Pde.W Mordialloc	3	Townhouse	\$985,000	01 Jul 2026
 20/4 Gipps Av Mordialloc	2	Unit	\$717,000	27 Jun 2026

MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 James St Mordialloc	3	House	\$2,700,000	22 Jun 2026
 42 Kokoda Pl Mordialloc	2	Townhouse	\$660,000	19 Jun 2026
 16/42 Barkly St Mordialloc	1	Unit	\$500,000	13 Jun 2026
 9/111 Barkly St Mordialloc	1	Unit	\$480,000	09 Jun 2026
 6 Francis St Mordialloc	3	House	\$1,350,000	07 Jun 2026
 21 Pooley Bridge Rd Mordialloc	4	House	\$1,425,000	02 Jun 2026
 11/75 Barkly St Mordialloc	1	Flat/Unit/Apartment	\$510,000	30 May 2026
 112a White St MORDIALLOC	2	Unit	\$720,000	26 May 2026
 11/4 Gipps Av Mordialloc	2	Flat/Unit/Apartment	\$580,000	26 May 2026
 13 Krone St Mordialloc	4	House	\$1,530,000	23 May 2026

MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/91-93 McDonald St Mordialloc	2	Unit	\$630,000	23 May 2026
 10 Magnolia St Mordialloc	3	House	\$1,150,000	19 May 2026
 10/17 Collocott St Mordialloc	4	Townhouse	\$1,060,000	14 May 2026
 1/17 Collocott St Mordialloc	3	Townhouse	\$1,135,000	13 May 2026
 2/41 Elliot St Mordialloc	3	Townhouse	\$1,065,000	12 May 2026
 2/14 Bay St Mordialloc	2	Unit	\$840,000	09 May 2026
 2/17 Collocott St MORDIALLOC	3	Townhouse	\$900,000	05 May 2026
 G1/55 Barkly St Mordialloc	2	Flat/Unit/Apartment	\$560,000	04 May 2026
 121a Albert St Mordialloc	2	Villa	\$845,000	02 May 2026
 11 Bear St Mordialloc	4	House	\$2,030,000	02 May 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 01/08/2026

- 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.