



# Mordialloc Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

MORDIALLOC SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.53m

Quarterly price change

2.68% 

Median unit price<sup>1</sup>

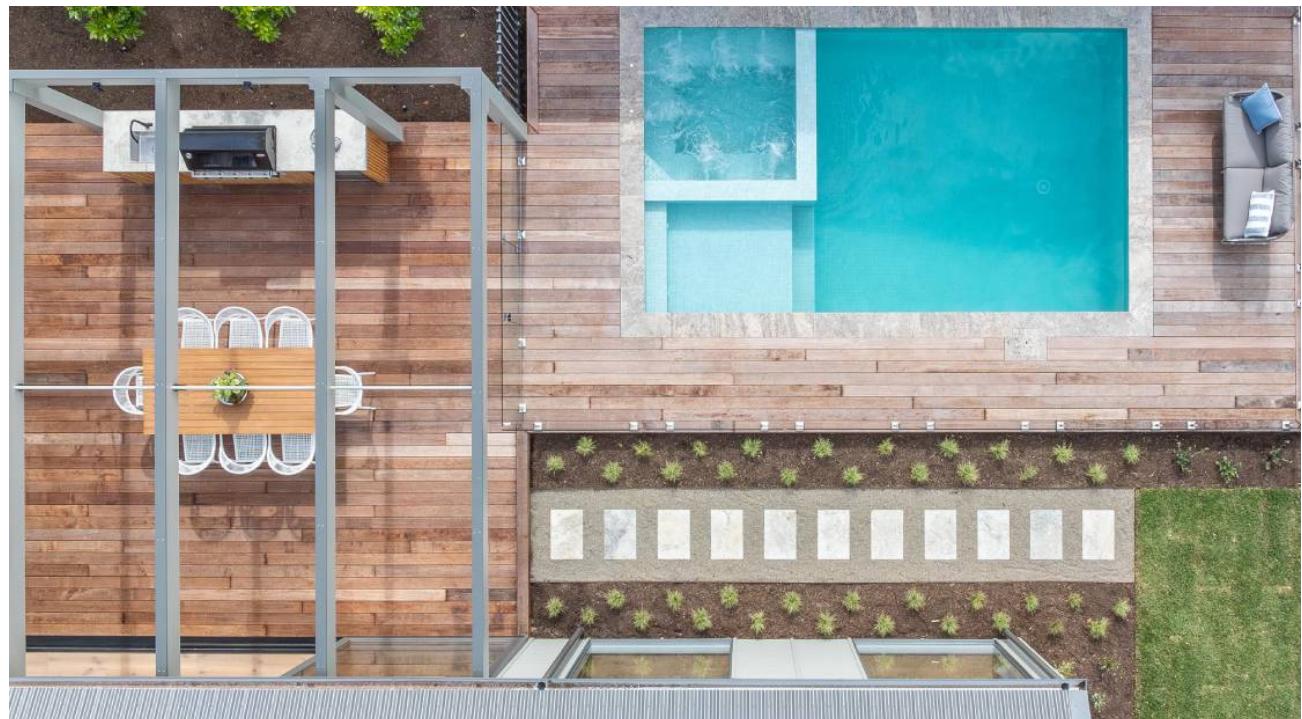
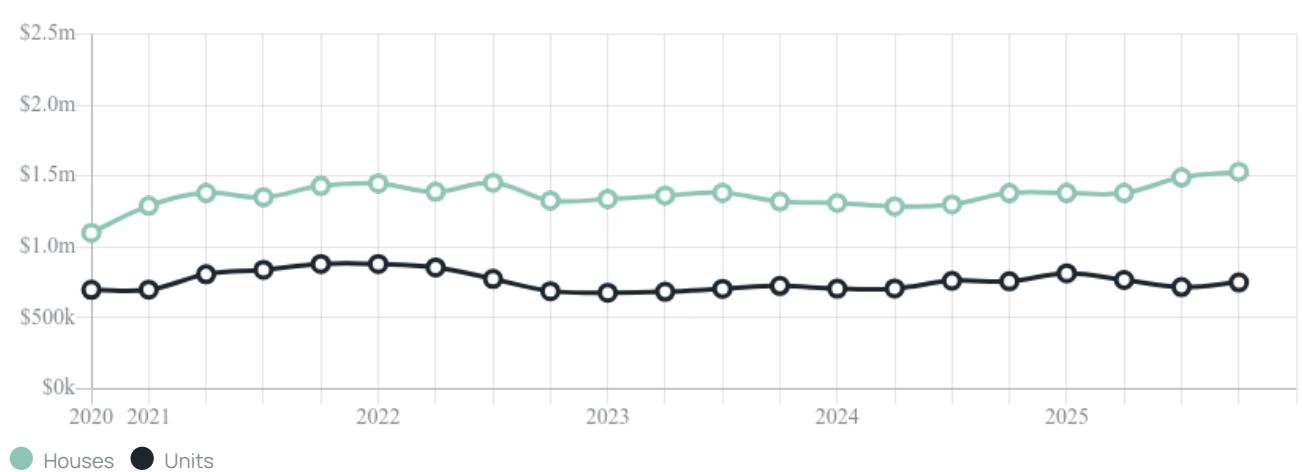
Median

\$750k

Quarterly price change

4.52% 

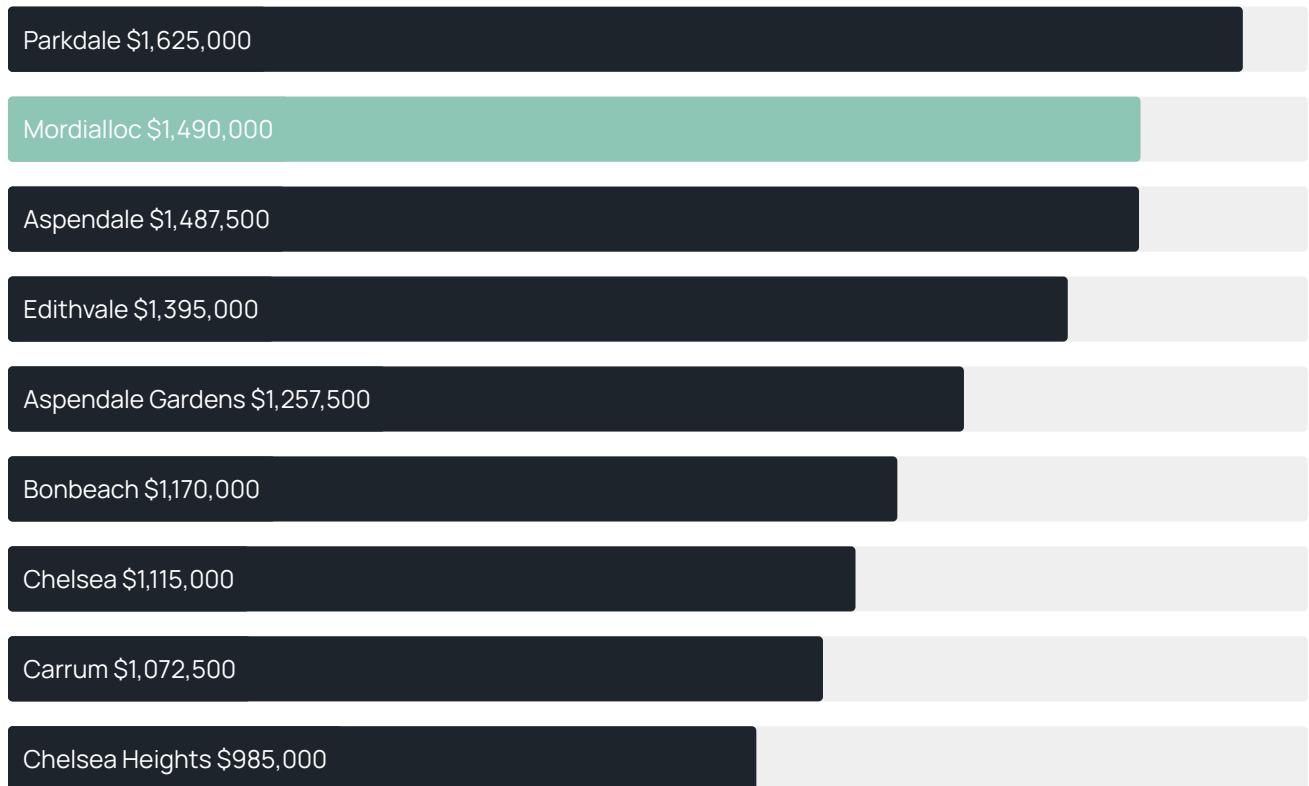
Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## MORDIALLOC SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

MORDIALLOC SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 42%  
● Private 58%

## Auction clearance rate<sup>3</sup>

85.71%

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## Median days on market<sup>3</sup>

29 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

29 groups

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## Average hold period<sup>1</sup>

8.8 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 40% ● Units 60%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

8,886

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## Median age<sup>5</sup>

40 years

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## Median asking rent<sup>1</sup>

\$735 per week

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## Rental yield<sup>1</sup>

2.78%

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## Median household size<sup>5</sup>

2.4 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 4 Connell St Mordialloc	5	House	\$1,930,000	19 Jan 2026
 6/397 Nepean Hwy Mordialloc	1	Unit	\$616,000	17 Jan 2026
 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
 3/20 Collocott St Mordialloc	3	Unit	\$700,000	09 Dec 2025
 2/86 McDonald St Mordialloc	3	Unit	\$850,000	09 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
 211/90 White St Mordialloc	2	Apartment	\$655,000	05 Dec 2025

# Sold Properties

## MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 78c Albert St Mordialloc	3	Townhouse	\$830,000	05 Dec 2025
 1/196 Beach Rd Mordialloc	4	Townhouse	\$1,700,000	04 Dec 2025
 3/121 McDonald St Mordialloc	2	Apartment	\$605,000	02 Dec 2025
 10 Francis St Mordialloc	3	House	\$1,420,000	01 Dec 2025
 1 Epsom Rd Mordialloc	3	House	\$1,390,000	25 Nov 2025
 4b Montgomery St Mordialloc	3	House	\$1,855,000	21 Nov 2025
 11/115-117 McDonald St MORDIALLOC	3	Townhouse	\$970,000	20 Nov 2025
 3/393 Nepean Hwy Mordialloc	3	Townhouse	\$1,072,000	17 Nov 2025
 110a White St MORDIALLOC	2	Unit	\$820,000	17 Nov 2025
 34a Barkly St Mordialloc	3	Townhouse	\$1,000,000	15 Nov 2025

# Sold Properties

## MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 116/5 Bear St Mordialloc	2	Unit	\$515,000	13 Nov 2025
 3/80a Albert St Mordialloc	2	Townhouse	\$797,000	08 Nov 2025
 2/1-3 James St Mordialloc	2	Unit	\$656,000	08 Nov 2025
 7/555 Main St Mordialloc	2	Strata Unit/Flat	\$750,000	08 Nov 2025
 1/555 Main St Mordialloc	2	Apartment	\$640,000	06 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



**Jellis Craig Mentone**  
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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 01/02/2026

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

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