



Mordialloc

Suburb Report



Your connection to property insights



JellisCraig

MORDIALLOC SUBURB REPORT

Median house price¹

Median

\$1.53m

Quarterly price change

2.68% ↑

Median unit price¹

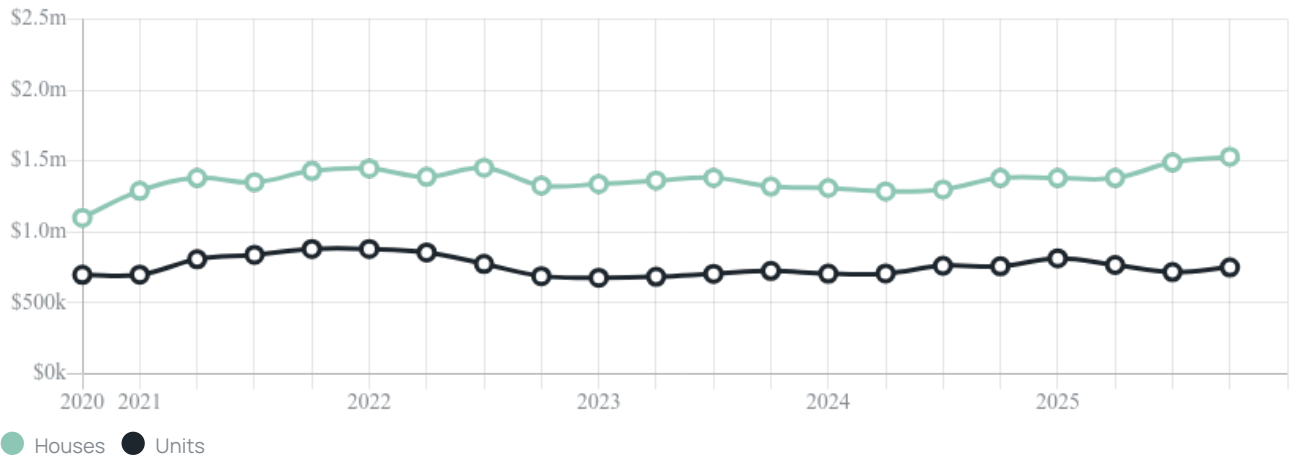
Median

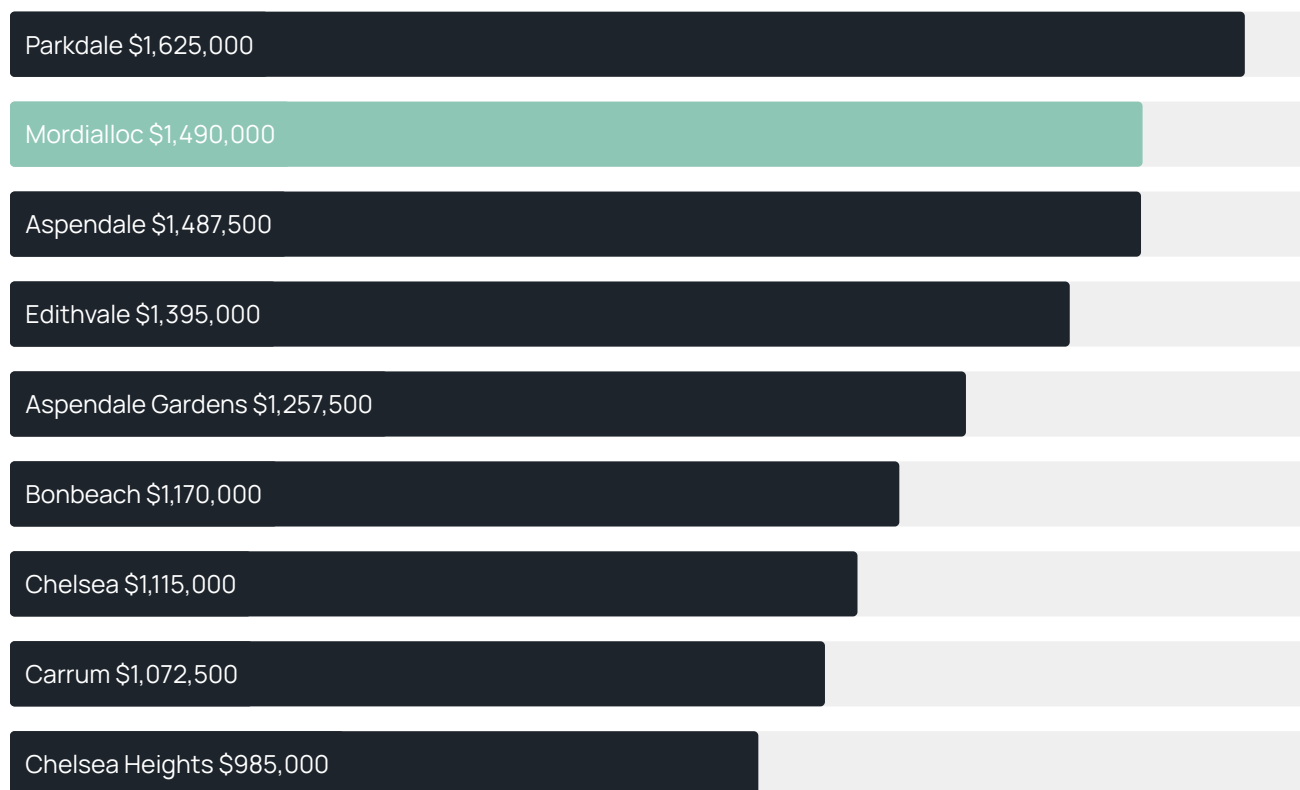
\$750k

Quarterly price change

4.52% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 42%
● Private 58%

Auction clearance rate³

85.71%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

8.8 years

Dwelling type⁵

● Houses 40% ● Units 60%

Ownership⁵

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

Population⁵

8,886

Median asking rent¹

\$735 per week

Median age⁵

40 years

Rental 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 |
|---|----------|-----------|-------------|-------------|
|  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 |

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| 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 |

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| 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 |



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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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