

Jellis Craig

MORDIALLOC

Suburb Report

Know your neighbourhood.



Property Prices

MORDIALLOC SUBURB REPORT

Median House Price^{*}

Median
\$1.49m

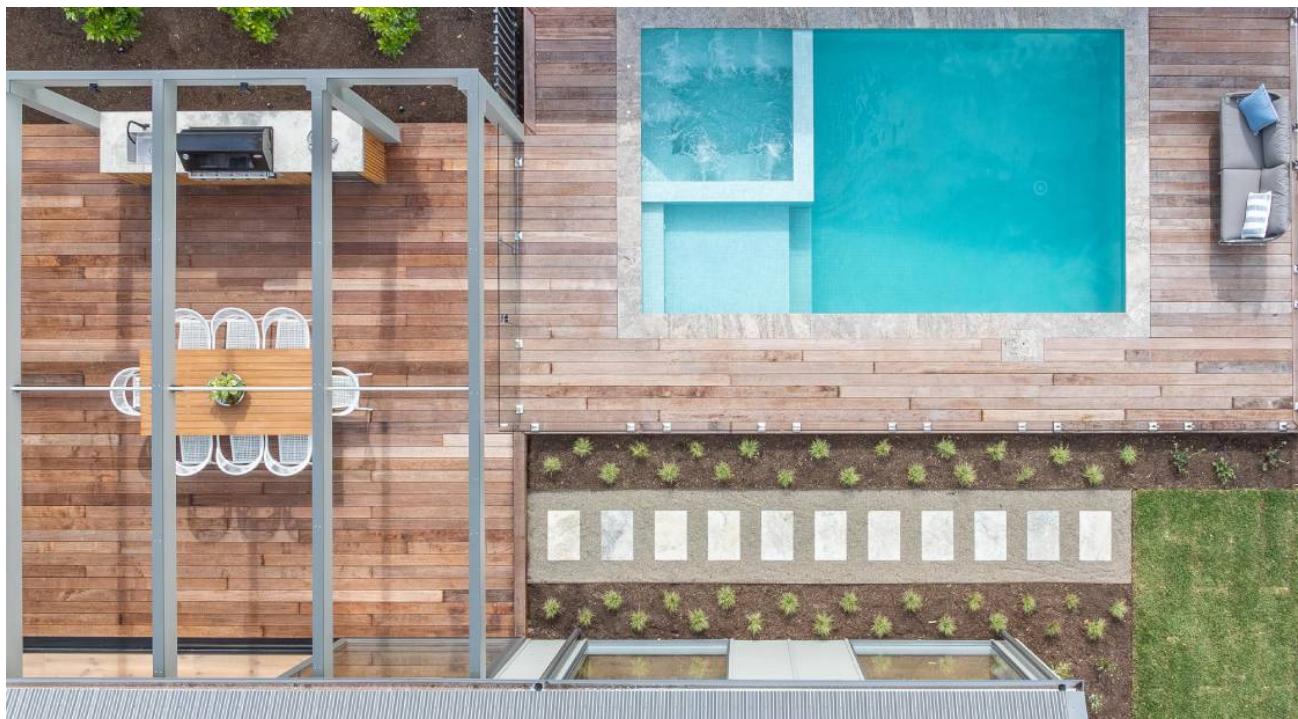
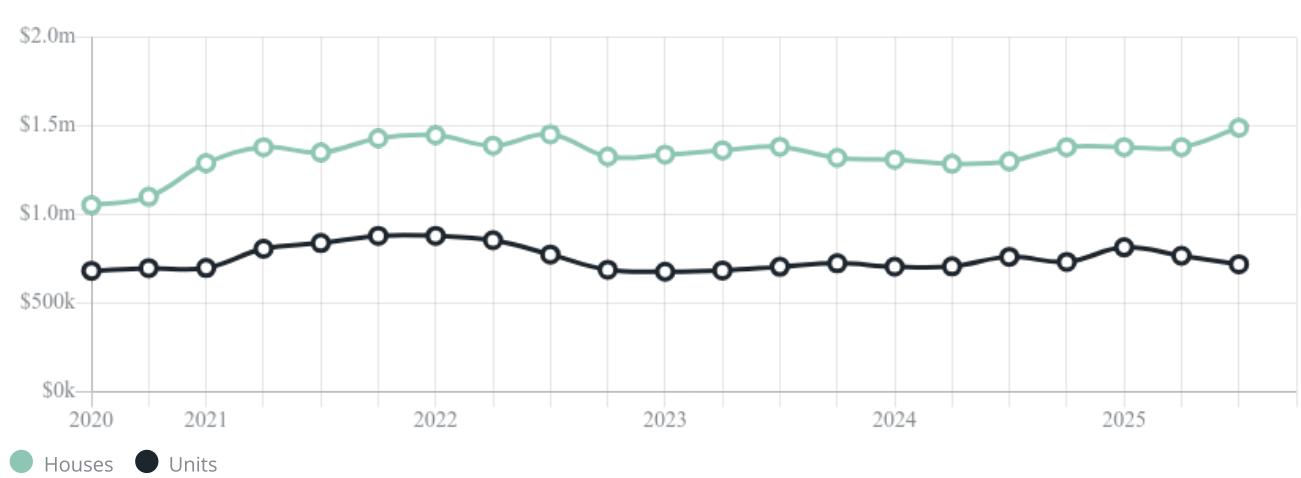
Quarterly Price Change
7.97% 

Median Unit Price^{*}

Median
\$720k

Quarterly Price Change
-6.18% 

Quarterly Price Change^{*}



Surrounding Suburbs

MORDIALLOC SUBURB REPORT

Median House Sale Price^{*}

Parkdale \$1,557,500

Mordialloc \$1,490,000

Edithvale \$1,331,000

Aspendale \$1,272,500

Aspendale Gardens \$1,245,000

Chelsea \$1,115,250

Bonbeach \$1,033,000

Carrum \$1,030,000

Chelsea Heights \$955,000

Median Unit Sale Price^{*}

Edithvale \$905,000

Aspendale \$855,000

Parkdale \$812,500

Carrum \$800,000

Chelsea Heights \$752,500

Bonbeach \$750,000

Mordialloc \$720,000

Chelsea \$710,000

Sales Snapshot

MORDIALLOC SUBURB REPORT

Sale Method^{*}



● Auction 47%
● Private 53%

Auction Clearance Rate^{*}

77.78%

Median Days on Market[^]

27 days

Average Hold Period^{*}

8.8 years

Insights

Dwelling Type[^]



● Houses 40% ● Units 60%

Ownership[^]



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

Population[^]

8,886

Median Age[^]

40 years

Median Asking Rent per week^{*}

\$735

Rental Yield^{*}

2.78%

Median Household Size[^]

2.4 people

Sold Properties

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 jelliscraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5/42 Bay St Mordialloc	2	Unit	\$525,000	21 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
 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

Sold Properties

MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 116/5 Bear St Mordialloc	2	Unit	\$515,000	13 Nov 2025
 2/1-3 James St Mordialloc	2	Unit	\$656,000	08 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

Sold Properties

MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 7/5 Bear St Mordialloc	1	Apartment	\$416,000	23 Oct 2025
 4/12 Woods Av Mordialloc	2	Townhouse	\$1,250,000	19 Oct 2025
 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
 21 Powlett St MORDIALLOC	3	Townhouse	\$1,250,000	08 Oct 2025
 7/6 Bear St Mordialloc	1	Apartment	\$435,000	03 Oct 2025
 1/36 White St Mordialloc	3	Townhouse	\$1,020,000	02 Oct 2025



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Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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