



Mordialloc

# Suburb Report



Your connection to property insights



**JellisCraig**

MORDIALLOC SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.53m

Quarterly price change

2.68% ↑

Median unit price<sup>1</sup>

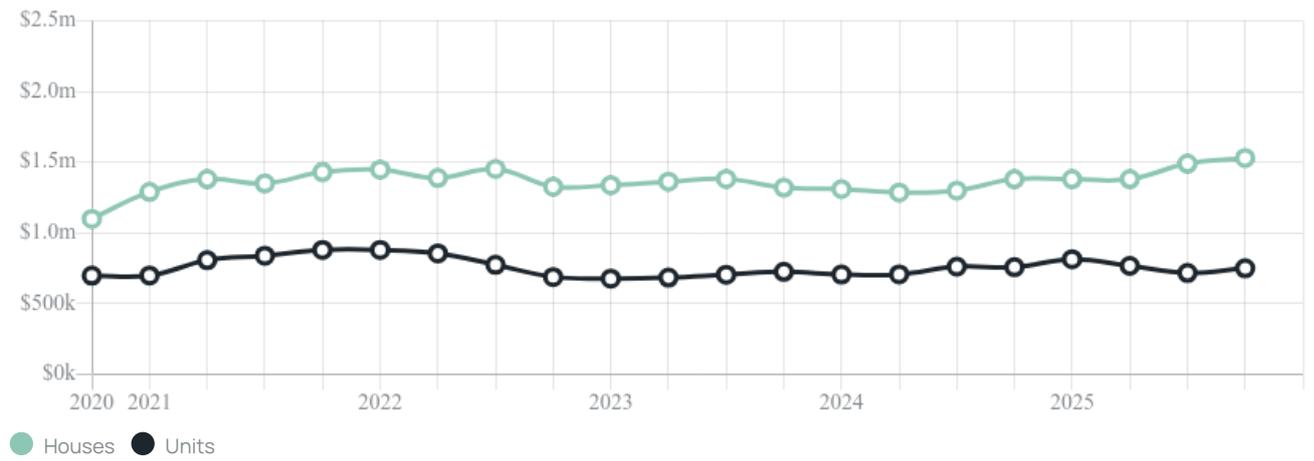
Median

\$750k

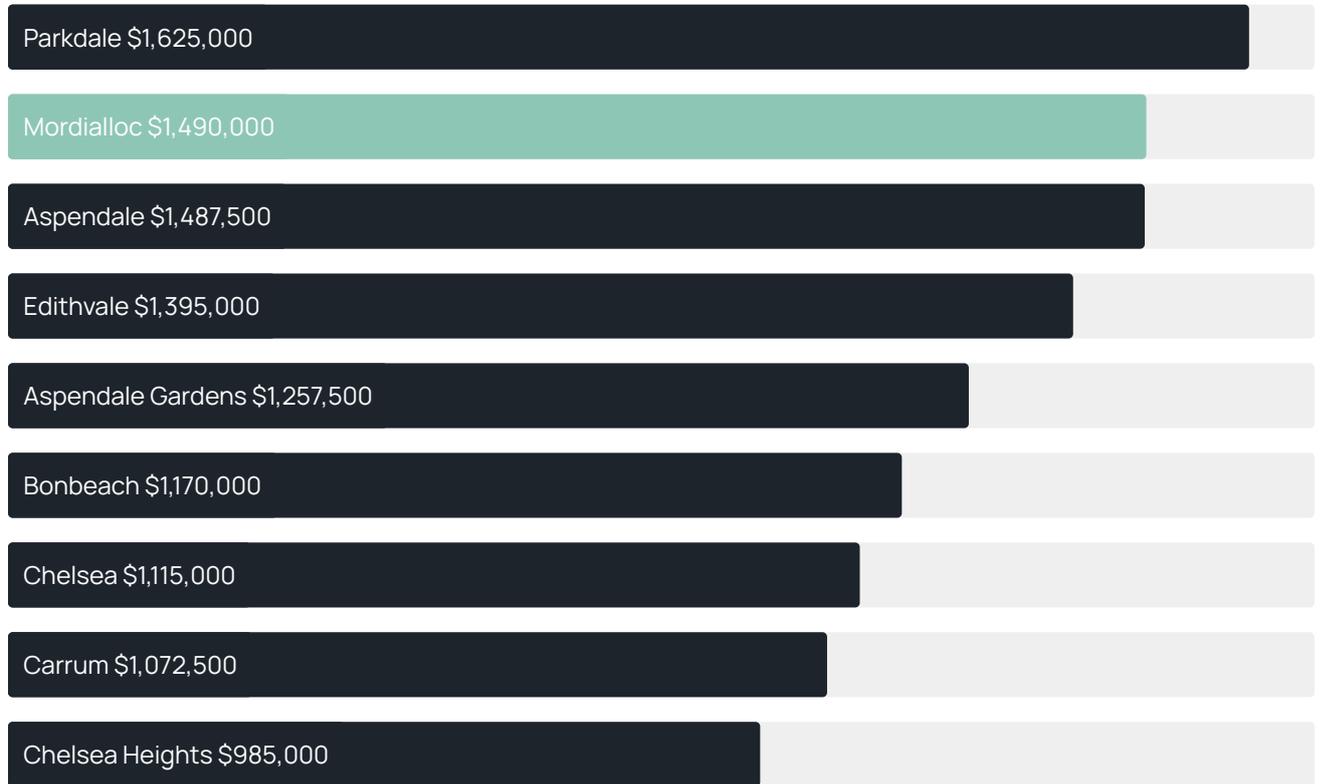
Quarterly price change

4.52% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 50%  
● Private 50%

Auction clearance rate<sup>3</sup>

86.67%

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

29 days

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

29 groups

Average hold period<sup>1</sup>

8.8 years

Dwelling type<sup>5</sup>



● Houses 40% ● Units 60%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

8,886

Median asking rent<sup>1</sup>

\$735 per week

Median age<sup>5</sup>

40 years

Rental yield<sup>1</sup>

2.78%

Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 19 Bear St Mordialloc	3	House	\$1,500,000	28 Feb 2026
 25 Rivette St Mordialloc	4	House	\$1,180,000	19 Feb 2026
 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
 14 Kokoda Pl Mordialloc	3	Flat/Unit/Apartment	\$895,000	23 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
 4/124 White St Mordialloc	3	Townhouse	\$845,000	10 Jan 2026

## MORDIALLOC SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 211/90 White St Mordialloc	2	Apartment	\$655,000	05 Dec 2025

## 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
 4/75 Barkly St Mordialloc	2	Flat/Unit/Apartment	\$603,000	25 Nov 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



**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.

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Data is current as of PDF generation date 01/03/2026

- 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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