



Mordialloc

Suburb Report



Your connection to property insights



JellisCraig

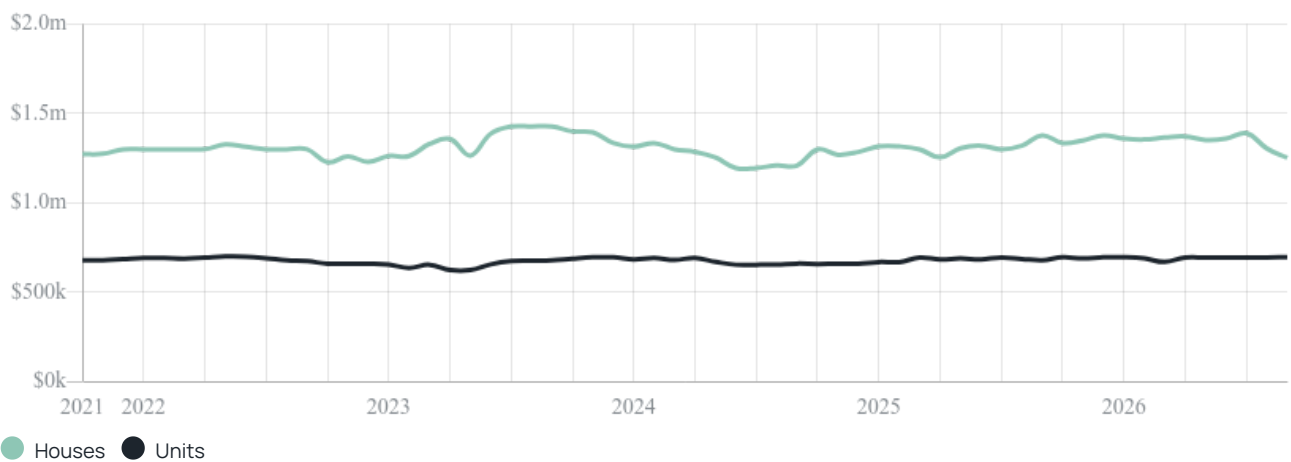
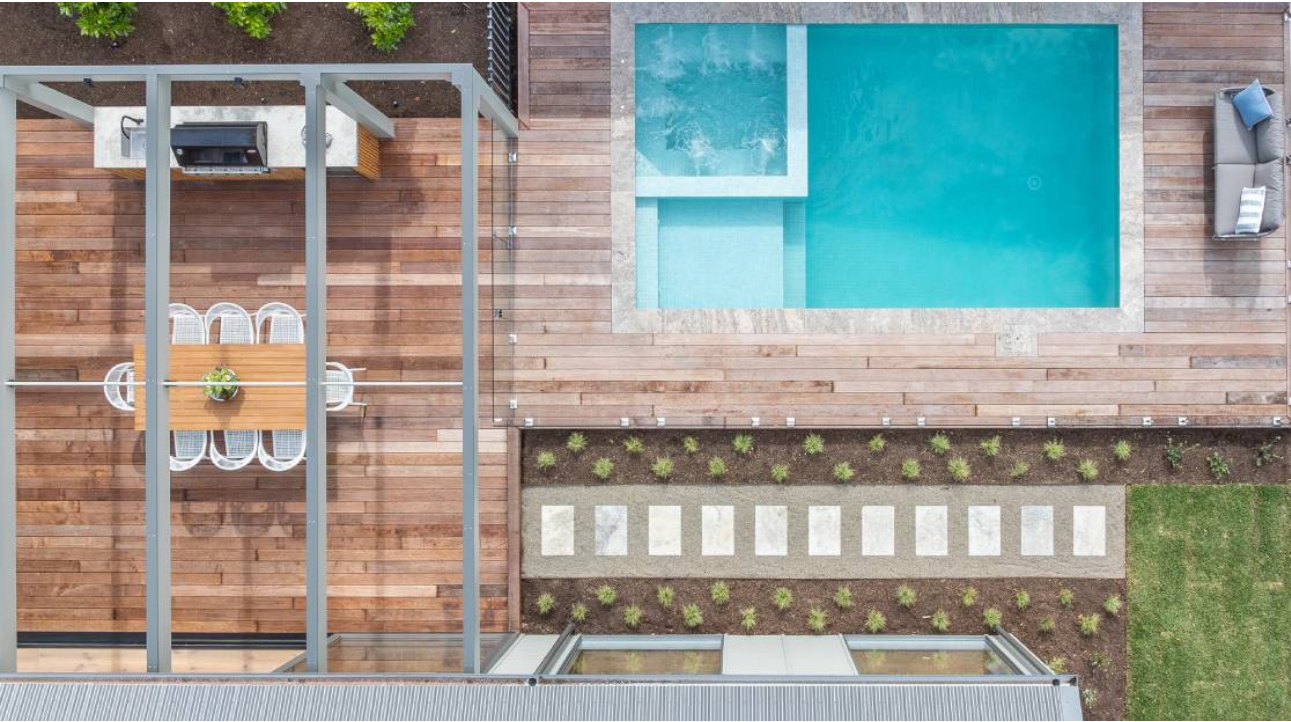
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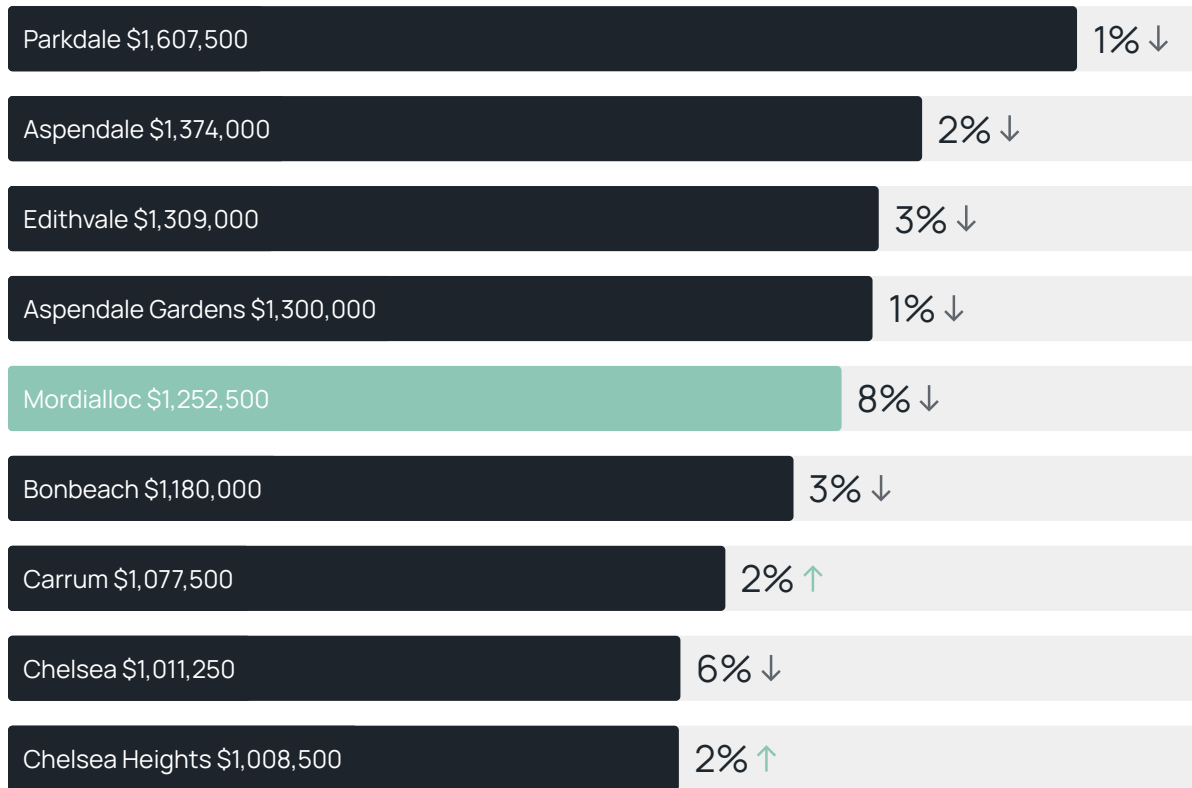
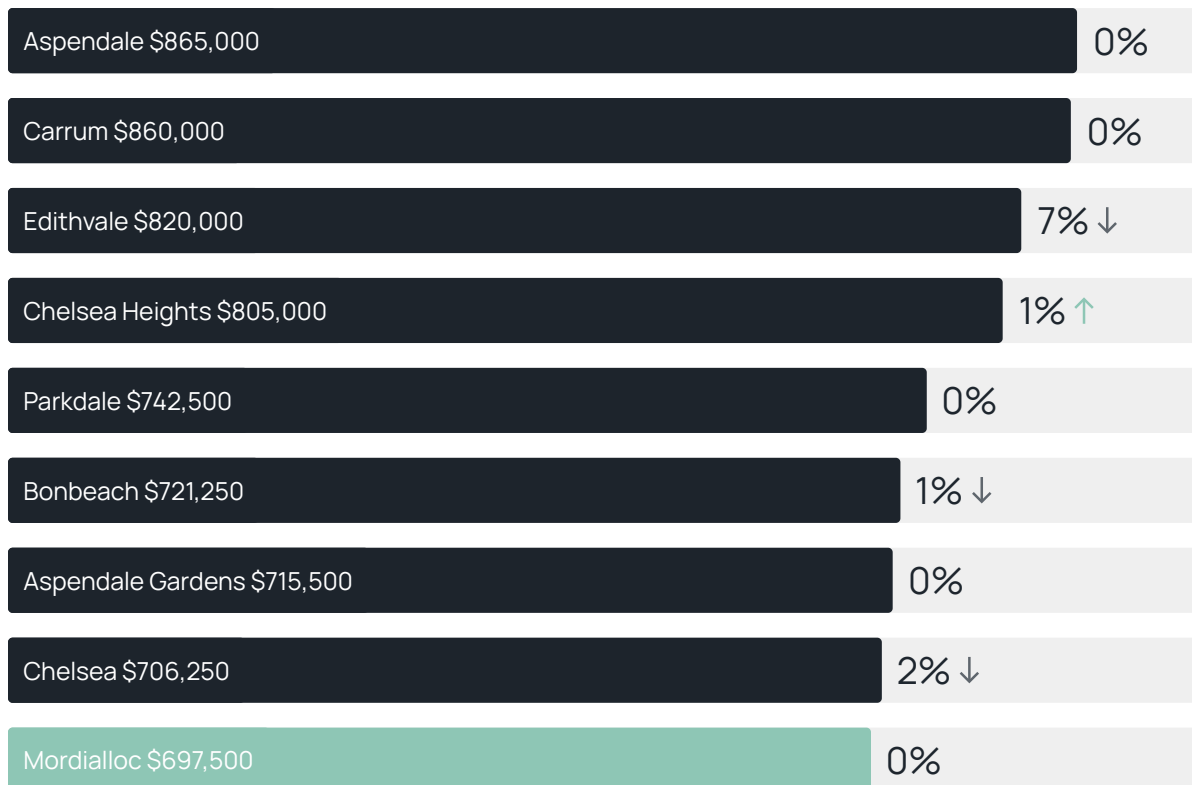
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.25m	-4.02% ↓	\$698k	0.36% ↑

Mordialloc monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 27%
● Private 73%

Auction clearance rate⁴

23%

Median days on market⁵

House

Unit

38 days

27 days

Jellis Craig average inspection attendance per listing⁶

47 groups

Average hold period¹

House

Unit

16.6 years

12.7 years

Dwelling type⁷

● Houses 74% ● Units 26%

Ownership⁷

● Owned outright 28% ● Mortgaged 41% ● Rented 30%

Population⁷

8,886

Median age⁷

40 years

Median household size⁷

2.4 people

Median asking rent per week¹

House

Unit

\$800

\$595

Rental yield⁸

House

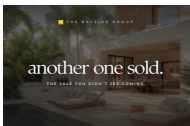
Unit

3.51%

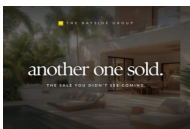
4.38%

Recent Mordialloc sales⁵

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 Eric Avenue Mordialloc	3	House	\$1,500,000	28 Oct 2026
 11 Williamson Close Mordialloc	5	House	\$1,710,000	26 Oct 2026
 39/103-105 Barkly Street Mordialloc	2	Unit	\$605,000	23 Oct 2026
 1 Albert Street Mordialloc	4	House	\$1,960,000	22 Oct 2026
 8/9 Albert Street Mordialloc	2	Unit	\$675,000	22 Oct 2026
 1A Collocott Street Mordialloc	4	Townhouse	\$1,250,000	21 Oct 2026
 22A Gipps Avenue Mordialloc	4	House	\$1,790,000	16 Oct 2026
 18/5-7 Collocott Street Mordialloc	2	Unit	\$636,000	15 Oct 2026
 26/5 Manikato Avenue Mordialloc	3	Townhouse	\$865,000	12 Oct 2026
 35 Jenkins Street Mordialloc	3	Townhouse	\$1,150,000	11 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 8/24 Bear Street Mordialloc	2	Unit	\$690,000	09 Oct 2026
 114/90 White Street Mordialloc	2	Apartment	Undisclosed	03 Oct 2026
 1A Holt Court Mordialloc	3	Townhouse	\$1,090,000	03 Oct 2026
 8/124 White Street Mordialloc	4	Townhouse	\$882,500	01 Oct 2026
 1/66 Barkly Street Mordialloc	2	Unit	\$676,000	30 Sep 2026
 110 White Street Mordialloc	2	Unit	\$560,000	29 Sep 2026
 8/4-6 Edith Street Mordialloc	2	Unit	\$830,000	28 Sep 2026
 44 Jack Holt Way Mordialloc	3	Townhouse	\$1,220,000	25 Sep 2026
 5/111 Albert Street Mordialloc	2	Unit	\$705,000	24 Sep 2026
 5/107-109 Barkly Street Mordialloc	2	Unit	Undisclosed	23 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 41A Kershaw Street Mordialloc	4	Townhouse	Undisclosed	21 Sep 2026
 120A White Street Mordialloc	4	Townhouse	\$950,000	19 Sep 2026
 7 Edward Street Mordialloc	2	House	\$880,000	18 Sep 2026
 93 White Street Mordialloc	3	House	\$910,000	17 Sep 2026
 16/111 Barkly Street Mordialloc	2	Unit	\$580,000	16 Sep 2026
 6 Woodlands Court Mordialloc	5	House	Undisclosed	15 Sep 2026
 8/75 Barkly Street Mordialloc	2	Unit	\$596,000	09 Sep 2026
 41 Rivette Street Mordialloc	4	House	Undisclosed	09 Sep 2026
 22 Waratah Avenue Mordialloc	4	House	Undisclosed	05 Sep 2026
 10/6 Bear Street Mordialloc	2	Apartment	\$600,000	23 Aug 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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