



Mordialloc

Suburb Report



Your connection to property insights



JellisCraig

MORDIALLOC SUBURB REPORT

Median house price¹

Median

\$1.35m

Quarterly price change

-2.88% ↓

Median unit price¹

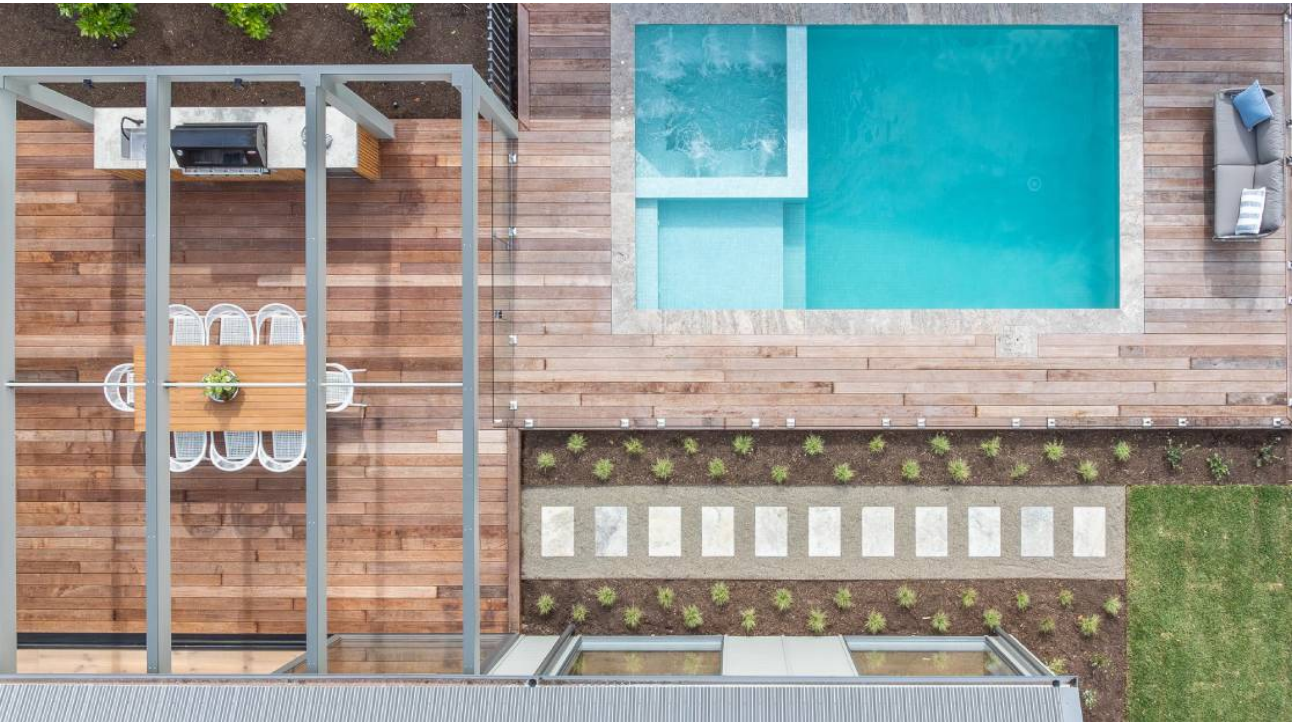
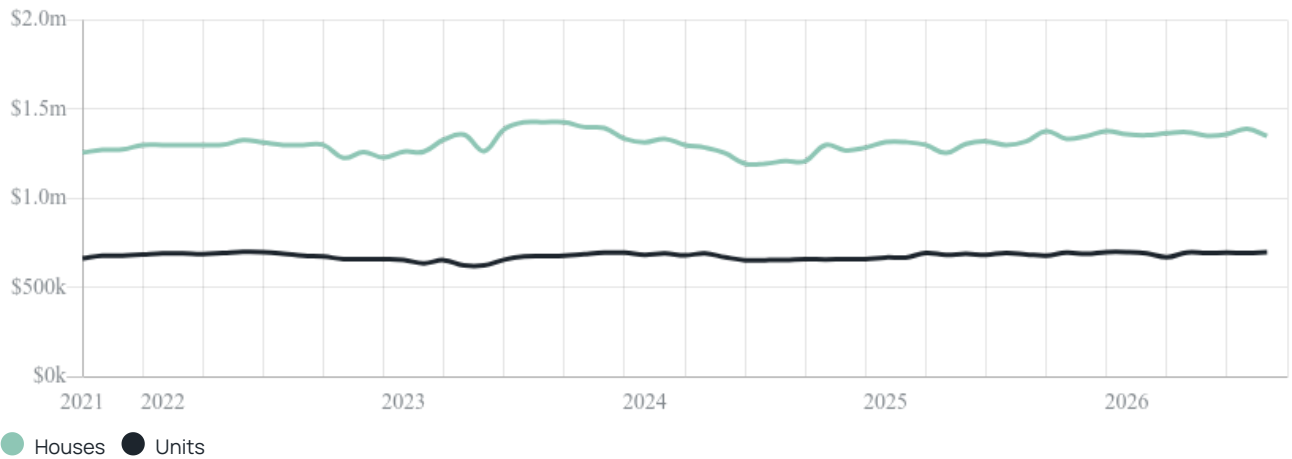
Median

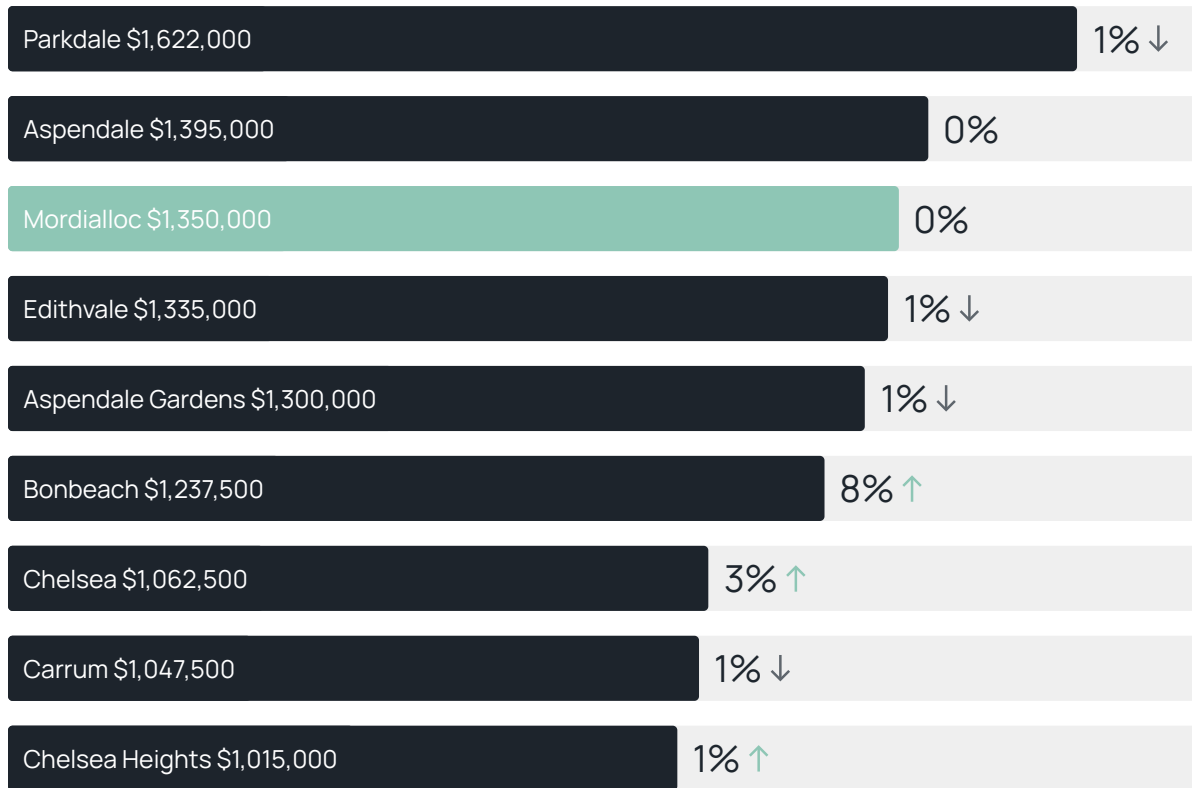
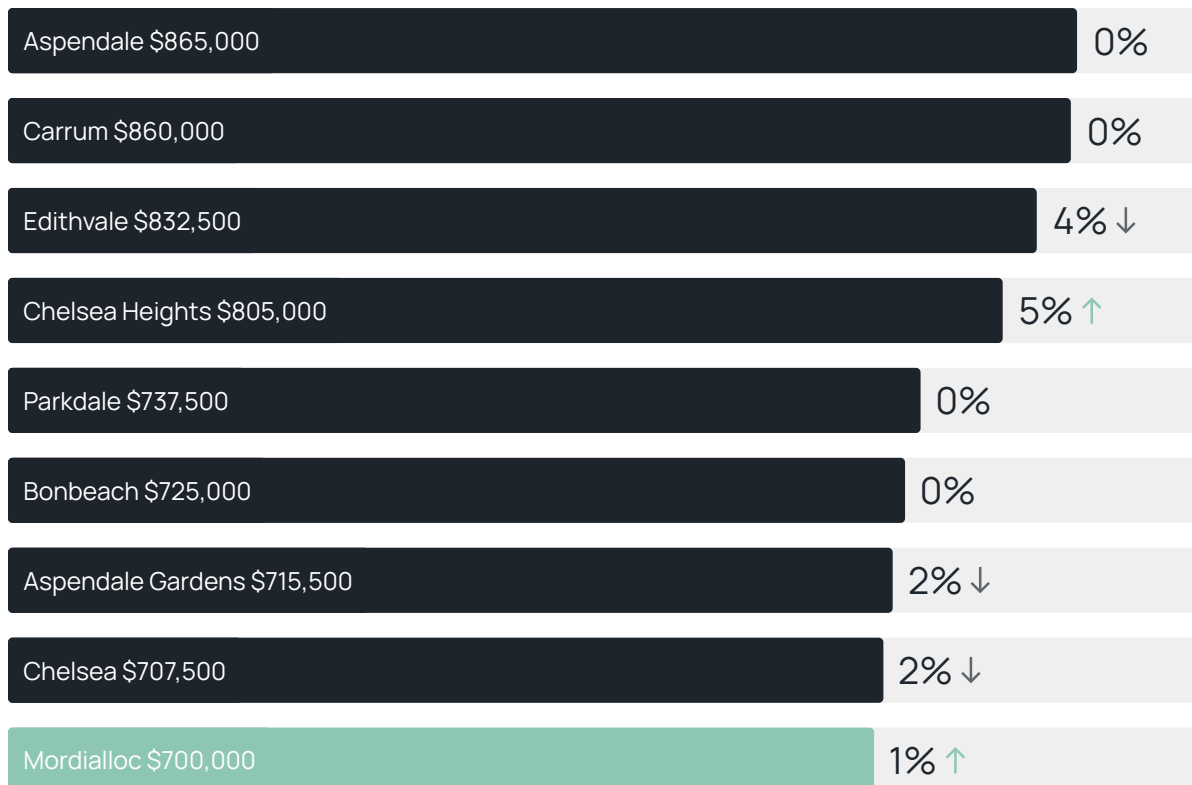
\$700k

Quarterly price change

0.72% ↑

Mordialloc quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

10%

Median days on market³

House

Unit

38 days

27 days

Jellis Craig average inspection attendance per listing⁴

51 groups

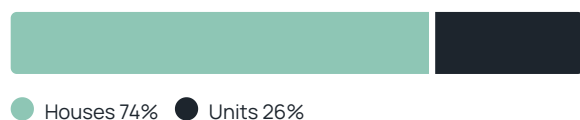
Average hold period¹

House

Unit

15.7 years

12.0 years

Dwelling type⁵Population⁵

8,886

Ownership⁵Median asking rent per week¹

Unit

\$800

\$590

Median age⁵

40 years

Rental yield¹

House

Unit

3.37%

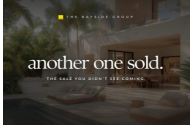
4.5%

Median household size⁵

2.4 people

Recent Mordialloc sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscreag.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 110 White Street Mordialloc	2	Unit	\$560,000	29 Sep 2026
 8/4-6 Edith Street Mordialloc	2	Unit	\$830,000	28 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
 41A Kershaw Street Mordialloc	4	Townhouse	Undisclosed	21 Sep 2026
 7 Edward Street Mordialloc	2	House	\$880,000	18 Sep 2026
 6 Woodlands Court Mordialloc	5	House	Undisclosed	15 Sep 2026
 8/75 Barkly Street Mordialloc	2	Unit	Undisclosed	09 Sep 2026
 Sold Off Market 41 Rivette Street Mordialloc	4	House	Undisclosed	09 Sep 2026
 22 Waratah Avenue Mordialloc	4	House	Undisclosed	05 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 10/6 Bear Street Mordialloc	2	Apartment	\$600,000	23 Aug 2026
 4/403 Nepean Highway Mordialloc	2	Unit	\$650,000	18 Aug 2026
 1B Collocott Street Mordialloc	4	Townhouse	\$1,240,000	17 Aug 2026
 5B Governor Road Mordialloc	2	House	\$695,000	14 Aug 2026
 20 Keefer Street Mordialloc	3	House	Undisclosed	08 Aug 2026
 26/538 Main Street Mordialloc	2	Apartment	Undisclosed	06 Aug 2026
 1A Francis Street Mordialloc	3	Townhouse	\$1,210,000	05 Aug 2026
 2/33 Barkly Street Mordialloc	3	Townhouse	\$1,210,000	31 Jul 2026
 82B White Street Mordialloc	4	Townhouse	\$1,040,000	31 Jul 2026
 75 Scarlet Street Mordialloc	0	Residential_land	\$1,050,000	27 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 10/500 Main Street Mordialloc	2	Apartment	\$492,000	26 Jul 2026
 52A Cedric Street Mordialloc	4	Townhouse	Undisclosed	25 Jul 2026
 2/20 Barkly Street Mordialloc	2	Villa	\$815,000	25 Jul 2026
 6/51-53 Barkly Street Mordialloc	3	Townhouse	\$850,000	24 Jul 2026
 8/111 Barkly Street Mordialloc	1	Unit	\$520,000	22 Jul 2026
 5/2-4 Keefer Street Mordialloc	2	Unit	\$660,000	21 Jul 2026
 4/5 John Street Mordialloc	2	Unit	\$675,000	21 Jul 2026
 1/15 John Street Mordialloc	2	Unit	Undisclosed	16 Jul 2026
 18/9-11 Manikato Avenue Mordialloc	3	Townhouse	\$950,000	16 Jul 2026
 5/121 McDonald Street Mordialloc	1	Apartment	\$520,000	15 Jul 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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