



Mordialloc

Suburb Report



Your connection to property insights



JellisCraig

MORDIALLOC SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

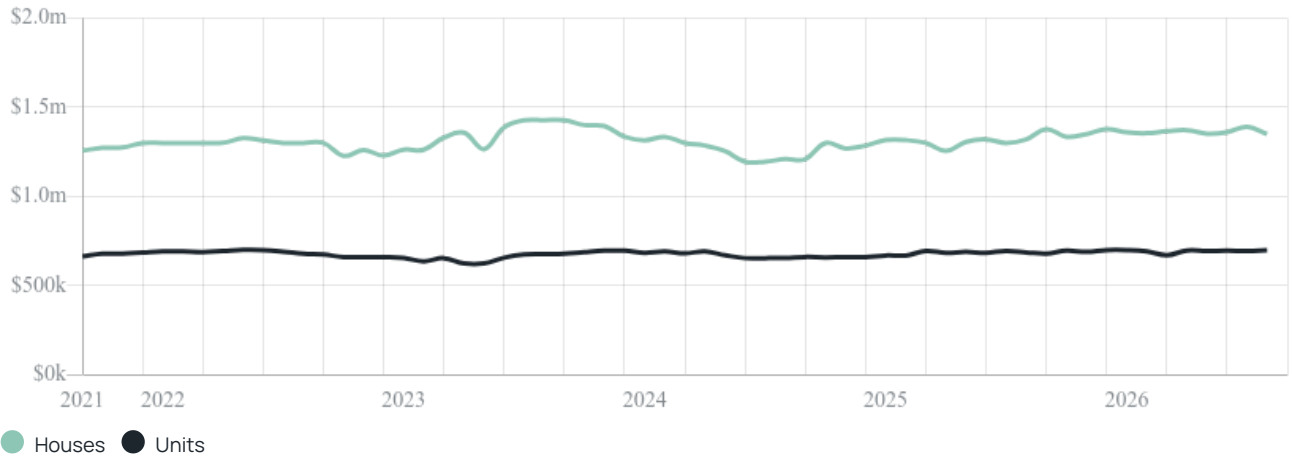
\$1.35m

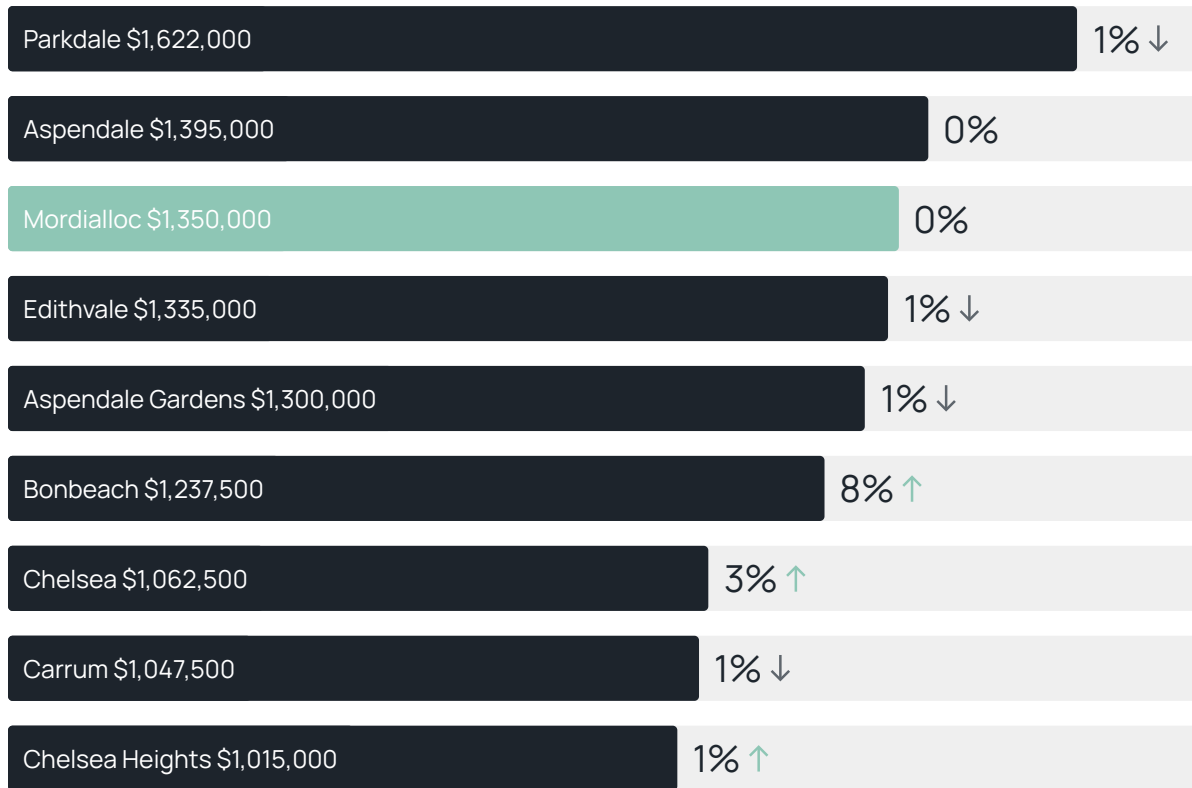
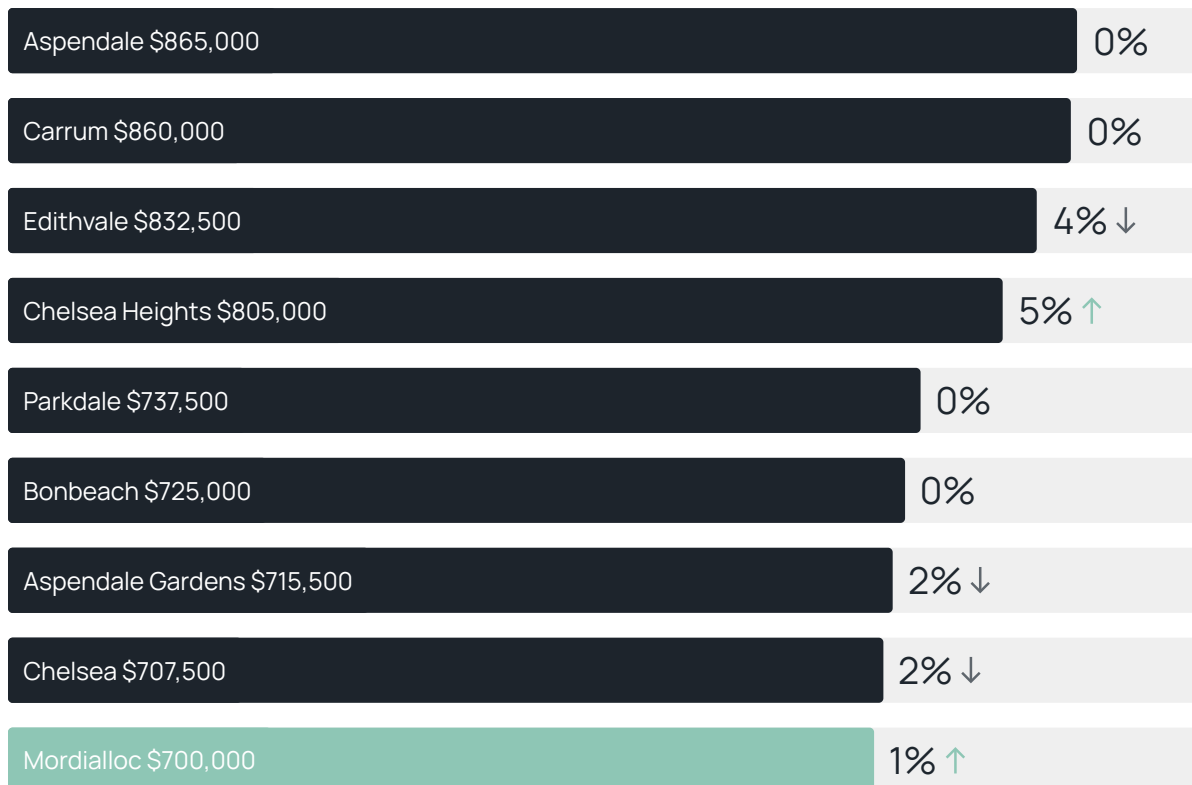
-2.88% ↓

\$700k

0.72% ↑

Mordialloc quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

21.43%

Median days on market³

House

Unit

38 days

27 days

Jellis Craig average inspection attendance per listing⁴

49 groups

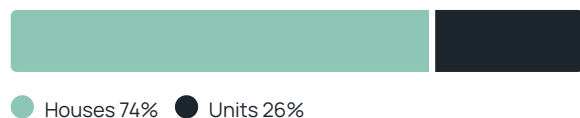
Average hold period¹

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 10/6 Bear Street Mordialloc	2	Apartment	\$600,000	23 Aug 2026
 4/403 Nepean Highway Mordialloc	2	Unit	Undisclosed	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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Address	Bedrooms	Type	Price	Sold
 5 Parsons Street Mordialloc	3	House	\$1,440,000	15 Jul 2026
 4/1 Ashmore Avenue Mordialloc	2	Unit	\$735,000	13 Jul 2026
 3/462 Como Parade West Mordialloc	3	Townhouse	\$985,000	06 Jul 2026
 3/211 Beach Road Mordialloc	3	Townhouse	\$1,465,000	04 Jul 2026
 A/7 Ashmore Avenue Mordialloc	4	Townhouse	Undisclosed	30 Jun 2026
 20/4 Gipps Avenue Mordialloc	2	Unit	\$717,000	27 Jun 2026
 42 Kokoda Place Mordialloc	2	Townhouse	\$660,000	19 Jun 2026
 16/42 Barkly Street Mordialloc	1	Unit	\$500,000	13 Jun 2026
 11/4 Gipps Avenue Mordialloc	2	Unit	\$580,000	12 Jun 2026
 1/10 Ashmore Avenue Mordialloc	1	Unit	\$475,000	09 Jun 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 06/09/2026

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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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