



Mount Martha Suburb Report

Your connection to property insights



JellisCraig

Property Prices

MOUNT MARTHA SUBURB REPORT

Median house price¹

Median
\$1.43m

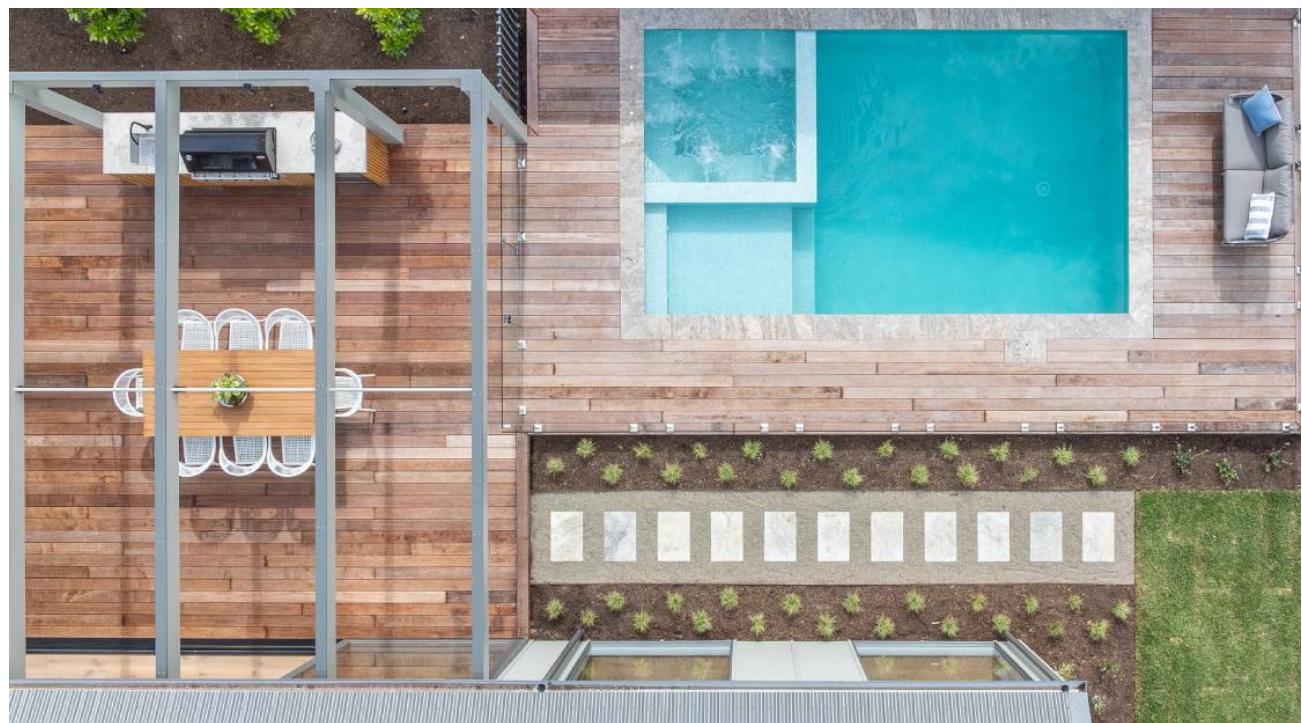
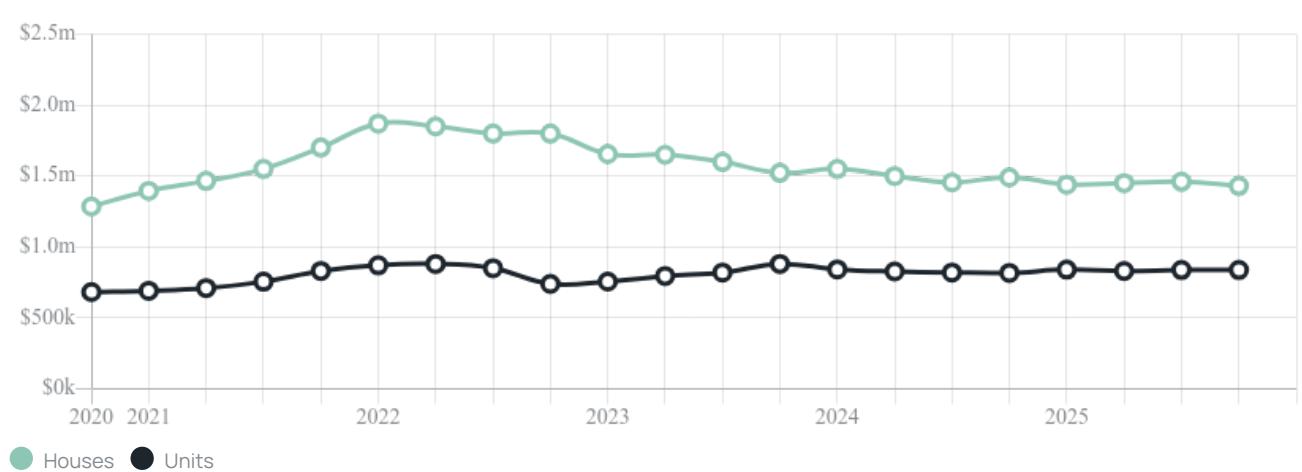
Quarterly price change
-2.05% 

Median unit price¹

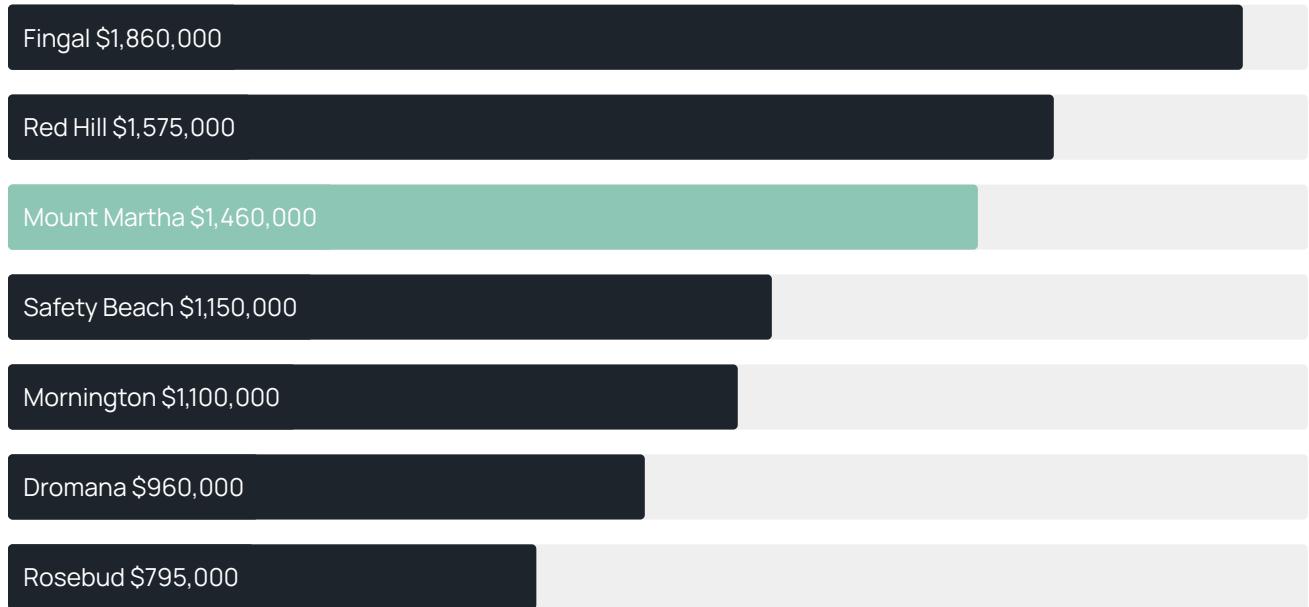
Median
\$838k

Quarterly price change
0.00% 

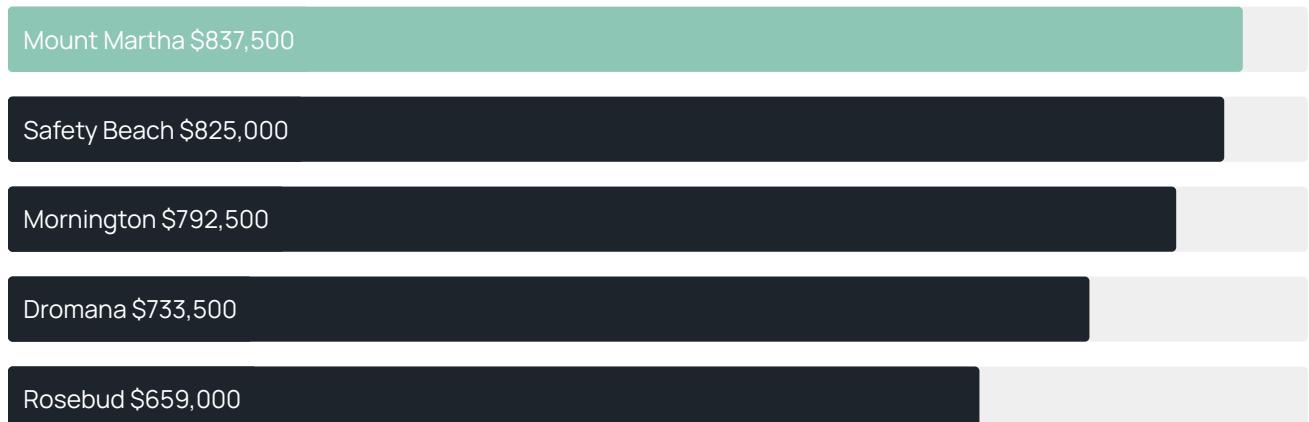
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

MOUNT MARTHA SUBURB REPORT

Sale method²



● Auction 1%
● Private 99%

Auction clearance rate³

100%

Median days on market³

44 days

Average hold period¹

7.0 years

Insights

Dwelling type⁵



● Houses 84% ● Units 16%

Ownership⁵



● Owned outright 45% ● Mortgaged 45% ● Rented 10%

Population⁵

19,846

Median asking rent¹

\$750 per week

Population growth⁵

0

Rental yield¹

2.69%

Median age⁵

46 years

Median household size⁵

2.7 people

MOUNT MARTHA SUBURB REPORT

Recent Mount Martha sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 34-36 Fairbairn Av Mount Martha	4	House	\$2,270,000	31 Jan 2026
 20 Headland Wtrs Mount Martha	4	House	\$2,000,000	30 Jan 2026
 1/116 Bentons Rd Mount Martha	2	Unit	\$715,000	29 Jan 2026
 1 Kia Ora Av Mount Martha	4	House	\$2,100,000	29 Jan 2026
 78 Bentons Rd Mount Martha	4	House	\$1,535,000	27 Jan 2026
 1 Balcombe Dr Mount Martha	4	House	\$1,710,000	23 Jan 2026
 549 Esplanade Mount Martha	3	House	\$1,395,000	21 Jan 2026
 45 Somerset Dr Mount Martha	4	House	\$1,215,000	20 Jan 2026
 5 St Ives Gr Mount Martha	4	House	\$1,565,000	20 Jan 2026
 42 Inga Pde Mount Martha	4	House	\$1,700,000	15 Jan 2026

Sold Properties

MOUNT MARTHA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Hull Rd Mount Martha	4	House	\$2,100,000	15 Jan 2026
 49 Ian Rd Mount Martha	5	House	\$1,330,000	12 Jan 2026
 3/4 Inga Pde Mount Martha	3	Unit	\$1,020,000	09 Jan 2026
 53 Legacy Dr MOUNT MARTHA	4	House	\$2,050,000	09 Jan 2026
 4/131 Racecourse Rd Mount Martha	2	Unit	\$715,000	08 Jan 2026
 14 Watson Rd Mount Martha	3	House	\$2,380,000	03 Jan 2026
 187 Dunns Rd Mount Martha	4	House	\$865,000	29 Dec 2025
 87 Kilburn Gr Mount Martha	4	House	\$2,200,000	23 Dec 2025
 30 Park Rd Mount Martha	4	House	\$2,000,000	22 Dec 2025
 3 Oxford Ct Mount Martha	4	House	\$1,340,000	19 Dec 2025

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 22 Coryule Rd Mount Martha	4	House	\$1,420,000	19 Dec 2025
 21 Seacrest Pl Mount Martha	3	Townhouse	\$860,000	19 Dec 2025
 107/142 Bentons Rd Mount Martha	2	Unit	\$705,000	18 Dec 2025
 8/142 Bentons Rd Mount Martha	2	Unit	\$749,500	17 Dec 2025
 65 Ellerina Rd Mount Martha	4	House	\$1,575,000	16 Dec 2025
 7 Potts La Mount Martha	3	House	\$1,085,000	16 Dec 2025
 17/194 Bentons Rd Mount Martha	3	Unit	\$875,000	16 Dec 2025
 30 Fairbairn Av Mount Martha	3	House	\$1,335,000	16 Dec 2025
 25 Elspeth Cirt Mount Martha	3	House	\$930,000	12 Dec 2025
 30 Sunshine Dr Mount Martha	3	House	\$1,585,000	09 Dec 2025



Jellis Craig Mount Martha
4/42 Lochiel Avenue, Mount Martha
03 5974 8900

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 01/02/2026

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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