



Mount Martha

Suburb Report



Your connection to property insights



JellisCraig

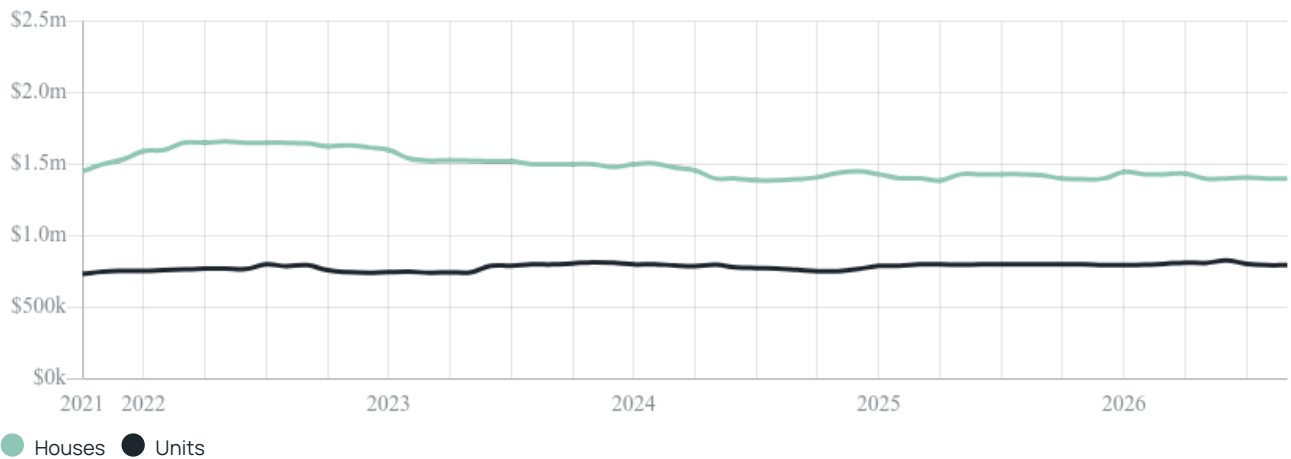
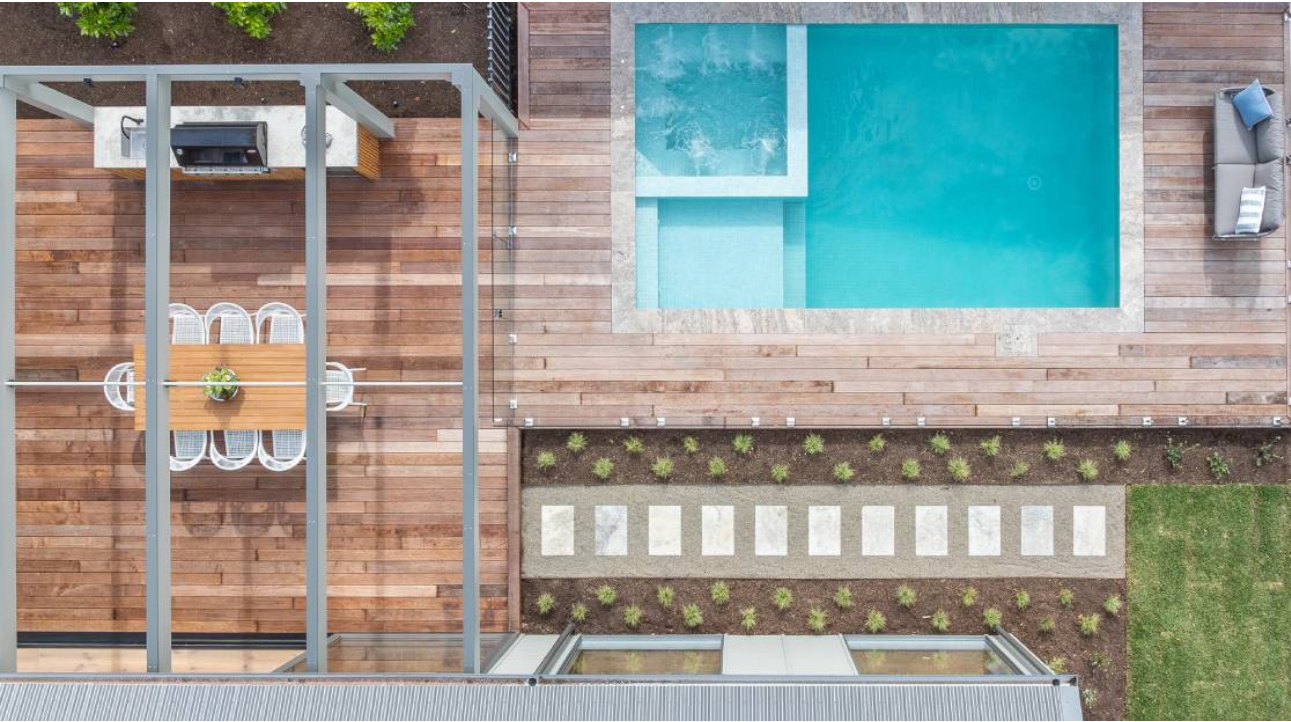
MOUNT MARTHA SUBURB REPORT

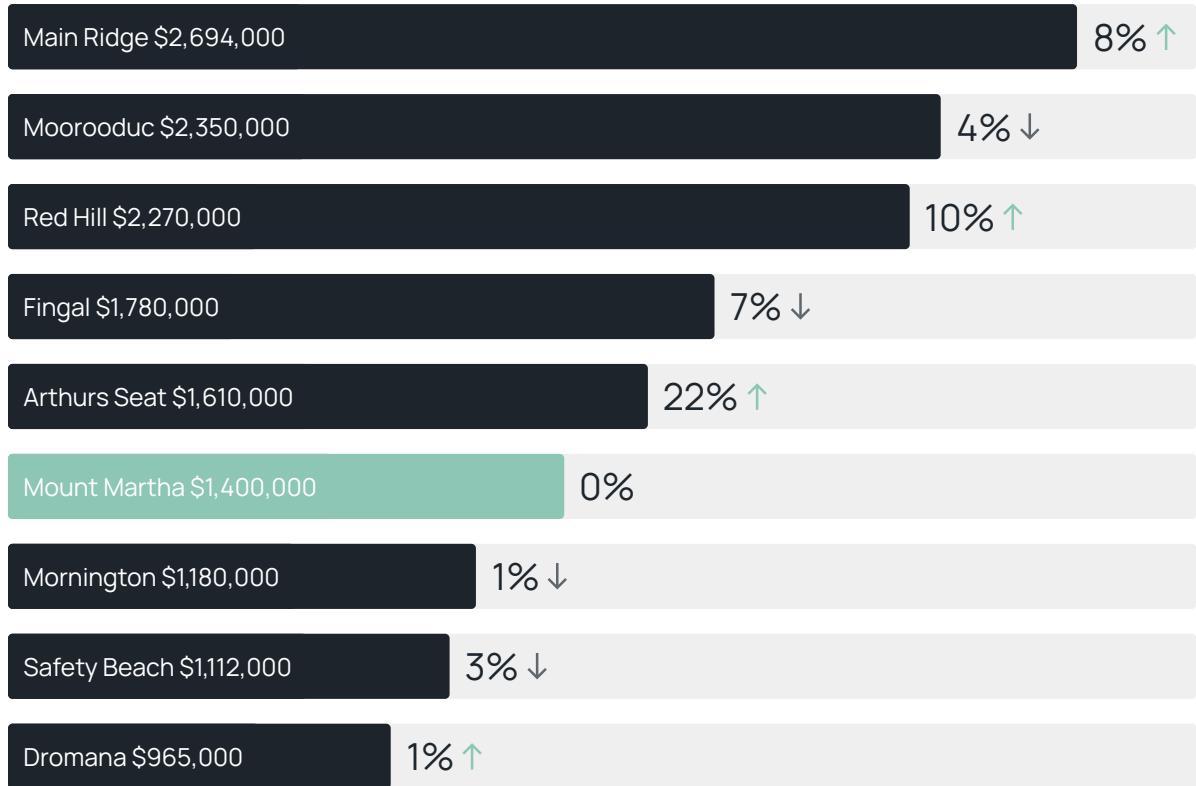
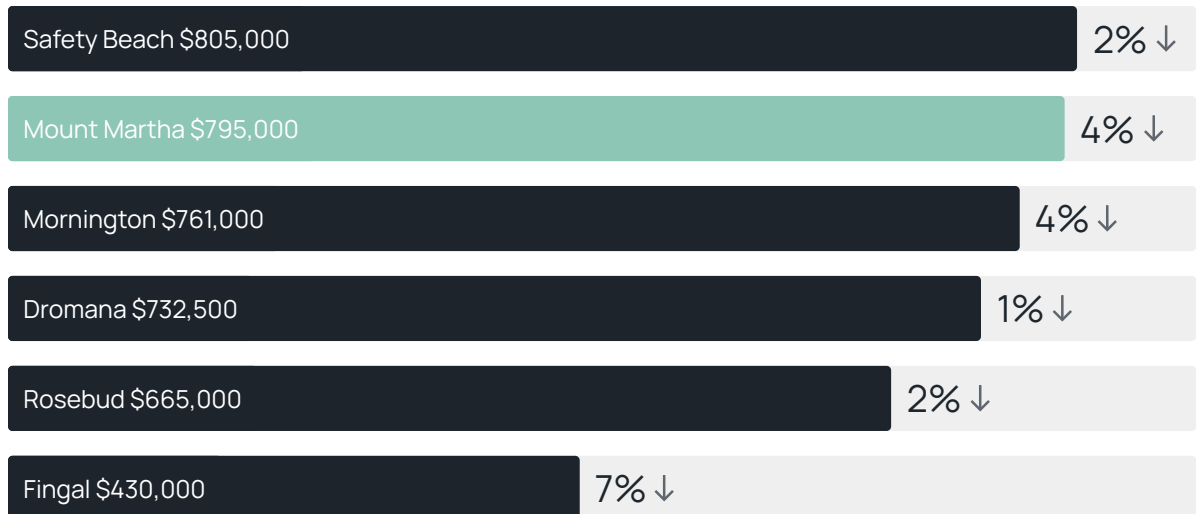
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.40m	0.00% ↓	\$795k	0.00% ↓

Mount Martha monthly median property prices³



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

Sale method¹

● Auction 1%
● Private 99%

Auction clearance rate⁴

34%

Median days on market⁵

House

Unit

45 days

36 days

Average hold period¹

House

Unit

14.1 years

11.5 years

Dwelling type⁷

● Houses 100% ● Units 0%

Ownership⁷

● Owned outright 44% ● Mortgaged 44% ● Rented 13%

Population⁷

19,846

Population growth⁷

0

Median age⁷

46 years

Median household size⁷

2.7 people

Median asking rent per week¹

House

Unit

\$895

\$690

Rental yield⁸

House

Unit

3.4%

4.16%

Recent Mount Martha sales⁵

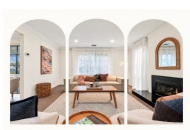
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscreag.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 10 John William Drive Mount Martha	4	House	\$1,180,000	24 Oct 2026
 5 Lesa Court Mount Martha	4	House	\$1,576,000	24 Oct 2026
 27 Vantage Point Drive Mount Martha	4	House	\$1,585,000	23 Oct 2026
 32 Windmill Parade Mount Martha	4	House	\$1,220,000	22 Oct 2026
 49 Hull Road Mount Martha	7	House	\$2,980,000	21 Oct 2026
 118 Bentons Road Mount Martha	3	House	\$900,000	21 Oct 2026
 12 Esperance Court Mount Martha	4	House	\$1,010,000	20 Oct 2026
 180 Osborne Drive Mount Martha	3	House	\$950,000	16 Oct 2026
 30 Glamorgan Crescent Mount Martha	3	House	\$1,350,000	15 Oct 2026
 5 Erica Court Mount Martha	3	House	\$925,000	15 Oct 2026

MOUNT MARTHA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30/2A Bentons Road Mount Martha	3	Unit	\$840,000	14 Oct 2026
 348 Esplanade Mount Martha	3	House	\$3,150,000	14 Oct 2026
 413-414 Esplanade Mount Martha	5	House	\$8,250,000	12 Oct 2026
 10/51 Green Island Avenue Mount Martha	3	Unit	\$850,000	12 Oct 2026
 7 Stanton Close Mount Martha	4	House	\$1,250,000	07 Oct 2026
 94 Bradford Road Mount Martha	0	Residential_land	\$1,350,000	07 Oct 2026
 16 Baystone Court Mount Martha	4	House	\$985,000	03 Oct 2026
 20A Birdrock Avenue Mount Martha	4	House	\$2,400,000	01 Oct 2026
 9 Uralla Road Mount Martha	5	House	\$2,180,000	30 Sep 2026
 1 Vivian Way Mount Martha	3	House	\$847,500	30 Sep 2026

MOUNT MARTHA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20/13 Craigie Road Mount Martha	3	Townhouse	\$827,000	30 Sep 2026
 16 Greenlaw Crescent Mount Martha	4	House	\$1,560,000	30 Sep 2026
 30A Hakea Drive Mount Martha	4	House	\$1,180,000	29 Sep 2026
 2/34 Bentons Road Mount Martha	2	Unit	\$725,000	29 Sep 2026
 7 Ailsa Street Mount Martha	4	House	\$3,300,000	28 Sep 2026
 34-36 Leggatt Crescent Mount Martha	4	House	\$4,500,000	24 Sep 2026
 23/42 Acacia Street Mount Martha	2	Retire	\$710,000	24 Sep 2026
 35 Helena Street Mount Martha	3	House	\$1,270,000	24 Sep 2026
 10 Larter Court Mount Martha	4	House	Undisclosed	24 Sep 2026
 Lot 2 82 A Bay Road	0	Residential_land	\$1,300,000	23 Sep 2026



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 01/11/2026

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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