



Mount Martha

Suburb Report



Your connection to property insights



JellisCraig

MOUNT MARTHA SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

0.00% ↓

Median unit price¹

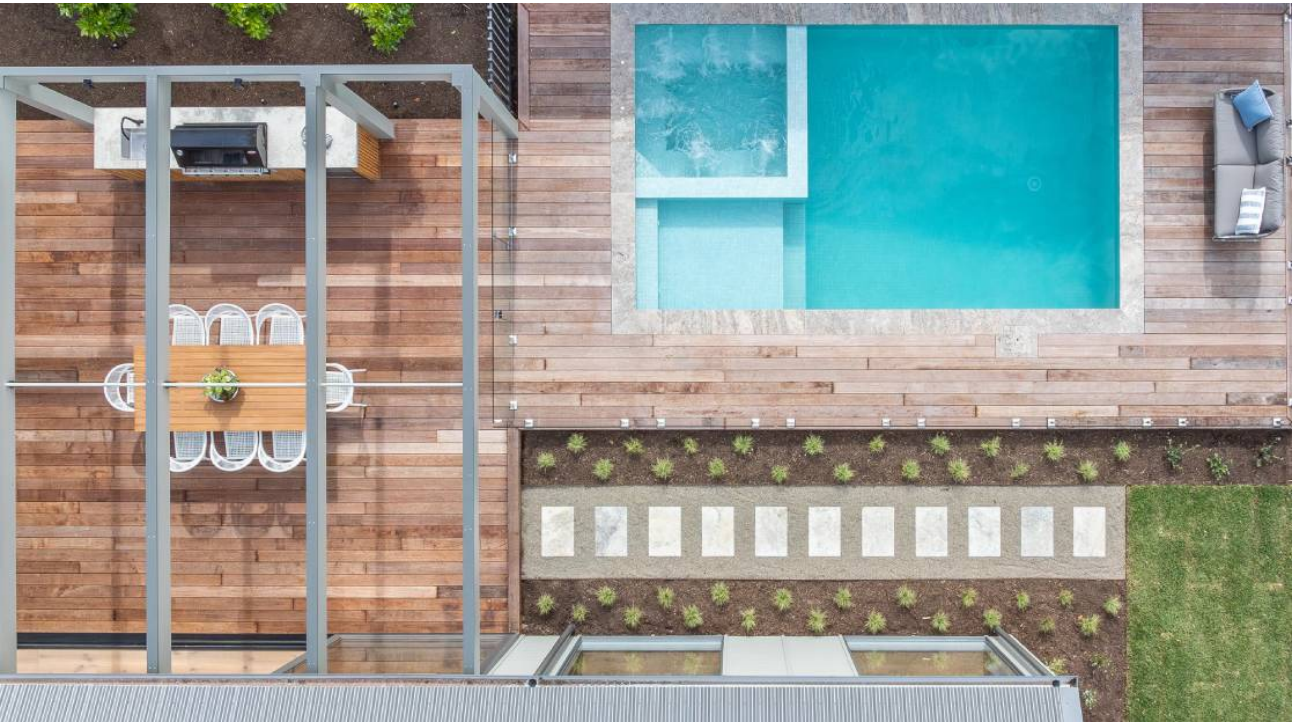
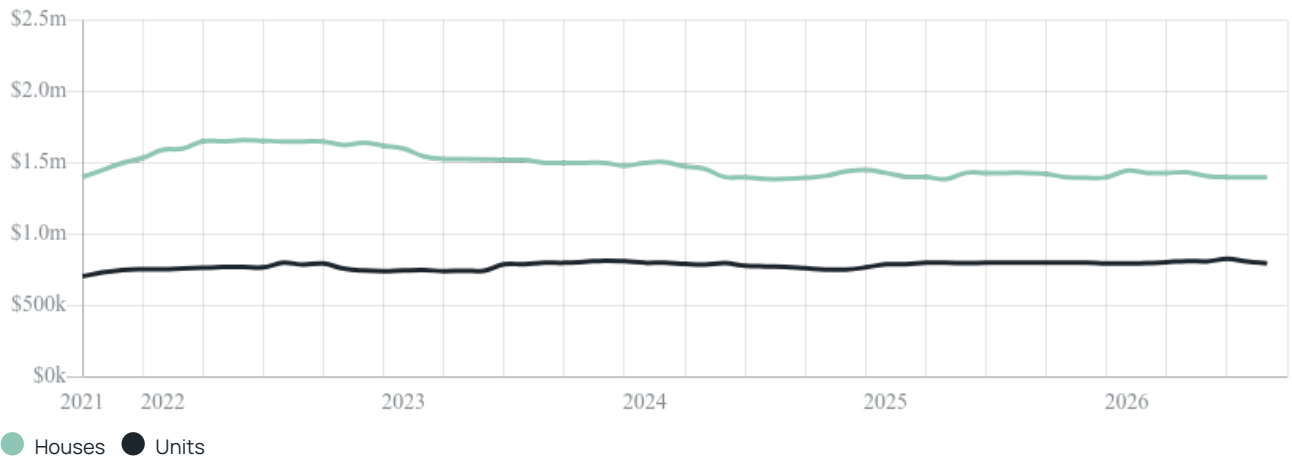
Median

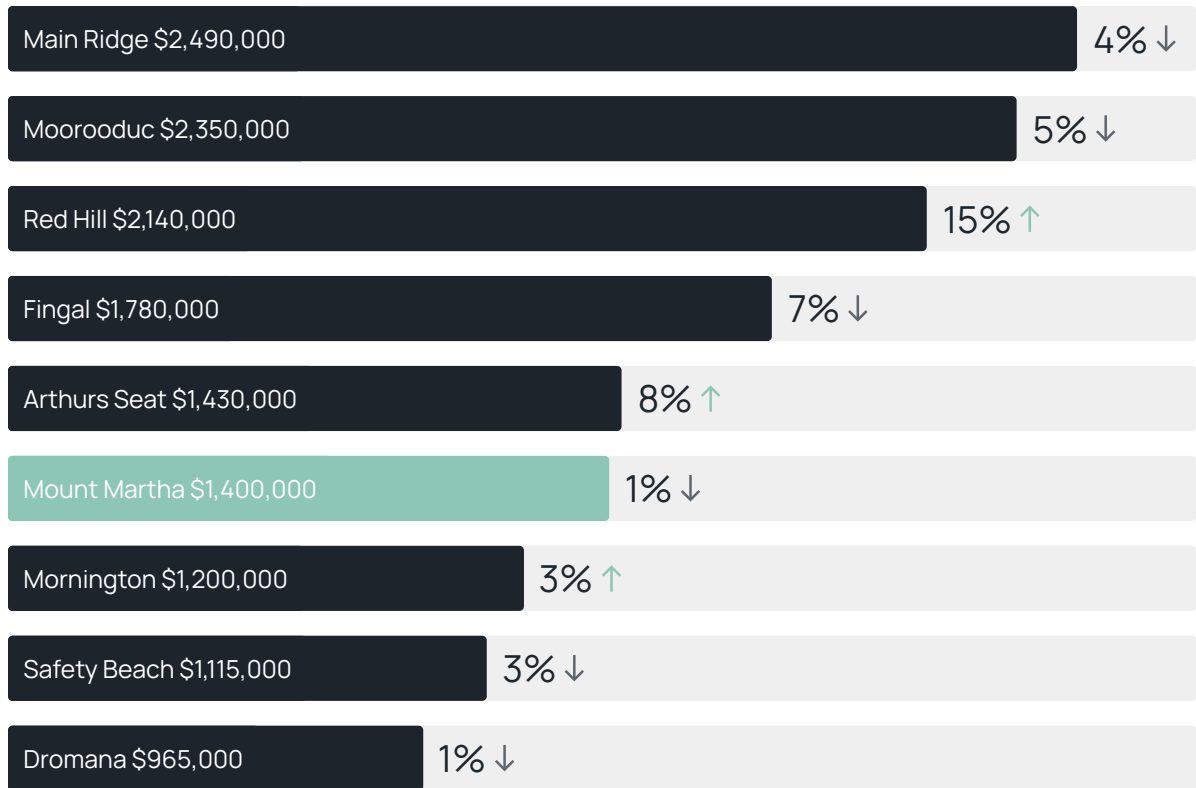
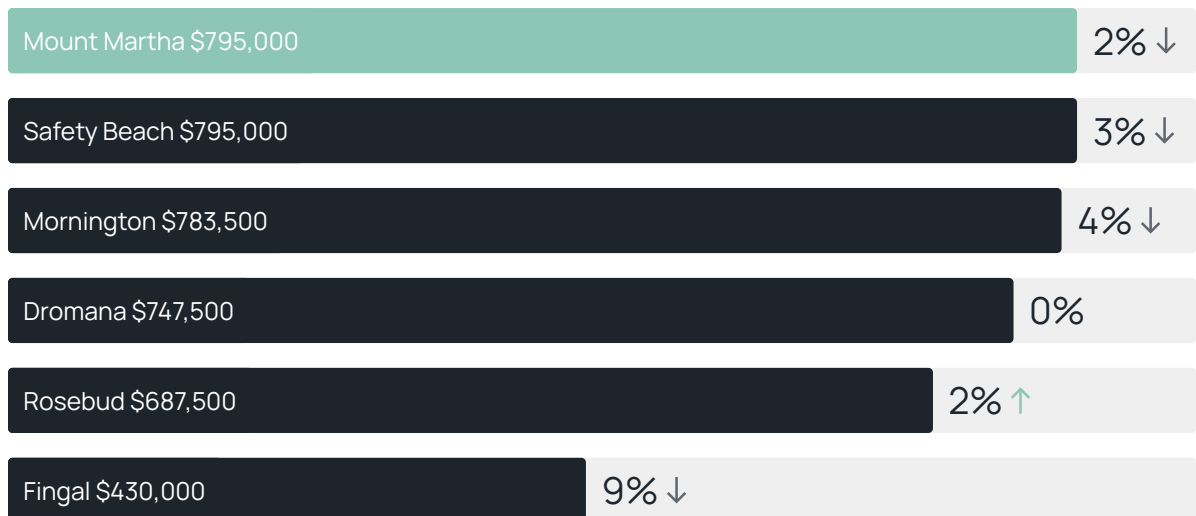
\$795k

Quarterly price change

-1.85% ↓

Mount Martha quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 1%
● Private 99%

Auction clearance rate³

50%

Median days on market³

House

Unit

43 days

35 days

Average hold period¹

House

Unit

14.2 years

11.1 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

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

Population⁵

19,846

Median asking rent per week¹

Unit

\$880

\$683

Population growth⁵

0

Rental yield¹

House

Unit

3.26%

4.18%

Median age⁵

46 years

Median household size⁵

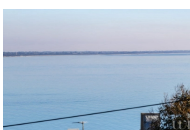
2.7 people

Recent Mount Martha sales²

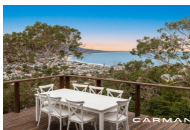
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 9 Uralla Road Mount Martha	5	House	\$2,180,000	30 Sep 2026
 16 Greenlaw Crescent Mount Martha	4	House	\$1,560,000	30 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 Bay Road	0	Residential_land	\$1,300,000	23 Sep 2026
 Lot 1 82 Bay Road	0	Residential_land	\$1,410,000	23 Sep 2026
 7/28 Green Island Ave Mount Martha	3	Townhouse	Undisclosed	18 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 2/545 Esplanade Mount Martha	2	Unit	\$700,000	18 Sep 2026
 7/90 Bentons Road Mount Martha	3	Unit	Undisclosed	17 Sep 2026
 111 Dunns Road Mount Martha	3	House	\$951,000	15 Sep 2026
 15/200 Bentons Road Mount Martha	3	Unit	\$750,000	14 Sep 2026
 12 Elspeth Circuit Mount Martha	4	House	\$1,300,000	12 Sep 2026
 18-20 Finlayson Avenue Mount Martha	4	House	Undisclosed	11 Sep 2026
 18 Hull Road Mount Martha	4	House	\$1,730,000	10 Sep 2026
 18 Moonah Way Mount Martha	4	House	Undisclosed	10 Sep 2026
 26 Mount Martha Road Mount Martha	3	House	\$1,335,000	09 Sep 2026
 7/579 Esplanade Mount Martha	3	Unit	\$850,000	08 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 62 Marriott Drive Mount Martha	4	House	\$1,120,000	04 Sep 2026
 49A Veda Avenue Mount Martha	3	House	\$655,000	03 Sep 2026
 17 Tanyalee Court Mount Martha	3	House	\$916,000	03 Sep 2026
 12 Vivian Way Mount Martha	3	House	Undisclosed	02 Sep 2026
 106 Ellerina Road Mount Martha	5	House	Undisclosed	01 Sep 2026
 12 Cambridge Road Mount Martha	4	House	Undisclosed	29 Aug 2026
 35 Dorset Road Mount Martha	4	House	Undisclosed	29 Aug 2026
 42 Mount Martha Road Mount Martha	2	House	\$1,150,000	28 Aug 2026
 54 Amberley Drive Mount Martha	3	House	Undisclosed	28 Aug 2026
 3 Finch Street Mount Martha	3	House	\$1,300,000	26 Aug 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 01/10/2026

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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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