



Mount Martha

Suburb Report



Your connection to property insights



JellisCraig

MOUNT MARTHA SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

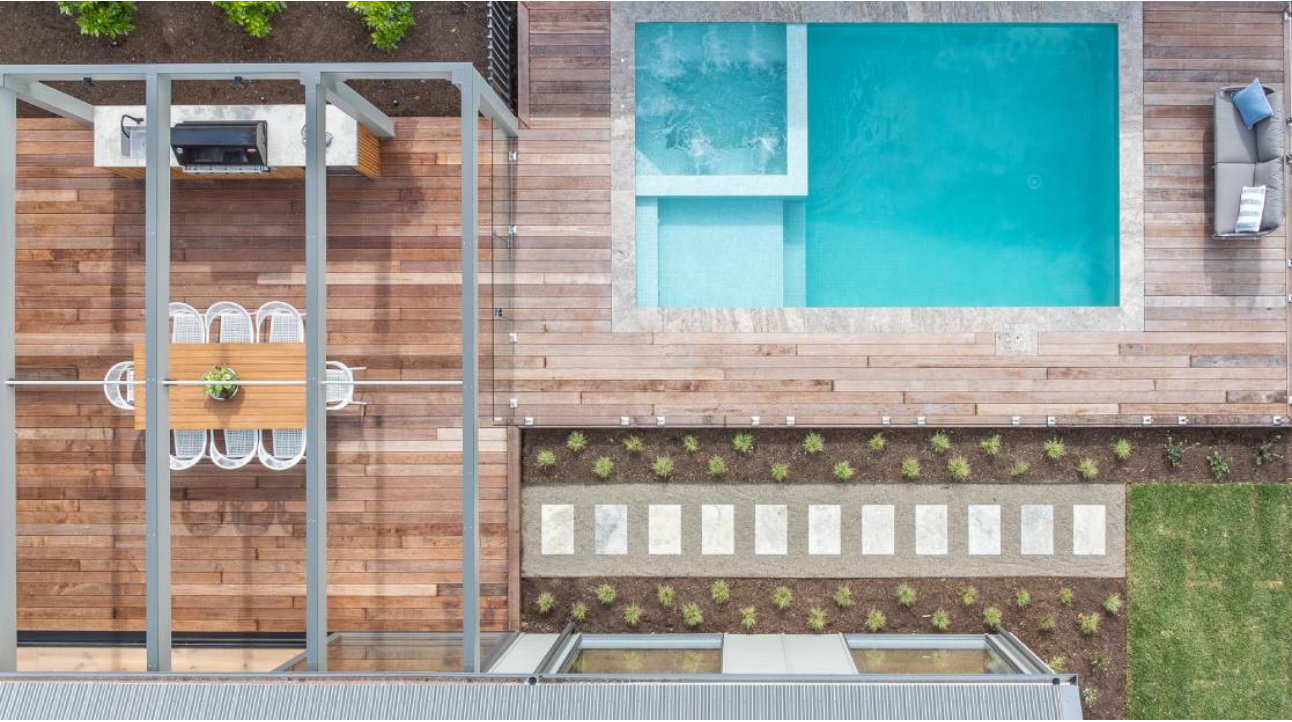
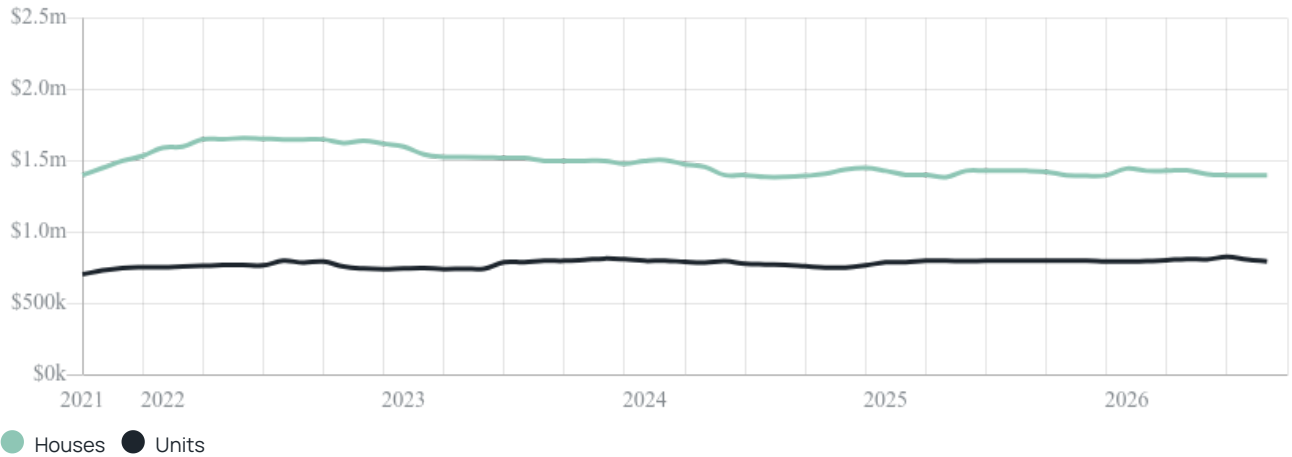
\$1.40m

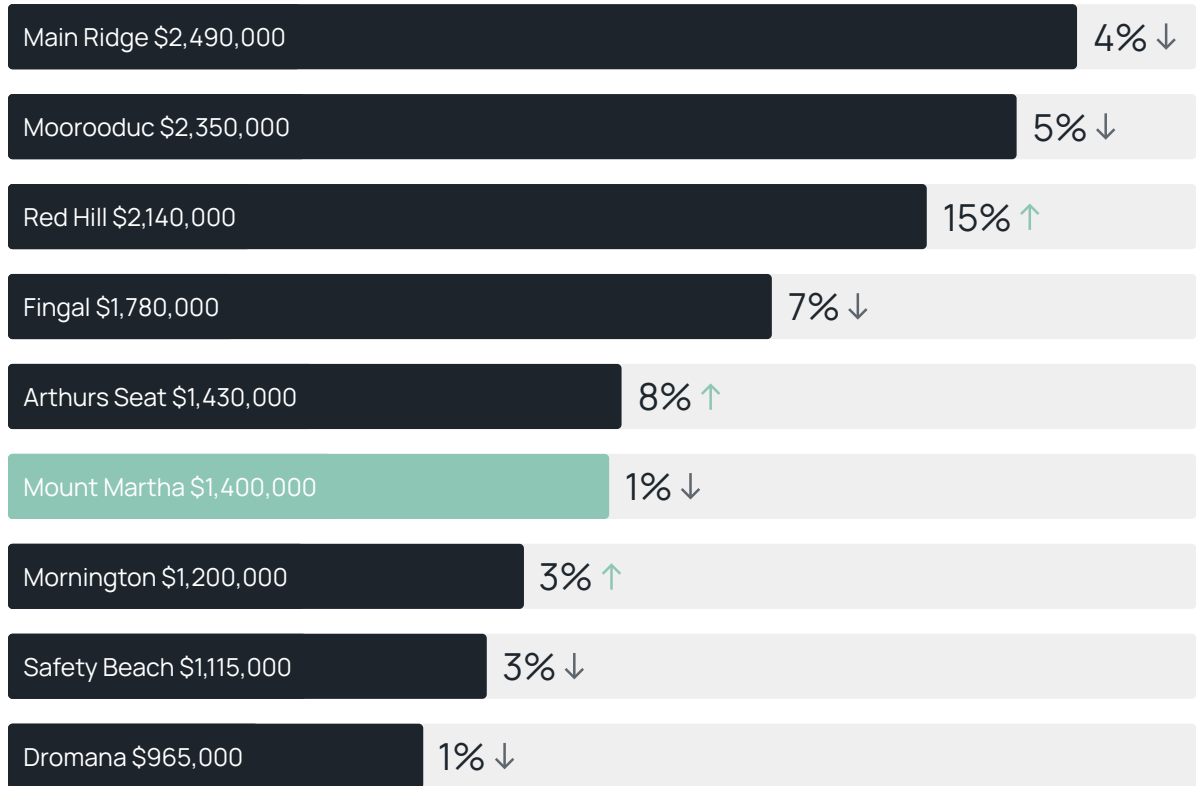
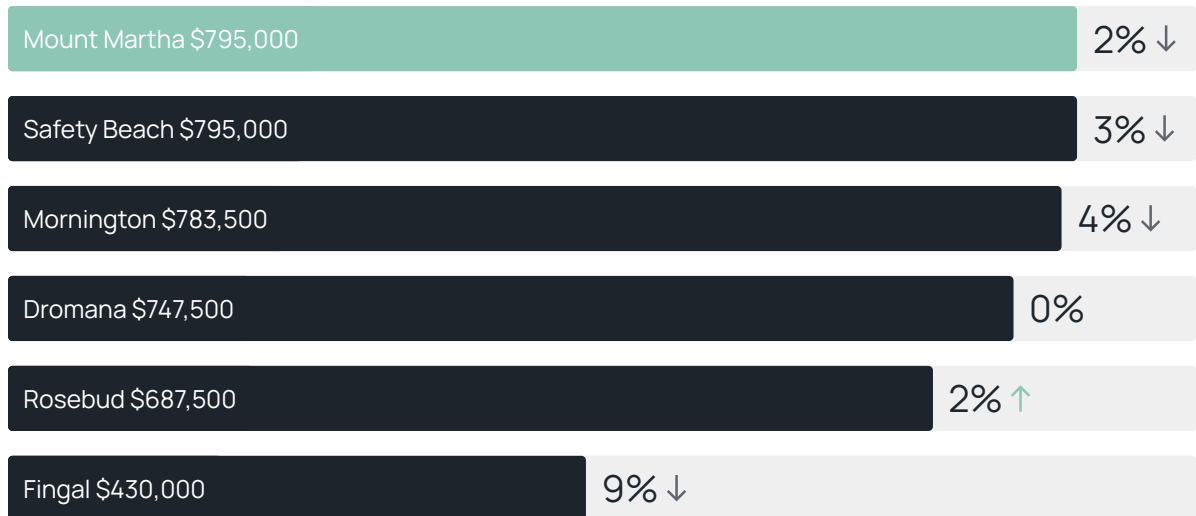
0.00% ↓

\$795k

-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

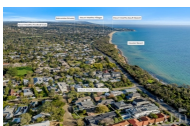
46 years

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 17 Tanyalee Court Mount Martha	3	House	\$916,000	03 Sep 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
 22 Suffolk Crescent Mount Martha	3	House	\$1,270,000	26 Aug 2026
 28 Harrap Road Mount Martha	3	House	\$820,000	25 Aug 2026
 10 Laming Court Mount Martha	4	House	\$992,000	20 Aug 2026
 70 Glenisla Drive Mount Martha	4	House	Undisclosed	19 Aug 2026
 28/42 Acacia Street Mount Martha	2	Retire	\$625,000	14 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 76 Bay Road Mount Martha	5	House	\$3,000,000	14 Aug 2026
 26/165 Osborne Drive Mount Martha	2	Retire	Undisclosed	12 Aug 2026
 11/26 Green Island Avenue Mount Martha	2	Unit	\$670,000	12 Aug 2026
 33 Hooper Grove Mount Martha	5	House	Undisclosed	11 Aug 2026
 336 Esplanade Mount Martha	3	House	Undisclosed	07 Aug 2026
 1A Clarkes Avenue Mount Martha	3	House	\$1,375,000	06 Aug 2026
 4/19 Bay Road Mount Martha	2	Unit	\$656,500	06 Aug 2026
 2 Carool Court Mount Martha	0	Residential_land	Undisclosed	05 Aug 2026
 17 Village Close Mount Martha	4	House	Undisclosed	31 Jul 2026
 13 Meadow Crest Circuit Mount Martha	3	House	Undisclosed	31 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 352 Esplanade Mount Martha	0	Residential_land	Undisclosed	31 Jul 2026
 12 Garo Crescent Mount Martha	3	House	\$1,200,000	30 Jul 2026
 2C Shanns Avenue Mount Martha	4	House	Undisclosed	29 Jul 2026
 14 Craigie Road Mount Martha	4	House	\$1,905,000	28 Jul 2026
 25 Paperbark Drive Mount Martha	4	House	\$990,000	27 Jul 2026
 13 Bay Vista Close Mount Martha	4	House	\$1,150,000	22 Jul 2026
 24 Acacia Street Mount Martha	3	House	\$870,000	17 Jul 2026
 9 Vogel Avenue Mount Martha	4	House	\$1,200,000	16 Jul 2026
 15 Dale Court Mount Martha	4	House	\$1,200,000	16 Jul 2026
 10 Esher Rise Mount Martha	4	House	Undisclosed	15 Jul 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 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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