



Mulgrave

# Suburb Report



Your connection to property insights



**JellisCraig**

MULGRAVE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.18m

Quarterly price change

0.00% ↓

Median unit price<sup>1</sup>

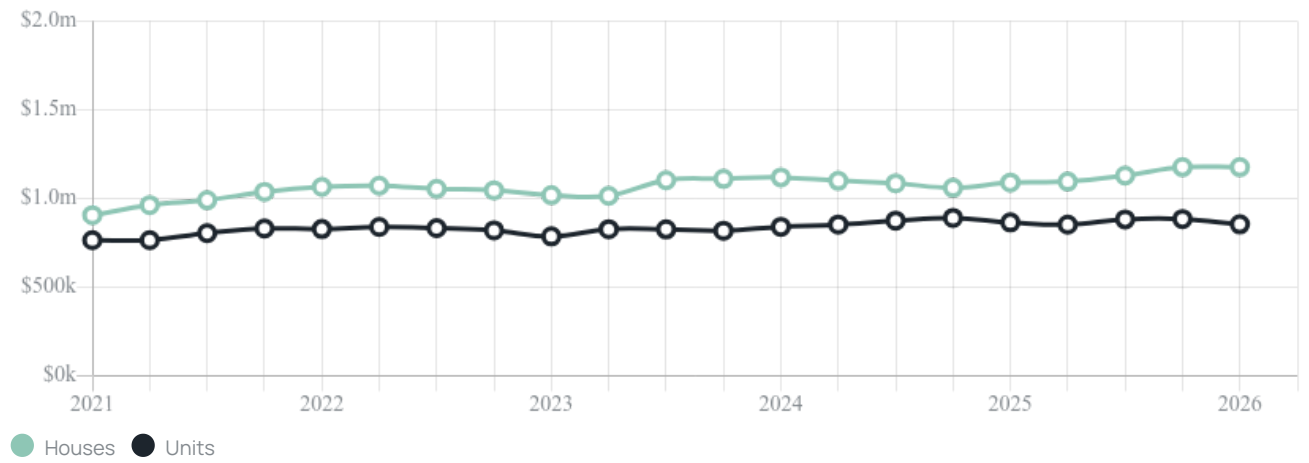
Median

\$854k

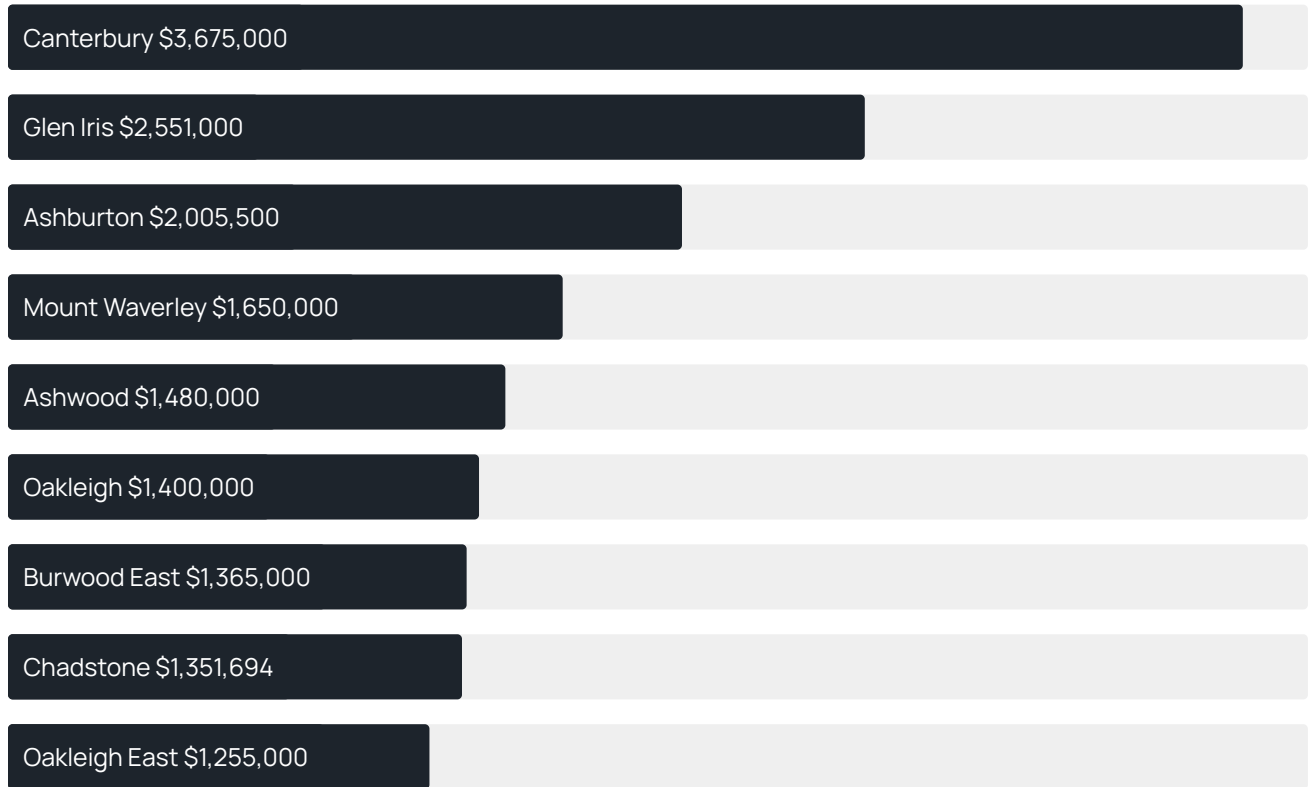
Quarterly price change

-3.39% ↓

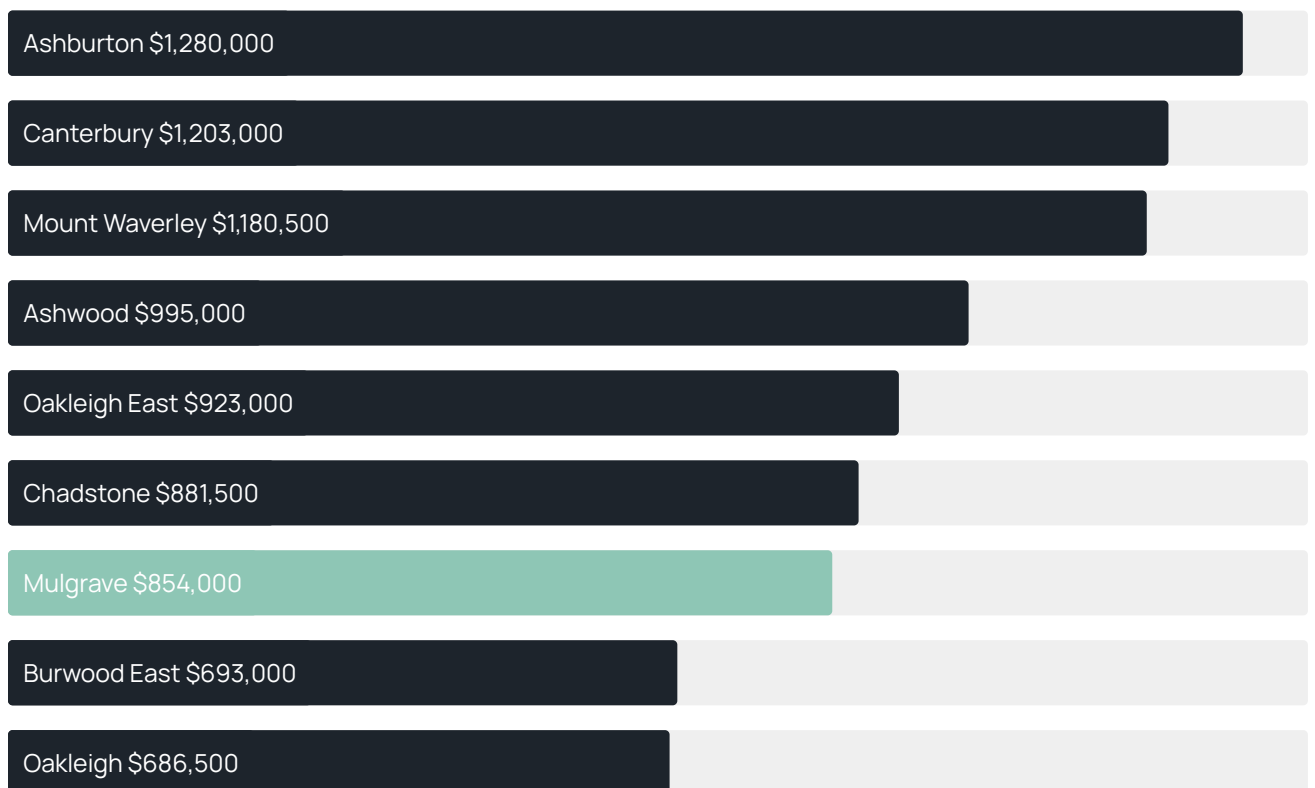
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 95%  
● Private 5%

Auction clearance rate<sup>3</sup>

79.63%

Median days on market<sup>3</sup>

30 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

30 groups

Average hold period<sup>1</sup>

8.5 years

Dwelling type<sup>5</sup>



● Houses 83% ● Units 17%

Ownership<sup>5</sup>



● Owned outright 41% ● Mortgaged 40% ● Rented 20%

Population<sup>5</sup>

19,889

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

2.69%

Rental yield<sup>1</sup>

3.13%

Median age<sup>5</sup>











40 years

Median household size<sup>5</sup>











2.8 people

## Recent Mulgrave sales











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](http://jellisraig.com.au/suburb-reports)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  20 Windy Hill Dr<br>Mulgrave       | 3        | House     | \$912,000   | 20 Jun 2026 |
|  413 Police Rd<br>Mulgrave          | 3        | House     | \$915,000   | 13 Jun 2026 |
|  3 Tina Ct<br>Mulgrave              | 4        | House     | \$1,385,000 | 13 Jun 2026 |
|  16a Valewood Dr<br>Mulgrave       | 4        | Townhouse | \$1,415,000 | 06 Jun 2026 |
|  15b Huxley Av<br>Mulgrave        | 4        | House     | \$1,312,500 | 06 Jun 2026 |
|  2/85 Mackie Rd<br>Mulgrave       | 2        | Unit      | \$656,000   | 06 Jun 2026 |
|  34 Medoro Gr<br>Mulgrave         | 4        | House     | \$1,085,000 | 30 May 2026 |
|  2/21 Montana Av<br>Mulgrave      | 4        | Townhouse | \$985,000   | 30 May 2026 |
|  43 Southampton<br>Dr<br>Mulgrave | 2        | Townhouse | \$701,500   | 30 May 2026 |
|  1 Wembley Ct<br>Mulgrave         | 3        | House     | \$897,000   | 30 May 2026 |

## MULGRAVE SUBURB REPORT

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  7 Southampton Dr<br>Mulgrave  | 3        | House               | \$804,000   | 30 May 2026 |
|  1/2 Whitehaven Cr<br>Mulgrave | 4        | Townhouse           | \$900,000   | 23 May 2026 |
|  8 Burley Ct<br>Mulgrave       | 3        | House               | \$955,000   | 19 May 2026 |
|  1/6 Studley St<br>Mulgrave    | 5        | House               | \$788,000   | 17 May 2026 |
|  1/109 Monash Dr<br>Mulgrave  | 2        | Unit                | \$703,500   | 16 May 2026 |
|  2/17 Wilma Av<br>Mulgrave   | 4        | Flat/Unit/Apartment | \$1,025,000 | 15 May 2026 |
|  4 Rangoon Ct<br>Mulgrave    | 3        | House               | \$935,000   | 13 May 2026 |
|  96 Portland St<br>Mulgrave  | 4        | House               | \$1,010,000 | 12 May 2026 |
|  43 Lea Rd<br>Mulgrave       | 4        | House               | \$1,050,000 | 09 May 2026 |
|  2/59 Wanda St<br>Mulgrave   | 4        | Townhouse           | \$960,000   | 09 May 2026 |

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| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  4 Nevin Ct<br>Mulgrave               | 4        | House     | \$1,160,000 | 09 May 2026 |
|  75 Police Rd<br>Mulgrave             | 4        | House     | \$1,200,000 | 08 May 2026 |
|  10 Walnut Ct<br>Mulgrave             | 3        | House     | \$1,011,000 | 02 May 2026 |
|  2/47 Seaview Cr<br>Mulgrave          | 2        | Unit      | \$704,500   | 02 May 2026 |
|  53 Cavenagh Blvd<br>Mulgrave        | 4        | House     | \$1,305,000 | 02 May 2026 |
|  45 Kambara Dr<br>Mulgrave          | 3        | House     | \$975,000   | 29 Apr 2026 |
|  38 Waverley Park<br>Dr<br>Mulgrave | 3        | House     | \$1,300,100 | 29 Apr 2026 |
|  1/33 Vincent St<br>Mulgrave        | 4        | Townhouse | \$1,140,000 | 26 Apr 2026 |
|  115 Albany Dr<br>Mulgrave          | 3        | House     | \$1,005,000 | 25 Apr 2026 |
|  8/862 Springvale<br>Rd<br>Mulgrave | 2        | Townhouse | \$647,000   | 22 Apr 2026 |



**Jellis Craig Mount Waverley**  
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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.

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Data is current as of PDF generation date 01/07/2026

- 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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