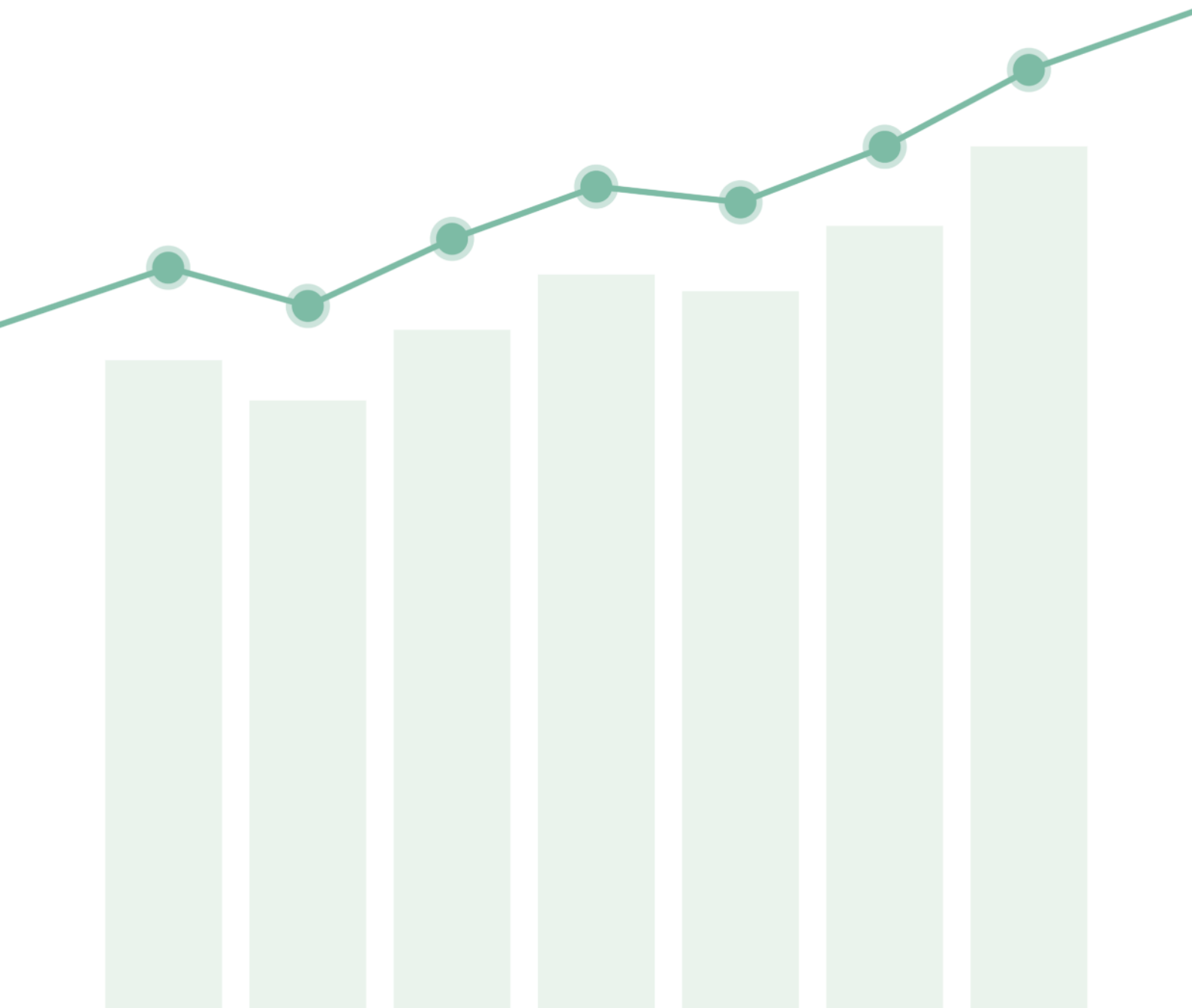


JellisCraig

MURRUMBEENA

Suburb Report

Know your neighbourhood.



MURRUMBEENA SUBURB REPORT

Median House Price*

Median

\$1.69m

Quarterly Price Change

0.44% ↑

Median Unit Price*

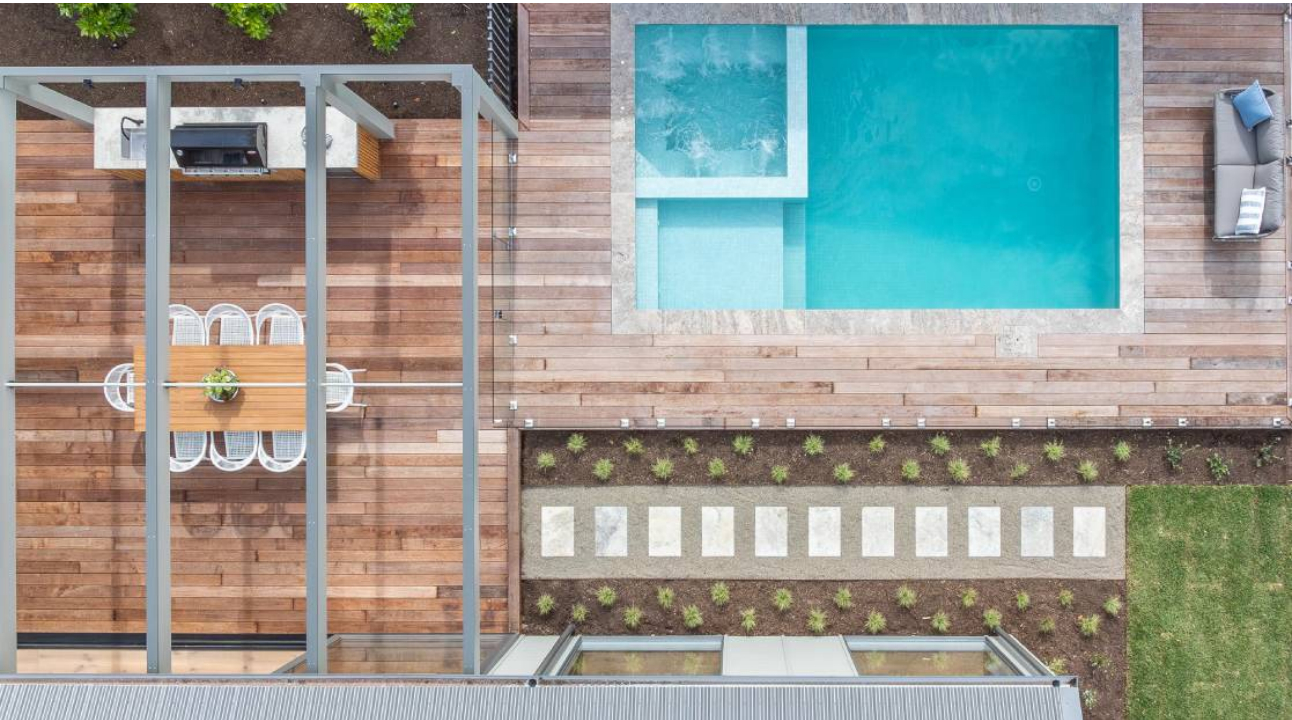
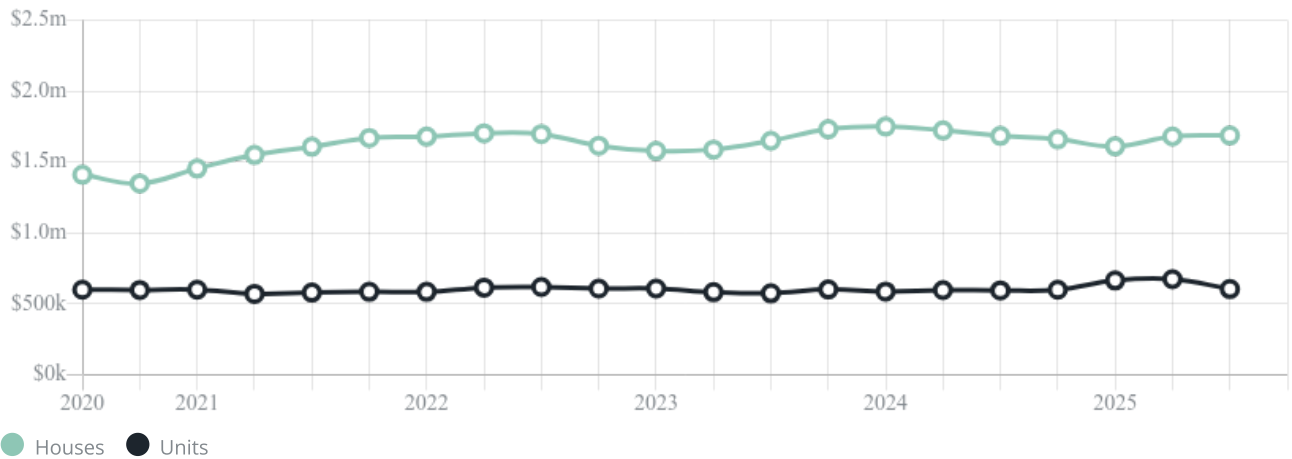
Median

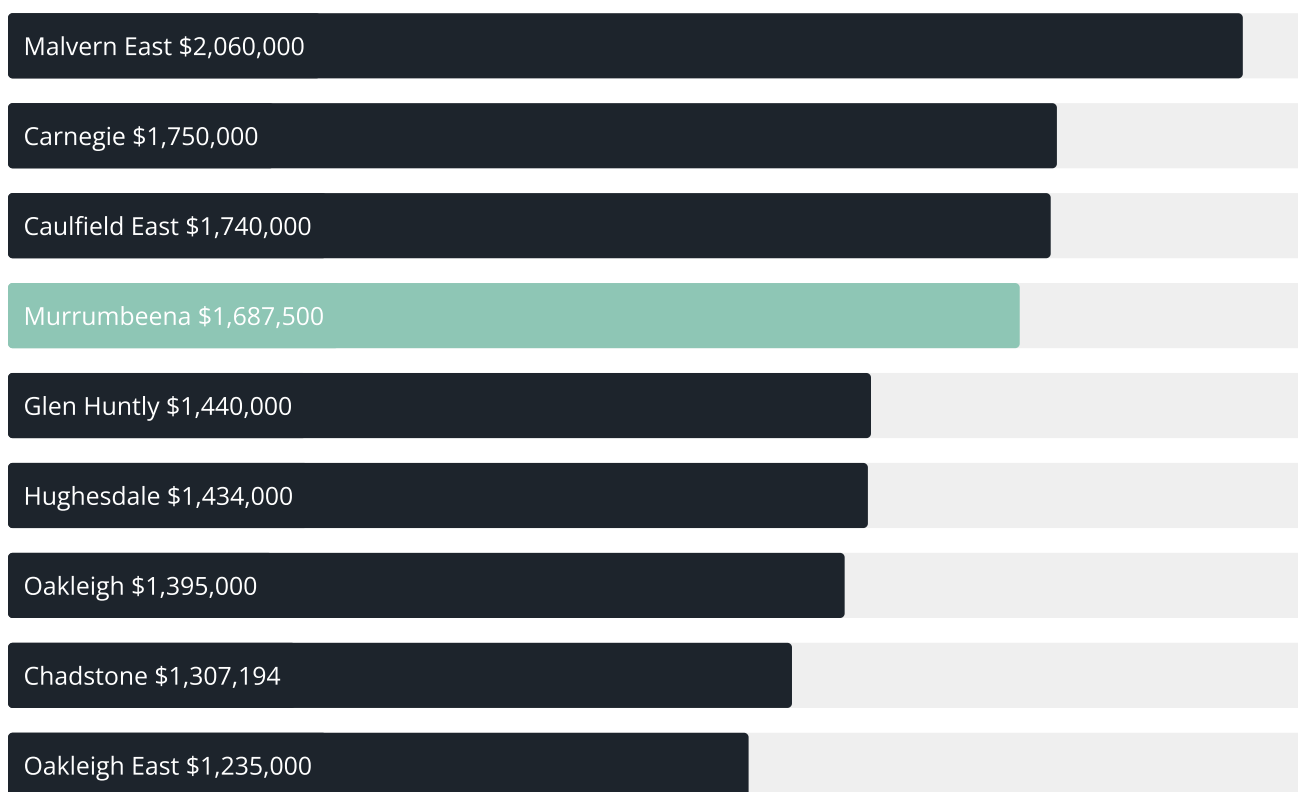
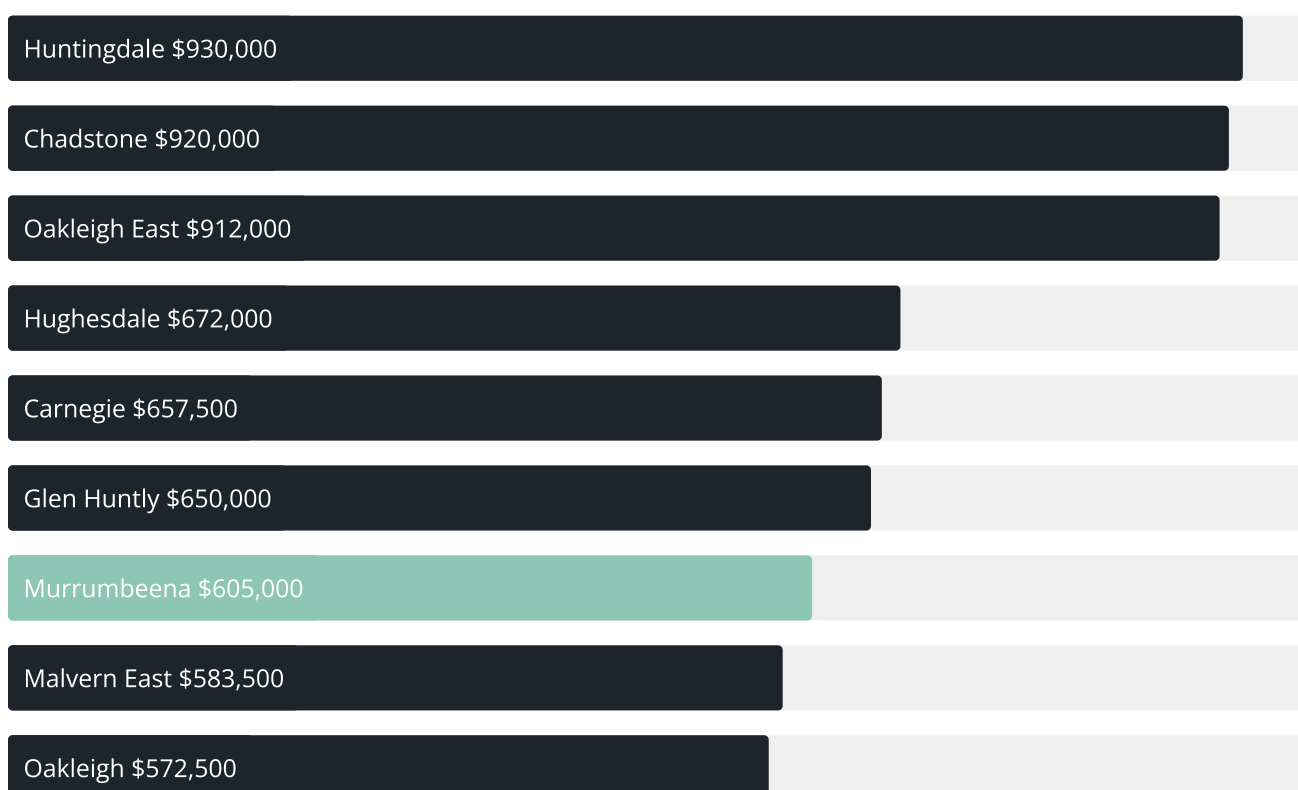
\$605k

Quarterly Price Change

-10.20% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

MURRUMBEENA SUBURB REPORT

Sale Method*



● Auction 72%

● Private 28%

Auction Clearance Rate*

85.42%

Median Days on Market^

24 days

Average Hold Period*

8.8 years

Dwelling Type^



● Houses 46%

● Units 54%

Ownership^



● Owned Outright 32%

● Mortgaged 34%

● Rented 34%

Population^

9,996

Median Asking Rent per week*

\$768

Population Growth^

0.71%

Rental Yield*

2.17%

Median Age^

37 years

Median Household Size^

2.4 people

MURRUMBEENA SUBURB REPORT

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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2c Looker St Murrumbeena	3	Townhouse	\$1,354,000	28 Nov 2025
 1/1 Arthur St Murrumbeena	2	Unit	\$890,000	22 Nov 2025
 1a Lawrance St Murrumbeena	3	House	\$990,000	20 Nov 2025
 22 Omama Rd Murrumbeena	2	House	\$1,251,000	19 Nov 2025
 2/44 Omama Rd Murrumbeena	3	Townhouse	\$1,400,000	19 Nov 2025
 3/177 Murrumbeena Rd Murrumbeena	3	Unit	\$1,180,000	15 Nov 2025
 1/5 Murrumbeena Rd Murrumbeena	2	Apartment	\$628,000	12 Nov 2025
 1/174 Murrumbeena Rd Murrumbeena	2	Apartment	\$490,000	12 Nov 2025
 1/251 Murrumbeena Rd Murrumbeena	2	Unit	\$840,000	08 Nov 2025
 3/10 Brisbane St Murrumbeena	1	Unit	\$385,000	08 Nov 2025

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/11 Murrumbeena Rd Murrumbeena	1	Apartment	\$335,000	06 Nov 2025
 10/488 Neerim Rd Murrumbeena	1	Apartment	\$379,000	30 Oct 2025
 103/17 Railway Pde Murrumbeena	1	Apartment	\$340,000	29 Oct 2025
 2/45 Hobart Rd Murrumbeena	2	Unit	\$736,000	25 Oct 2025
 6/25 Omama Rd Murrumbeena	2	Strata Unit/Flat	\$528,000	25 Oct 2025
 20 Victory St Murrumbeena	2	House	\$1,450,000	22 Oct 2025
 5/2 Dunoon St Murrumbeena	2	Unit	\$550,000	20 Oct 2025
 5/36 Railway Pde Murrumbeena	1	Apartment	\$359,000	15 Oct 2025
 305 Poath Rd Murrumbeena	3	House	\$1,703,000	14 Oct 2025
 107/121 Murrumbeena Rd Murrumbeena	2	Strata Unit/Flat	\$515,000	14 Oct 2025

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/51 Murrumbeena Rd Murrumbeena	2	Strata Unit/Flat	\$540,000	14 Oct 2025
 201/119 Poath Rd Murrumbeena	2	Apartment	\$610,000	14 Oct 2025
 11 Bute St Murrumbeena	3	House	\$1,380,000	11 Oct 2025
 2/14 Wahroongaa Cr Murrumbeena	3	Townhouse	\$1,165,000	11 Oct 2025
 38 Ardyne St Murrumbeena	3	House	\$1,720,000	11 Oct 2025
 47b Kangaroo Rd Murrumbeena	3	Townhouse	\$1,140,000	11 Oct 2025
 1/245 Murrumbeena Rd Murrumbeena	1	Apartment	\$290,000	10 Oct 2025
 12 Atkinson St Murrumbeena	3	House	\$1,720,000	09 Oct 2025
 33 Lindsay Av Murrumbeena	4	House	\$1,890,000	09 Oct 2025
 6/16 Adelaide St Murrumbeena	1	Apartment	\$360,000	08 Oct 2025



Carnegie Office
6/14-22 Woorayl Street, Carnegie
03 9573 6100

jellisrcraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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