



Murrumbeena

# Suburb Report



Your connection to property insights



JellisCraig

MURRUMBEENA SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.70m

Quarterly price change

-0.84% ↓

Median unit price<sup>1</sup>

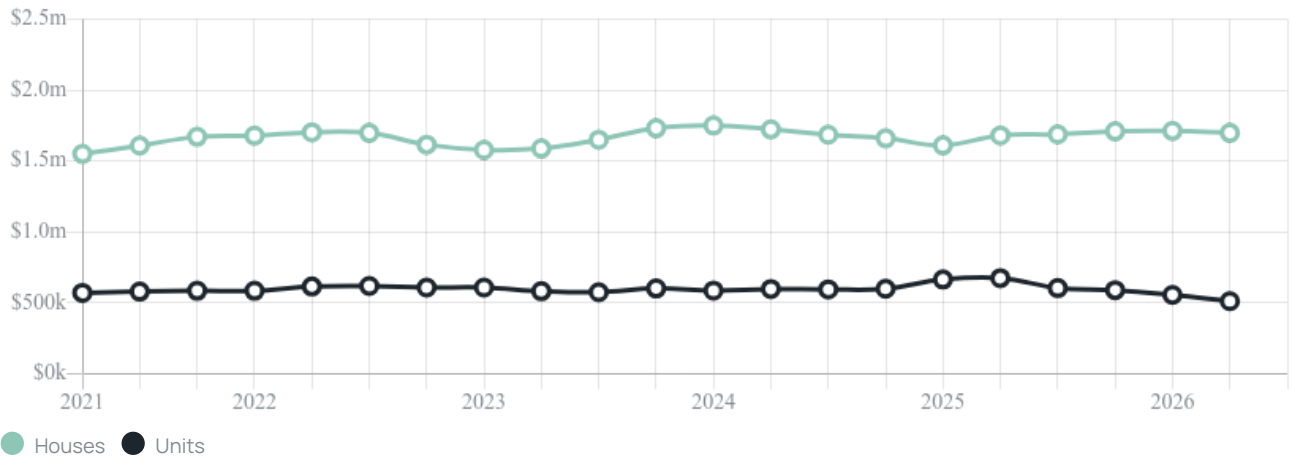
Median

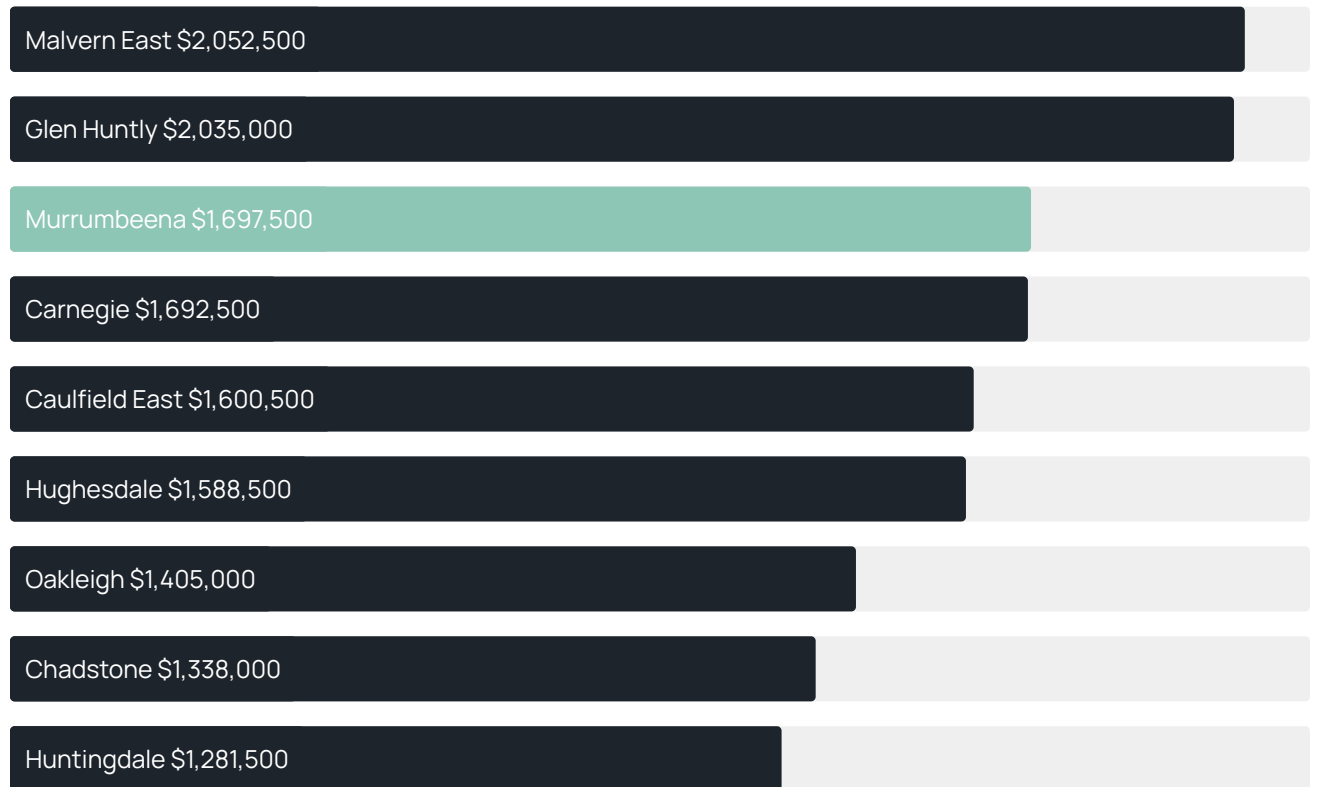
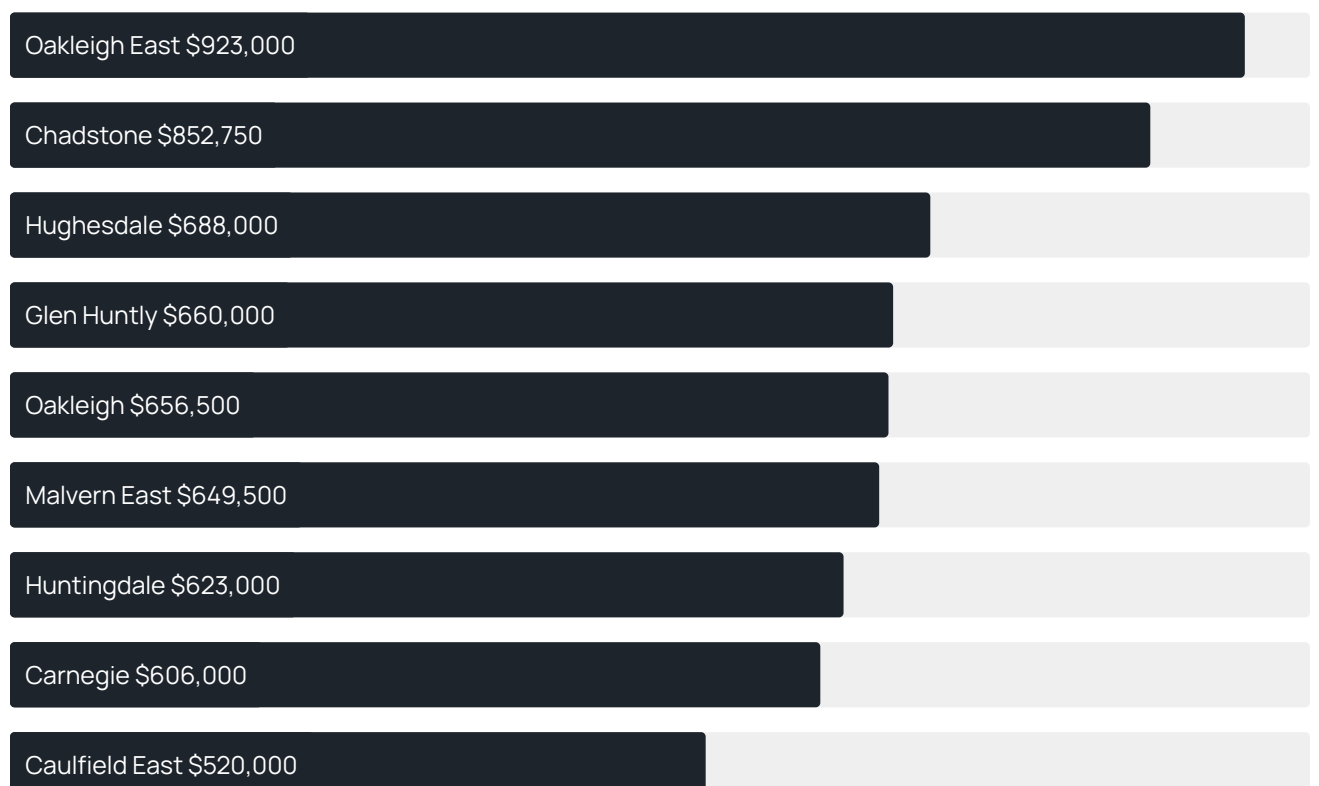
\$513k

Quarterly price change

-7.86% ↓

Quarterly price change<sup>1</sup>



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

Sale method<sup>2</sup>

● Auction 57%

● Private 43%

Auction clearance rate<sup>3</sup>

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**65.38%**Median days on market<sup>3</sup>

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

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**31 groups**Average hold period<sup>1</sup>

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**8.8 years**Dwelling type<sup>5</sup>

● Houses 46%

● Units 54%

Ownership<sup>5</sup>

● Owned outright 32%

● Mortgaged 34%

● Rented 34%

Population<sup>5</sup>

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**9,996**Median asking rent<sup>1</sup>

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**\$780 per week**Population growth<sup>5</sup>

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**0.71%**Rental yield<sup>1</sup>

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**2.17%**Median age<sup>5</sup>

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**37 years**Median household size<sup>5</sup>

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**2.4 people**

## MURRUMBEENA SUBURB REPORT

## Recent Murrumbeena sales

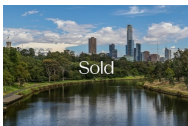
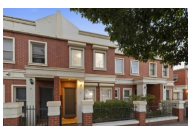
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                      | Bedrooms | Type             | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  36 Gerald St<br>Murrumbeena                | 4        | House            | \$1,680,000 | 29 Jul 2026 |
|  18/190<br>Murrumbeena Rd<br>MURRUMBEENA    | 2        | Apartment        | \$480,000   | 28 Jul 2026 |
|  1/32 Dunoon St<br>Murrumbeena              | 3        | Townhouse        | \$1,150,000 | 17 Jul 2026 |
|  2/7 Toward St<br>Murrumbeena              | 2        | Apartment        | \$700,000   | 16 Jul 2026 |
|  7/22 Sydney St<br>Murrumbeena            | 1        | Unit             | \$327,000   | 06 Jul 2026 |
|  13/51<br>Murrumbeena Rd<br>Murrumbeena   | 2        | Apartment        | \$585,000   | 02 Jul 2026 |
|  4/8 Wahrenoonga<br>Cr<br>Murrumbeena     | 1        | Apartment        | \$340,000   | 28 Jun 2026 |
|  109/121<br>Murrumbeena Rd<br>Murrumbeena | 2        | Apartment        | \$420,000   | 25 Jun 2026 |
|  13 Thomson Av<br>Murrumbeena             | 5        | House            | \$1,820,000 | 13 Jun 2026 |
|  7/20 Dunoon St<br>Murrumbeena            | 2        | Strata Unit/Flat | \$460,000   | 04 Jun 2026 |

## MURRUMBEENA SUBURB REPORT

| Address                                                                                                                   | Bedrooms | Type      | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  1/3 Dunoon St<br>Murrumbeena            | 1        | Unit      | \$355,000   | 01 Jun 2026 |
|  1A Doris St<br>Murrumbeena              | 2        | House     | \$950,000   | 30 May 2026 |
|  5/16 Adelaide St<br>Murrumbeena         | 2        | Apartment | \$500,000   | 27 May 2026 |
|  4/488 Neerim Rd<br>Murrumbeena          | 1        | Apartment | \$447,000   | 26 May 2026 |
|  2/109<br>Murrumbeena Rd<br>Murrumbeena | 2        | Unit      | \$655,000   | 23 May 2026 |
|  14 Adams St<br>Murrumbeena            | 4        | House     | \$1,780,000 | 21 May 2026 |
|  6 Vera St<br>Murrumbeena              | 3        | House     | \$1,836,000 | 19 May 2026 |
|  8/59 Hobart Rd<br>Murrumbeena         | 1        | Apartment | \$250,000   | 12 May 2026 |
|  5/10 Dalny Rd<br>Murrumbeena          | 2        | Unit      | \$640,000   | 09 May 2026 |
|  14 Wahroonga<br>Rd<br>Murrumbeena     | 5        | House     | \$2,400,000 | 07 May 2026 |

## MURRUMBEENA SUBURB REPORT

| Address                                                                                                                    | Bedrooms | Type                | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  1/11 Sydney St<br>Murrumbeena            | 1        | Apartment           | \$332,000   | 06 May 2026 |
|  7/178<br>Murrumbeena Rd<br>Murrumbeena   | 3        | Townhouse           | \$950,000   | 01 May 2026 |
|  9/5 Wilson St<br>Murrumbeena             | 1        | Strata Unit/Flat    | \$355,000   | 01 May 2026 |
|  10/9<br>Murrumbeena Rd<br>Murrumbeena    | 1        | Strata Unit/Flat    | \$265,000   | 01 May 2026 |
|  15/190<br>Murrumbeena Rd<br>Murrumbeena | 1        | Apartment           | \$350,000   | 01 May 2026 |
|  1/19 Rosella St<br>Murrumbeena         | 3        | Townhouse           | \$947,000   | 30 Apr 2026 |
|  12 Adams St<br>Murrumbeena             | 2        | House               | \$1,600,000 | 29 Apr 2026 |
|  11/9 Toward St<br>Murrumbeena          | 1        | Unit                | \$245,000   | 28 Apr 2026 |
|  2/49<br>Murrumbeena Rd<br>Murrumbeena  | 3        | Flat/Unit/Apartment | \$815,000   | 27 Apr 2026 |
|  7/223<br>Murrumbeena Rd<br>Murrumbeena | 3        | Townhouse           | \$925,000   | 25 Apr 2026 |



**Jellis Craig Carnegie**  
6/14-22 Woorayl Street, Carnegie  
03 9573 6100

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 01/08/2026

- 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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