



# Murrumbeena Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## MURRUMBEENA SUBURB REPORT

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

Median  
\$1.71m

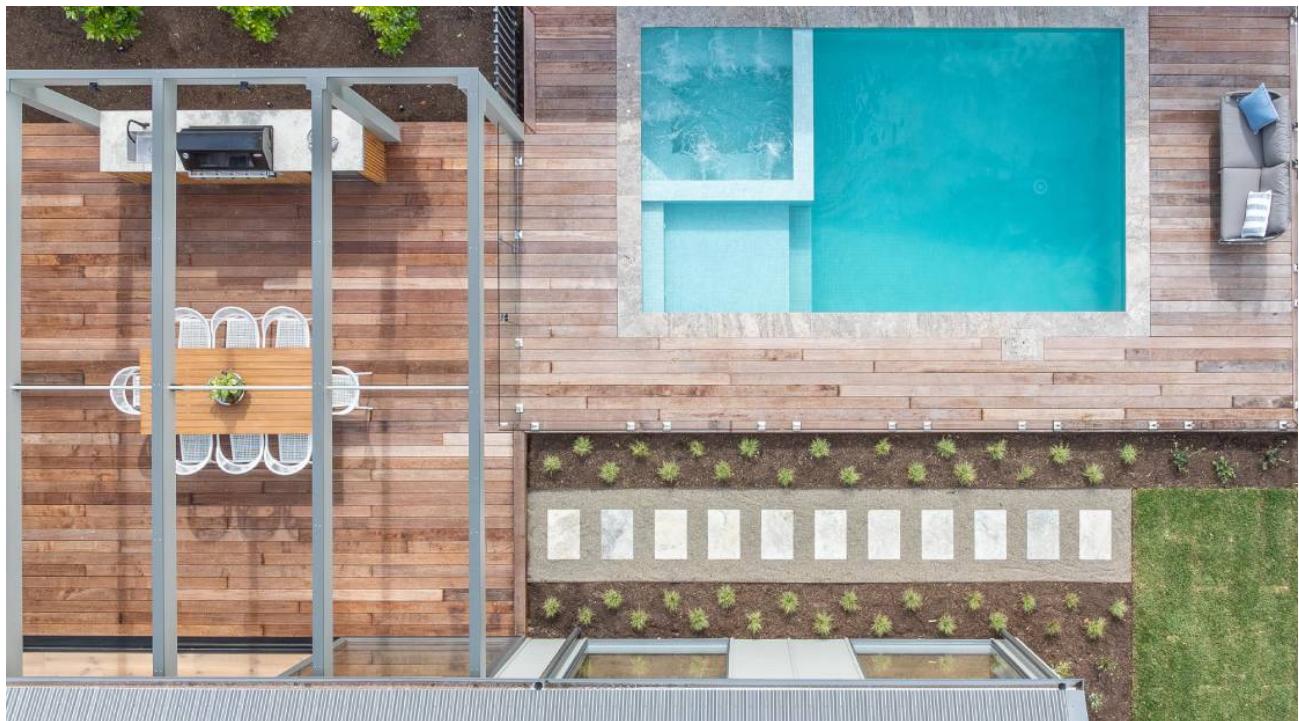
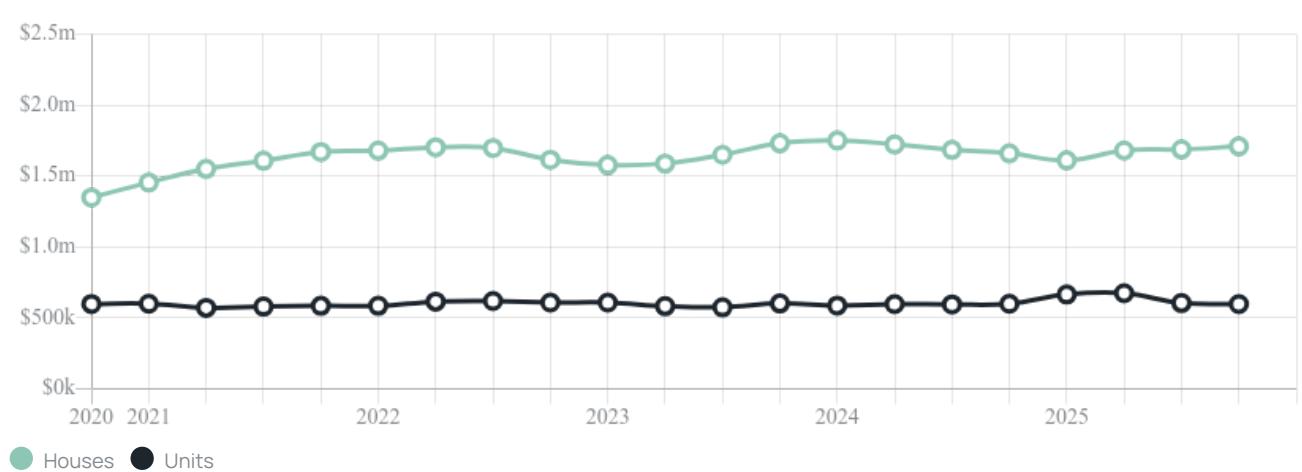
Quarterly price change  
1.27% 

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

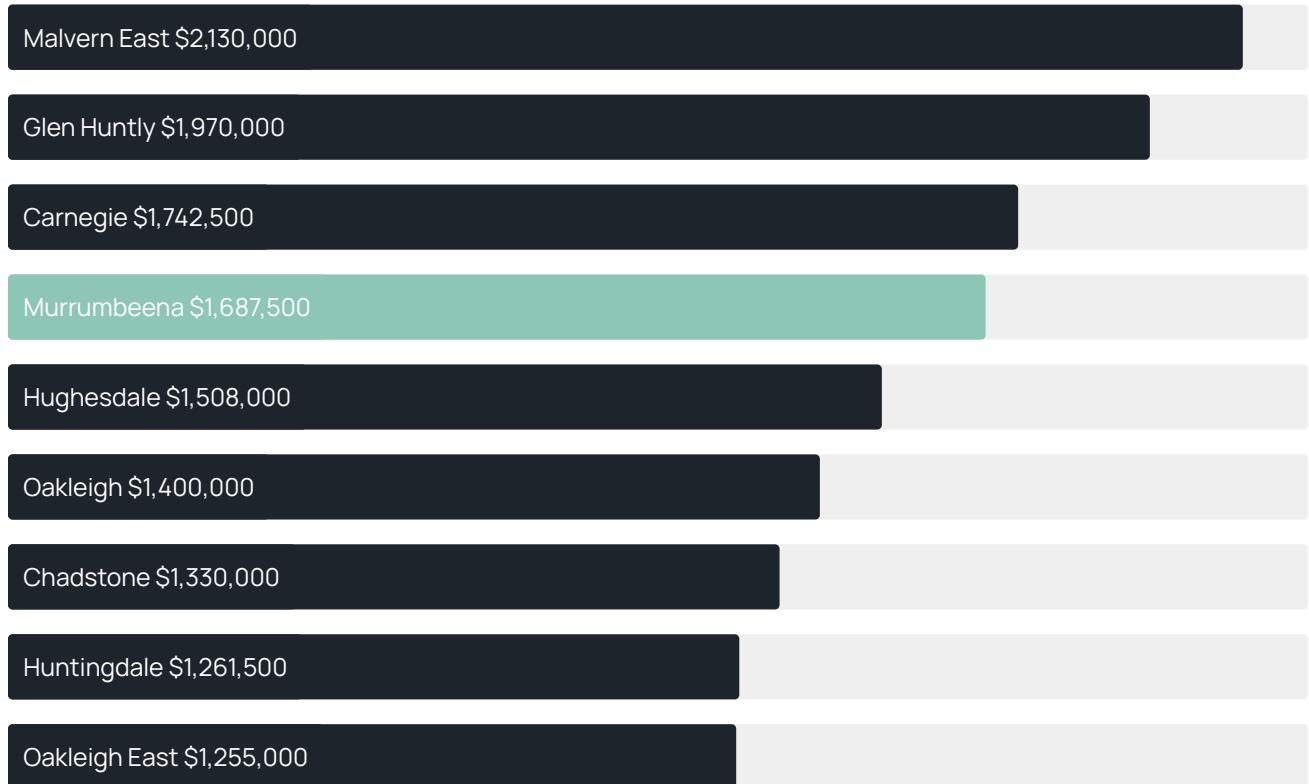
Median  
\$598k

Quarterly price change  
-1.23% 

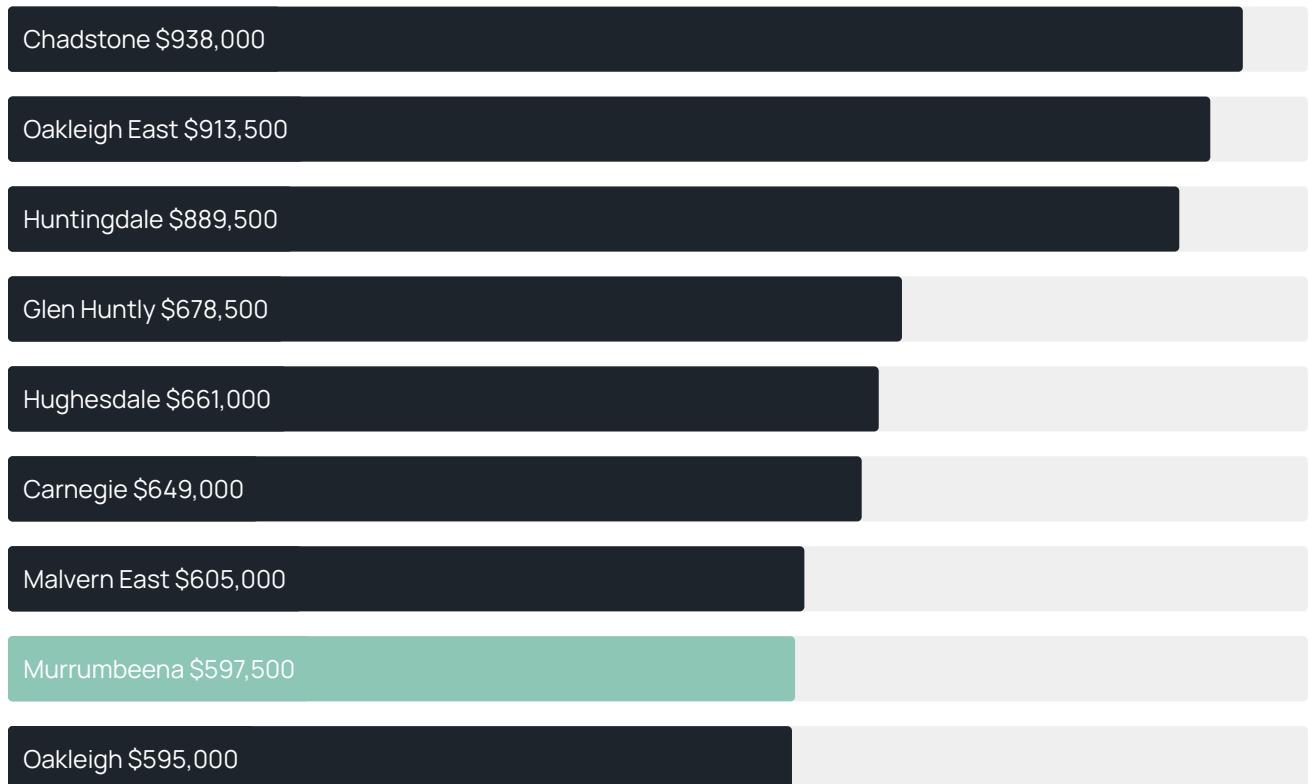
### Quarterly price change<sup>1</sup>



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



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



# Sales Snapshot

MURRUMBEENA SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 66%  
● Private 34%

## Auction clearance rate<sup>3</sup>

83.87%

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

23 days

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

23 groups

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## Average hold period<sup>1</sup>

8.8 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 46% ● Units 54%

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## Ownership<sup>5</sup>



● Owned outright 32% ● Mortgaged 34% ● Rented 34%

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## Population<sup>5</sup>

9,996

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## Median asking rent<sup>1</sup>

\$780 per week

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## Population growth<sup>5</sup>

0.71%

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## Rental yield<sup>1</sup>

2.17%

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## Median age<sup>5</sup>

37 years

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## Median household size<sup>5</sup>

2.4 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/15-17 Kangaroo Rd Murrumbeena	2	Unit	\$830,000	31 Jan 2026
 3/9 Railway Pde Murrumbeena	2	Apartment	\$640,000	29 Jan 2026
 10 Wilson St Murrumbeena	4	House	\$2,500,000	12 Jan 2026
 13/20 Strathearn Av Murrumbeena	1	Apartment	\$277,500	03 Jan 2026
 9/11 Toward St MURRUMBEENA	1	Apartment	\$290,000	24 Dec 2025
 201/41 Murrumbeena Rd Murrumbeena	2	Apartment	\$632,500	13 Dec 2025
 2/9 Baker St Murrumbeena	3	Unit	\$1,198,000	13 Dec 2025
 24 Wahroongaa Rd Murrumbeena	4	House	\$2,200,000	13 Dec 2025
 6/47 Hobart Rd Murrumbeena	2	Unit	\$555,000	12 Dec 2025
 1/9 Toward St Murrumbeena	2	Strata Unit/Flat	\$260,000	09 Dec 2025

# Sold Properties

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/9 Dunoon St Murrumbeena	2	Apartment	\$552,000	09 Dec 2025
 2/4 Kangaroo Rd Murrumbeena	3	Unit	\$1,452,500	06 Dec 2025
 1/49 Murrumbeena Rd Murrumbeena	3	Townhouse	\$1,230,000	05 Dec 2025
 42 Bute St Murrumbeena	3	House	\$1,200,000	05 Dec 2025
 5 Gunn St Murrumbeena	3	House	\$1,640,000	04 Dec 2025
 203/128 Murrumbeena Rd Murrumbeena	1	Apartment	\$440,000	04 Dec 2025
 13/21-23 Dunoon St Murrumbeena	1	Apartment	\$315,000	02 Dec 2025
 9/24 Brisbane St Murrumbeena	1	Apartment	\$270,000	01 Dec 2025
 26B Innellan Rd Murrumbeena	4	Townhouse	\$1,907,000	30 Nov 2025
 3/7 Dunoon St Murrumbeena	3	Townhouse	\$1,025,000	27 Nov 2025

# Sold Properties

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2c Looker St Murrumbeena	3	Townhouse	\$1,354,000	25 Nov 2025
 507 Neerim Rd Murrumbeena	4	House	\$2,470,000	24 Nov 2025
 6b Leura St Murrumbeena	4	Townhouse	\$1,605,000	22 Nov 2025
 1/50 Kangaroo Rd Murrumbeena	3	Flat/Unit/Apartment	\$1,465,000	22 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
 159 Murrumbeena Rd Murrumbeena	4	House	\$2,052,508	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	18 Nov 2025
 6/22 Rosella St Murrumbeena	1	Flat	\$255,000	16 Nov 2025



**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.



Data is current as of PDF generation date 01/02/2026

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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