



# Murrumbeena Suburb Report

---

Your connection to property insights



**JellisCraig**

# Property Prices

## MURRUMBEENA SUBURB REPORT

Median house price<sup>1</sup>

Median  
\$1.69m

Quarterly price change

0.44% 

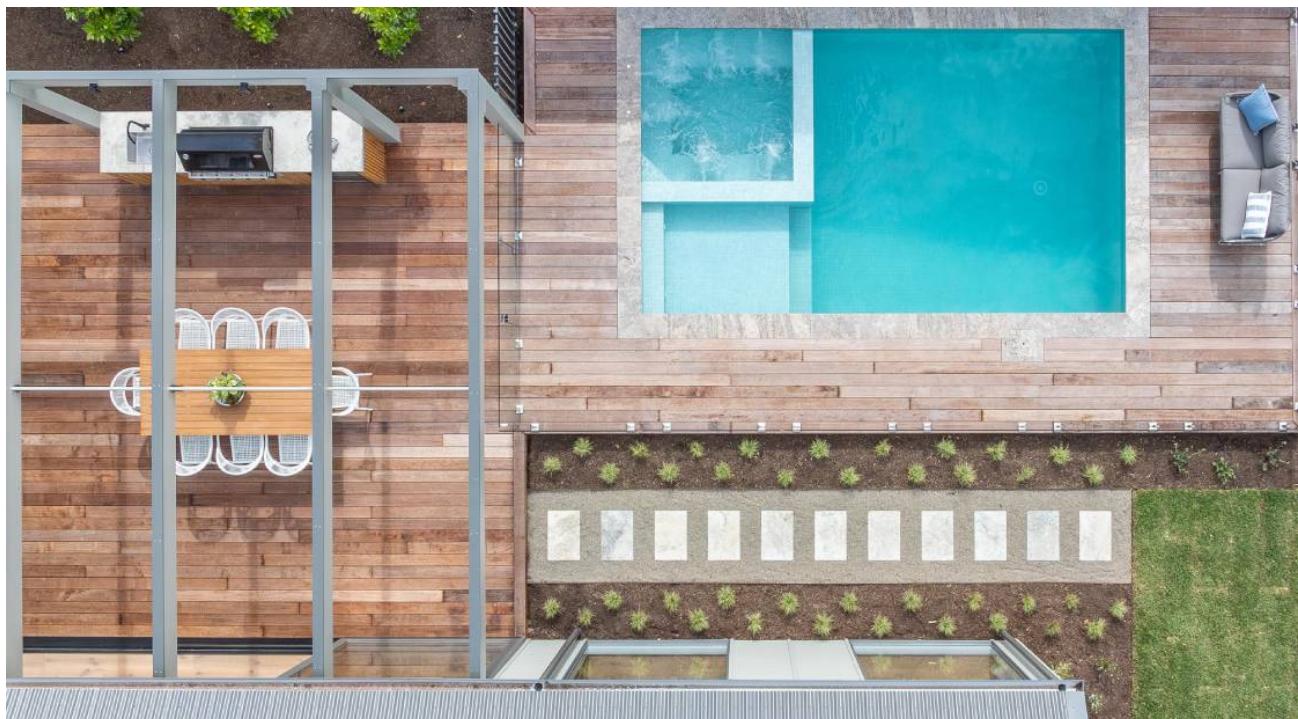
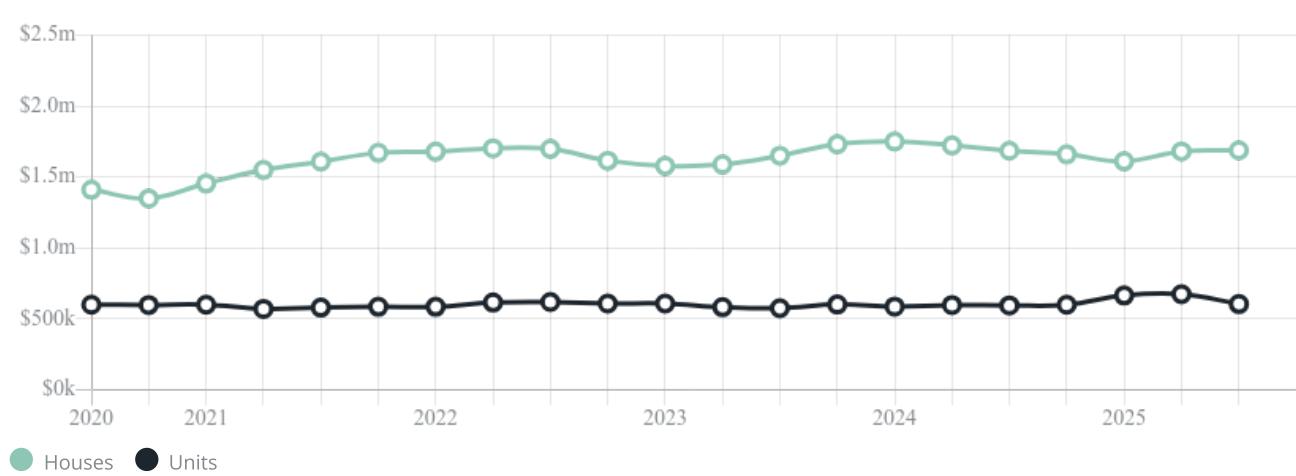
Median unit price<sup>1</sup>

Median  
\$605k

Quarterly price change

-10.20% 

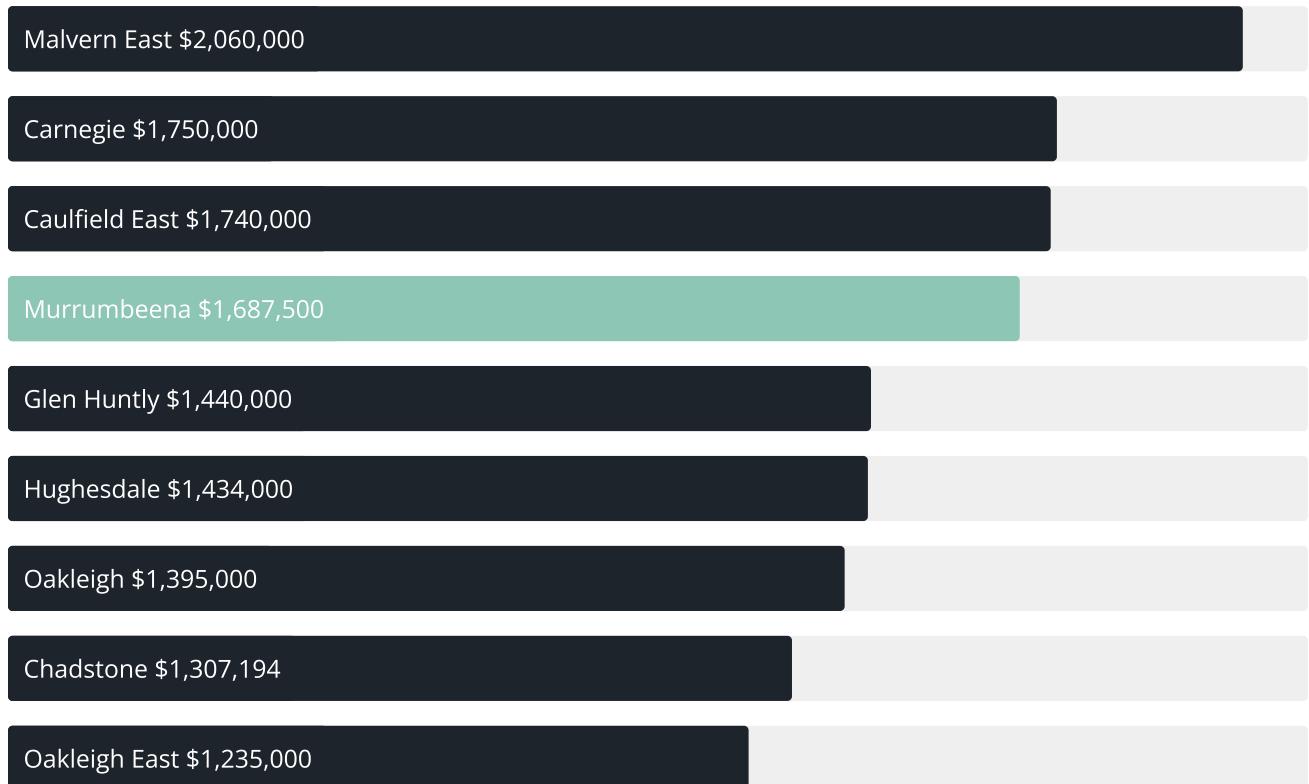
Quarterly price change<sup>1</sup>



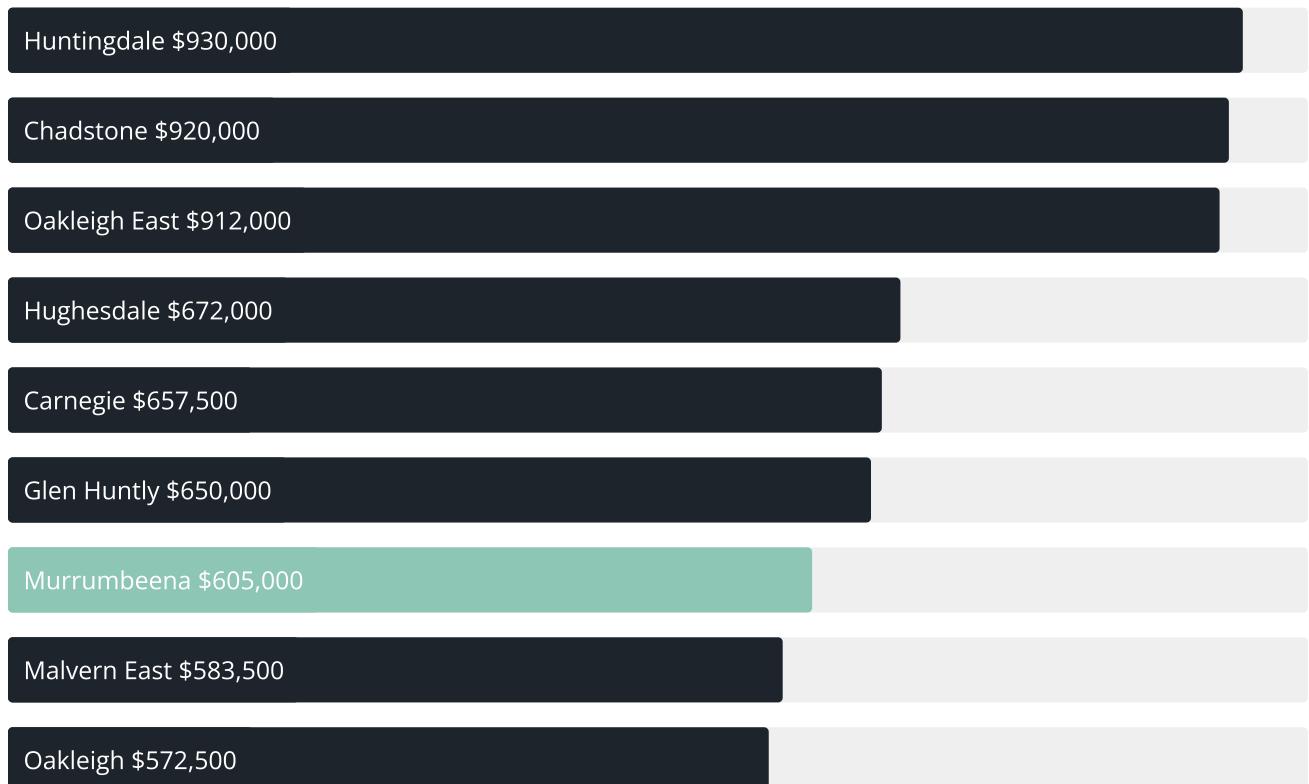
# Surrounding Suburbs

## MURRUMBEENA SUBURB REPORT

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



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



# Sales Snapshot

## MURRUMBEENA SUBURB REPORT

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



● Auction 73%  
● Private 27%

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

86.36%

---

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

23 days

---

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

23 groups

---

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

8.8 years

---

# Insights

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



● Houses 46% ● Units 54%

---

### Ownership<sup>5</sup>



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

---

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

9,996

---

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

\$768 per week

---

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

0.71%

---

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

2.17%

---

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

37 years

---

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

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

Address	Bedrooms	Type	Price	Sold
 2/9 Baker St Murrumbeena	3	Unit	\$1,198,000	13 Dec 2025
 201/41 Murrumbeena Rd Murrumbeena	2	Apartment	\$632,500	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
 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
 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
 26B Innellan Rd Murrumbeena	4	Townhouse	\$1,907,000	30 Nov 2025

# Sold Properties

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 507 Neirim Rd Murrumbeena	4	House	\$2,470,000	24 Nov 2025
 6b Leura St Murrumbeena	4	Townhouse	\$1,605,000	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
 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
 3/177 Murrumbeena Rd Murrumbeena	3	Unit	\$1,180,000	15 Nov 2025
 11/22 Rosella St Murrumbeena	1	Strata Unit/Flat	\$260,000	13 Nov 2025
 1/5 Murrumbeena Rd Murrumbeena	2	Apartment	\$628,000	12 Nov 2025

# Sold Properties

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1/31 Weeroona Rd Murrumbeena	3	Strata Unit/Flat	\$1,495,000	06 Nov 2025
 3/11 Murrumbeena Rd Murrumbeena	1	Apartment	\$335,000	06 Nov 2025
 9/7 Crosbie Rd Murrumbeena	1	Strata Unit/Flat	\$321,000	05 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
 5/1 Howe St Murrumbeena	2	Flat/Unit/Apartment	\$1,000,000	25 Oct 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 08/01/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.