



Murrumbeena

Suburb Report



Your connection to property insights



JellisCraig

MURRUMBEENA SUBURB REPORT

Median house price¹

Median

\$1.69m

Quarterly price change

0.44% ↑

Median unit price¹

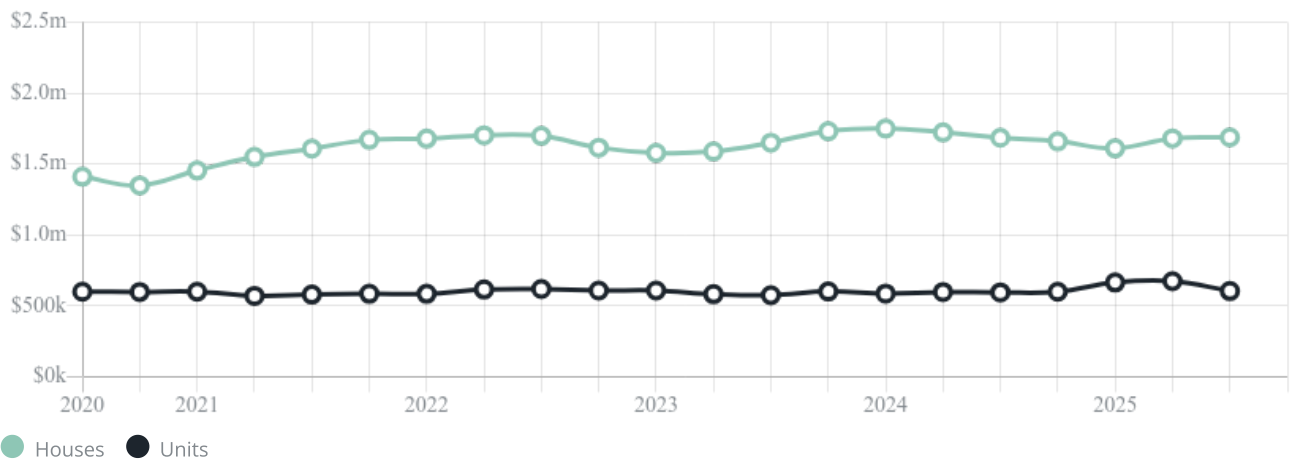
Median

\$605k

Quarterly price change

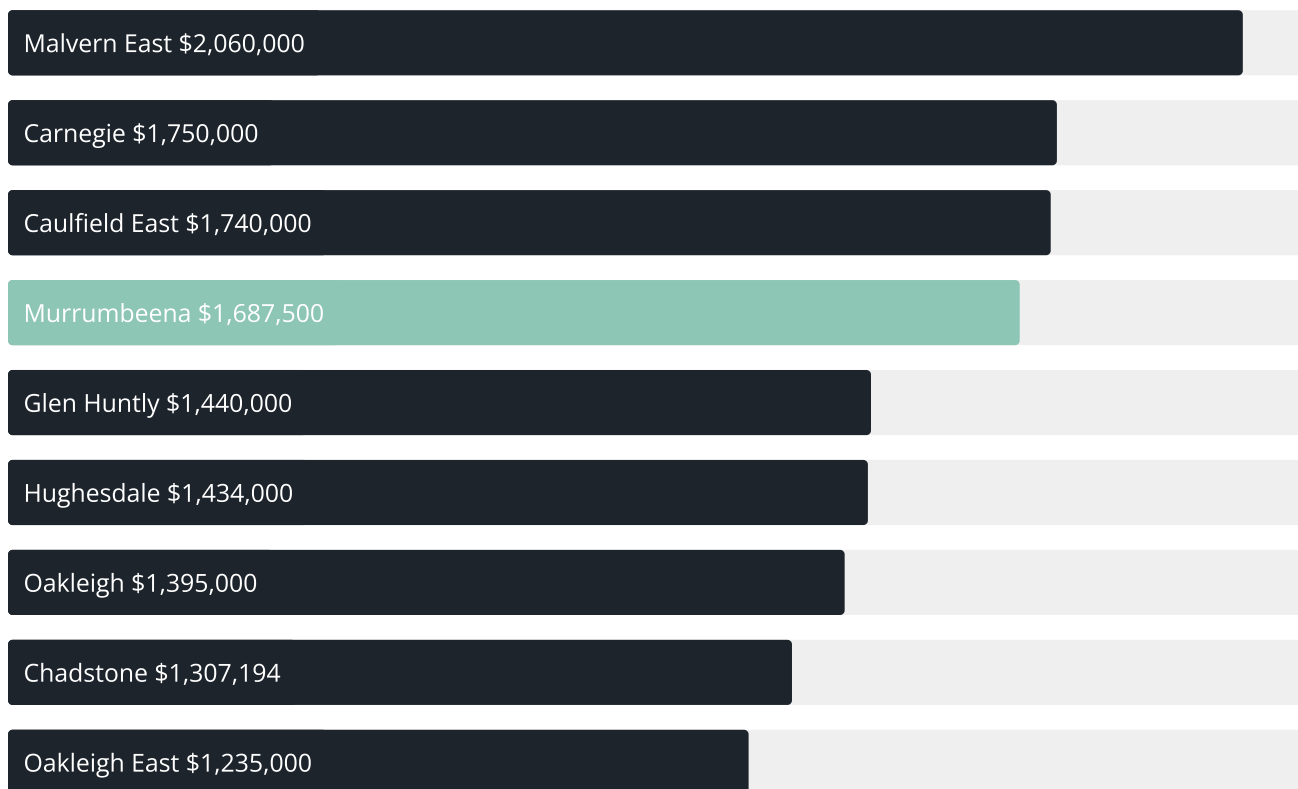
-10.20% ↓

Quarterly price change¹

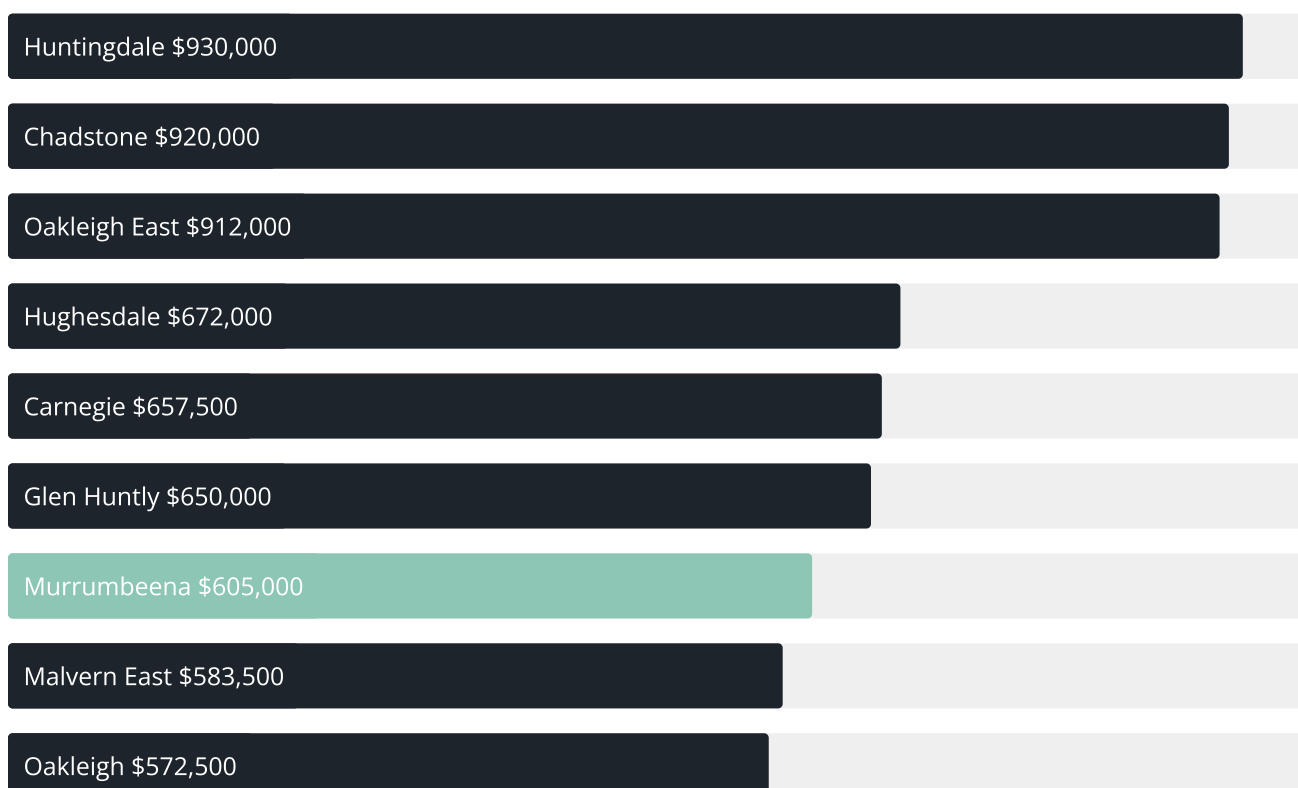


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Median house price¹



Median unit price¹



Sale method²

● Auction 73%
● Private 27%

Auction clearance rate³

86.36%Median days on market³

23 daysJellis Craig average inspection attendance per listing⁴

23 groupsAverage hold period¹

8.8 yearsDwelling type⁵

● Houses 46% ● Units 54%

Ownership⁵

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

Population⁵

9,996Median asking rent¹

\$768 per weekPopulation growth⁵

0.71%Rental yield¹

2.17%Median age⁵




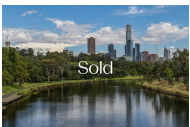
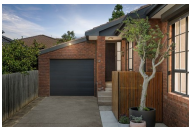





37 yearsMedian household size⁵

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

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

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Address	Bedrooms	Type	Price	Sold
 507 Neerim Rd Murrumbeena	4	House	\$2,470,000	24 Nov 2025
 6b Leura St Murrumbeena	4	Townhouse	\$1,605,000	22 Nov 2025
 1/1 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

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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

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