



Murrumbeena

Suburb Report



Your connection to property insights



JellisCraig

MURRUMBEENA SUBURB REPORT

Median house price¹

Median

\$1.72m

Quarterly price change

0.40% ↑

Median unit price¹

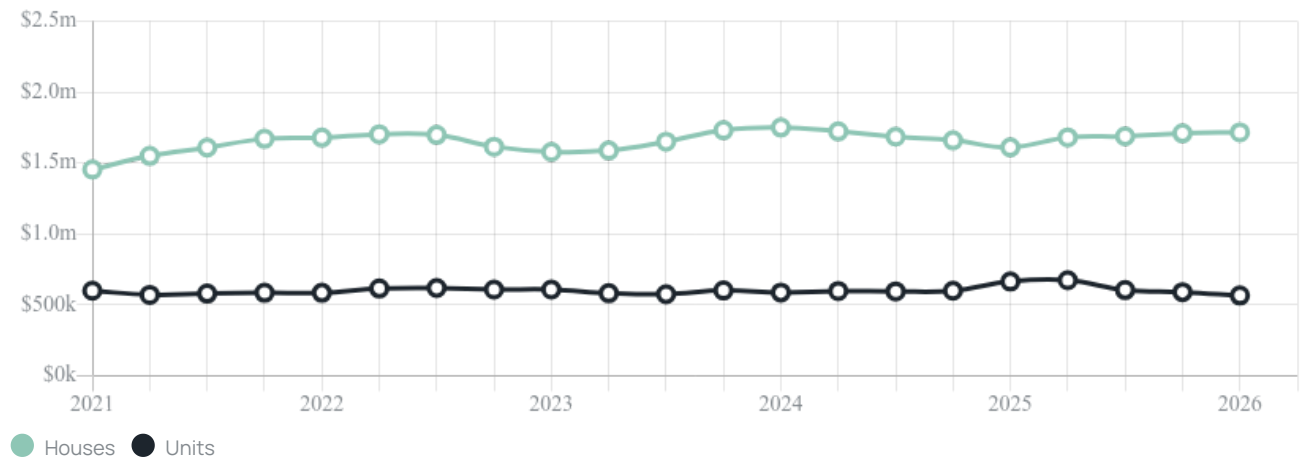
Median

\$567k

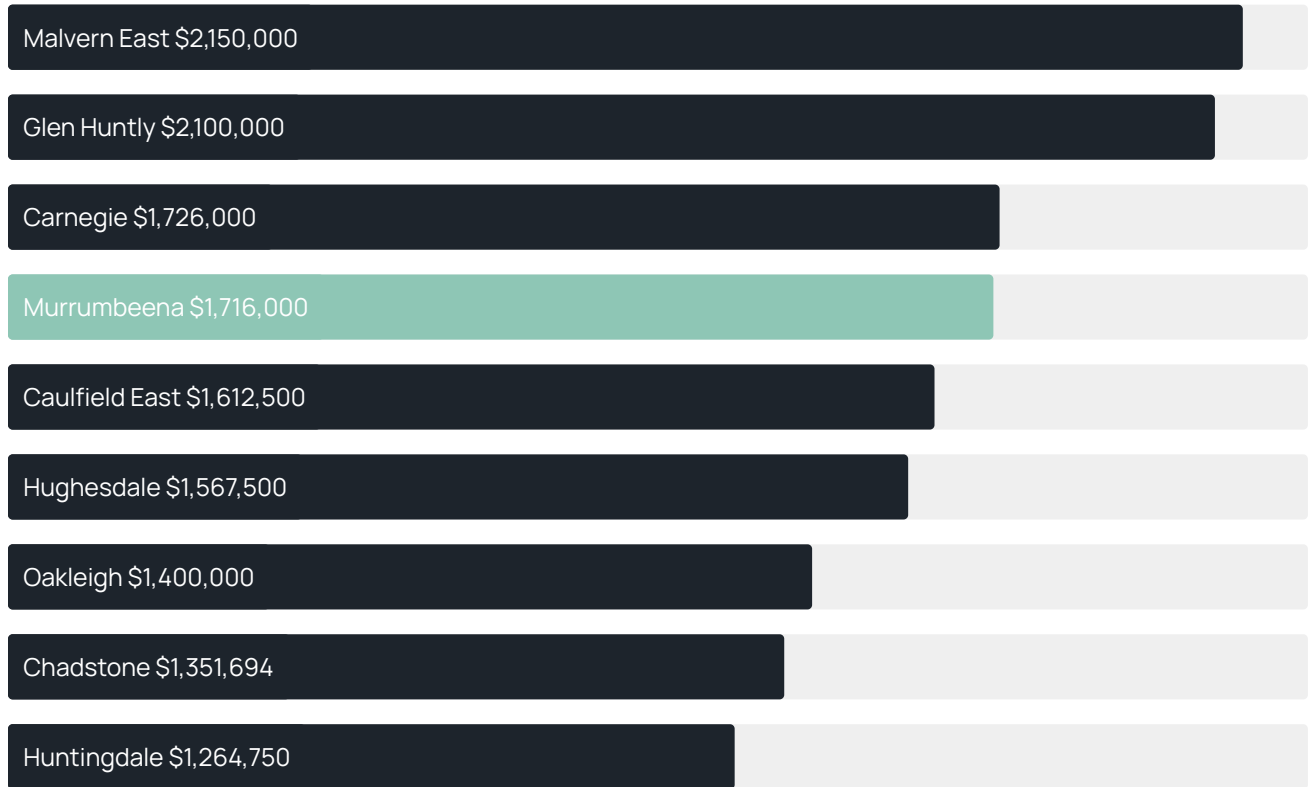
Quarterly price change

-4.01% ↓

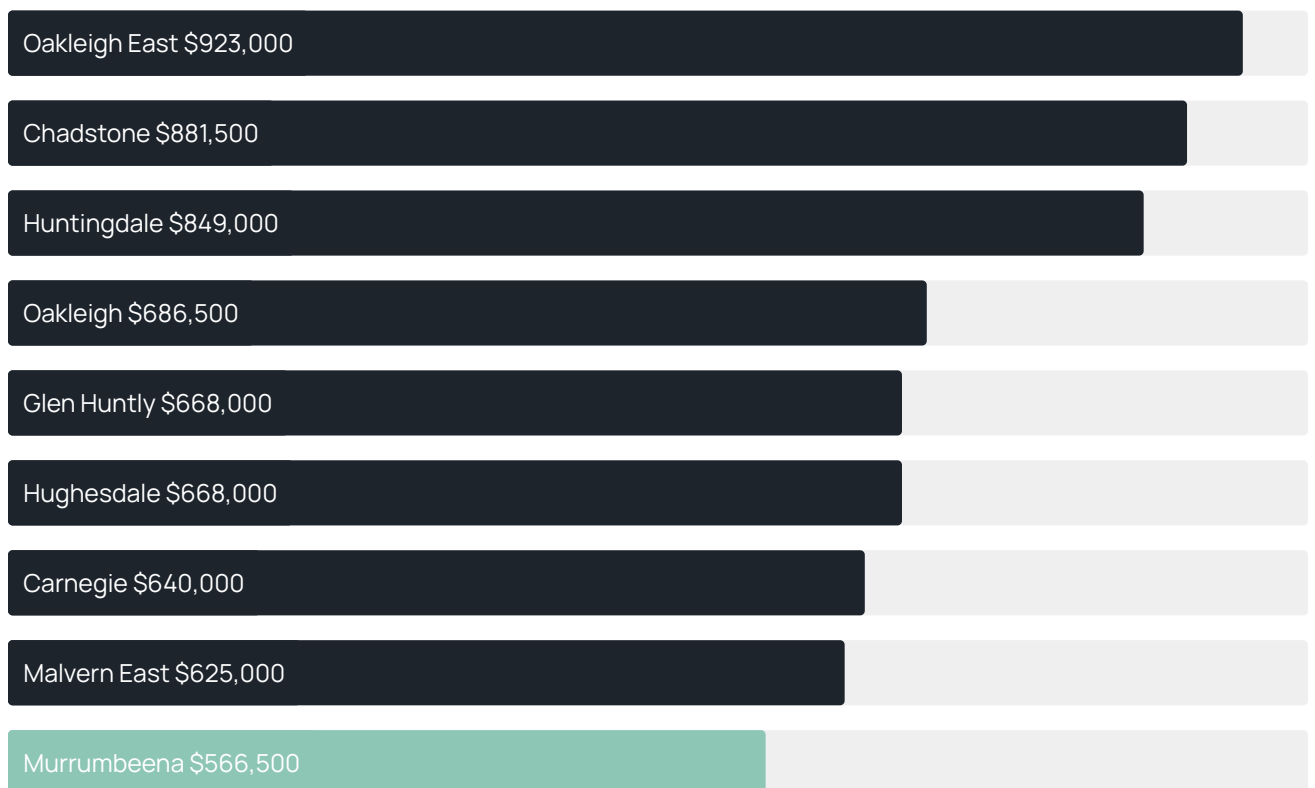
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

68.97%

Median days on market³

28 days

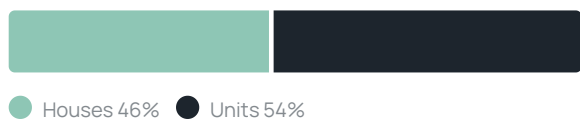
Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

8.8 years

Dwelling type⁵



Ownership⁵



Population⁵

9,996

Median asking rent¹

\$750 per week

Population growth⁵

0.71%

Rental yield¹

2.17%

Median age⁵

37 years











Median household size⁵

2.4 people






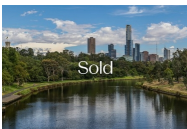




MURRUMBEENA SUBURB REPORT

Recent Murrumbeena sales






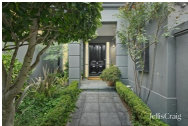




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 109/121 Murrumbeena Rd Murrumbeena	2	Apartment	\$420,000	25 Jun 2026
 13 Thomson Av Murrumbeena	5	House	\$1,820,000	13 Jun 2026
 1A Doris St Murrumbeena	2	House	\$950,000	30 May 2026
 5/16 Adelaide St Murrumbeena	2	Apartment	\$500,000	27 May 2026
 4/488 Neerim Rd Murrumbeena	1	Apartment	\$447,000	26 May 2026
 14 Adams St Murrumbeena	4	House	\$1,780,000	21 May 2026
 6 Vera St Murrumbeena	3	House	\$1,836,000	19 May 2026
 8/59 Hobart Rd Murrumbeena	1	Apartment	\$250,000	12 May 2026
 5/10 Dalny Rd Murrumbeena	2	Unit	\$640,000	09 May 2026
 14 Wahroonga Rd Murrumbeena	5	House	\$2,400,000	07 May 2026

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/11 Sydney St Murrumbeena	1	Apartment	\$332,000	06 May 2026
 7/178 Murrumbeena Rd Murrumbeena	3	Townhouse	\$950,000	01 May 2026
 10/9 Murrumbeena Rd Murrumbeena	1	Strata Unit/Flat	\$265,000	01 May 2026
 15/190 Murrumbeena Rd Murrumbeena	1	Apartment	\$350,000	01 May 2026
 1/19 Rosella St Murrumbeena	3	Townhouse	\$947,000	30 Apr 2026
 12 Adams St Murrumbeena	2	House	\$1,600,000	29 Apr 2026
 11/9 Toward St Murrumbeena	1	Unit	\$245,000	28 Apr 2026
 2/49 Murrumbeena Rd Murrumbeena	3	Flat/Unit/Apartment	\$815,000	27 Apr 2026
 9A Margaretta Av Murrumbeena	4	Townhouse	\$1,680,000	24 Apr 2026
 1/19 Brisbane St Murrumbeena	1	Unit	\$320,000	22 Apr 2026

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 38 Bute St Murrumbeena	2	House	\$1,365,000	21 Apr 2026
 303/79 Poath Rd Murrumbeena	2	Strata Unit/Flat	\$480,000	21 Apr 2026
 6/8 Adelaide St MURRUMBEENA	1	Unit	\$360,000	21 Apr 2026
 4/1222 Dandenong Rd Murrumbeena	2	Apartment	\$443,000	20 Apr 2026
 1/2 Adelaide St Murrumbeena	3	Apartment	\$620,000	18 Apr 2026
 11 Churchill Cl Murrumbeena	3	House	\$1,300,000	18 Apr 2026
 6/21 Adelaide St Murrumbeena	2	Apartment	\$504,000	18 Apr 2026
 8/11 Toward St Murrumbeena	1	Apartment	\$290,000	18 Apr 2026
 162 Oakleigh Rd Murrumbeena	3	House	\$1,090,000	16 Apr 2026
 4/9 Railway Pde Murrumbeena	2	Apartment	\$665,000	13 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.

Data is current as of PDF generation date 01/07/2026

- 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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