



Murrumbeena

# Suburb Report



Your connection to property insights



**JellisCraig**

MURRUMBEENA SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.72m

Quarterly price change

0.40% ↑

Median unit price<sup>1</sup>

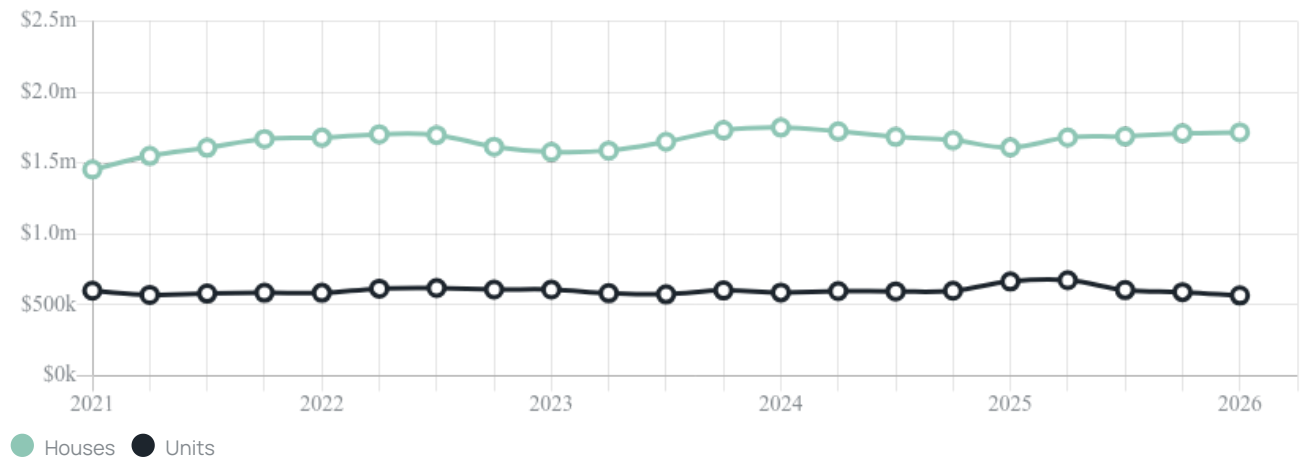
Median

\$567k

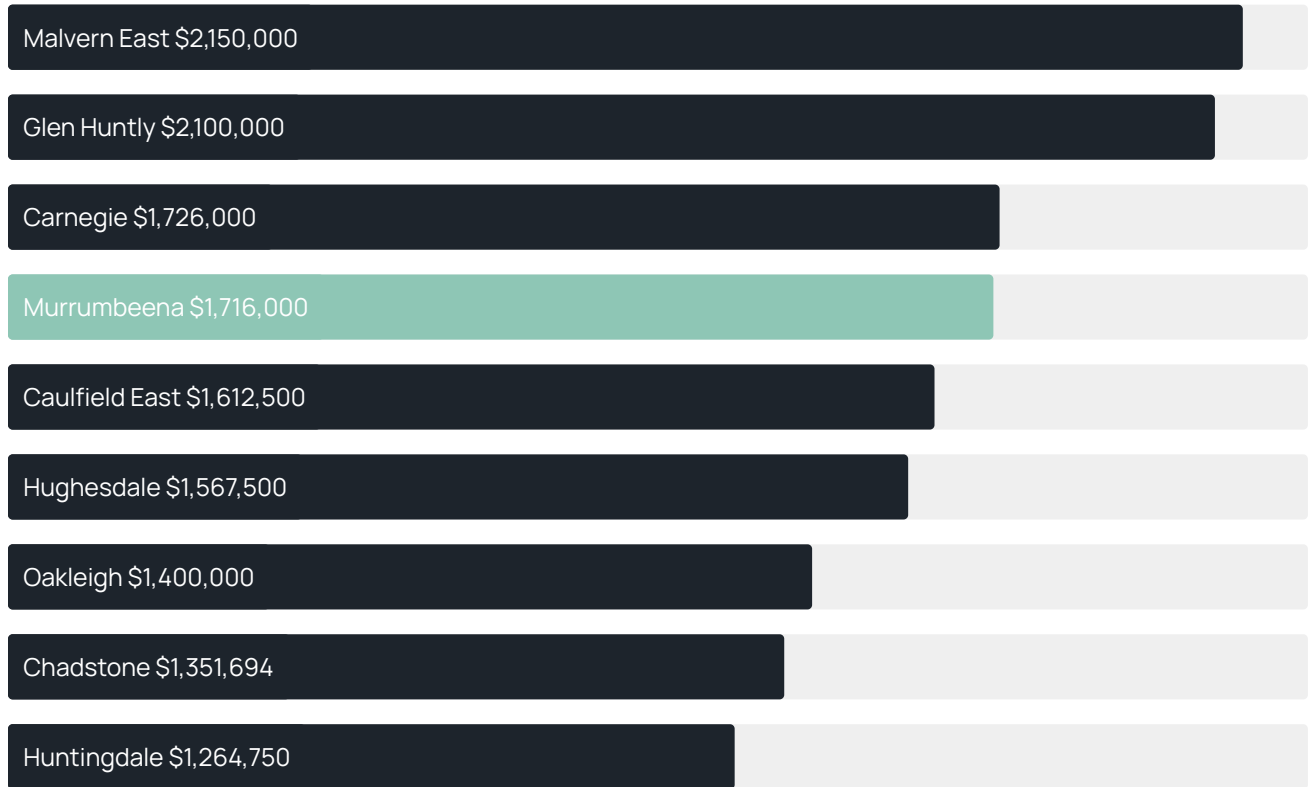
Quarterly price change

-4.01% ↓

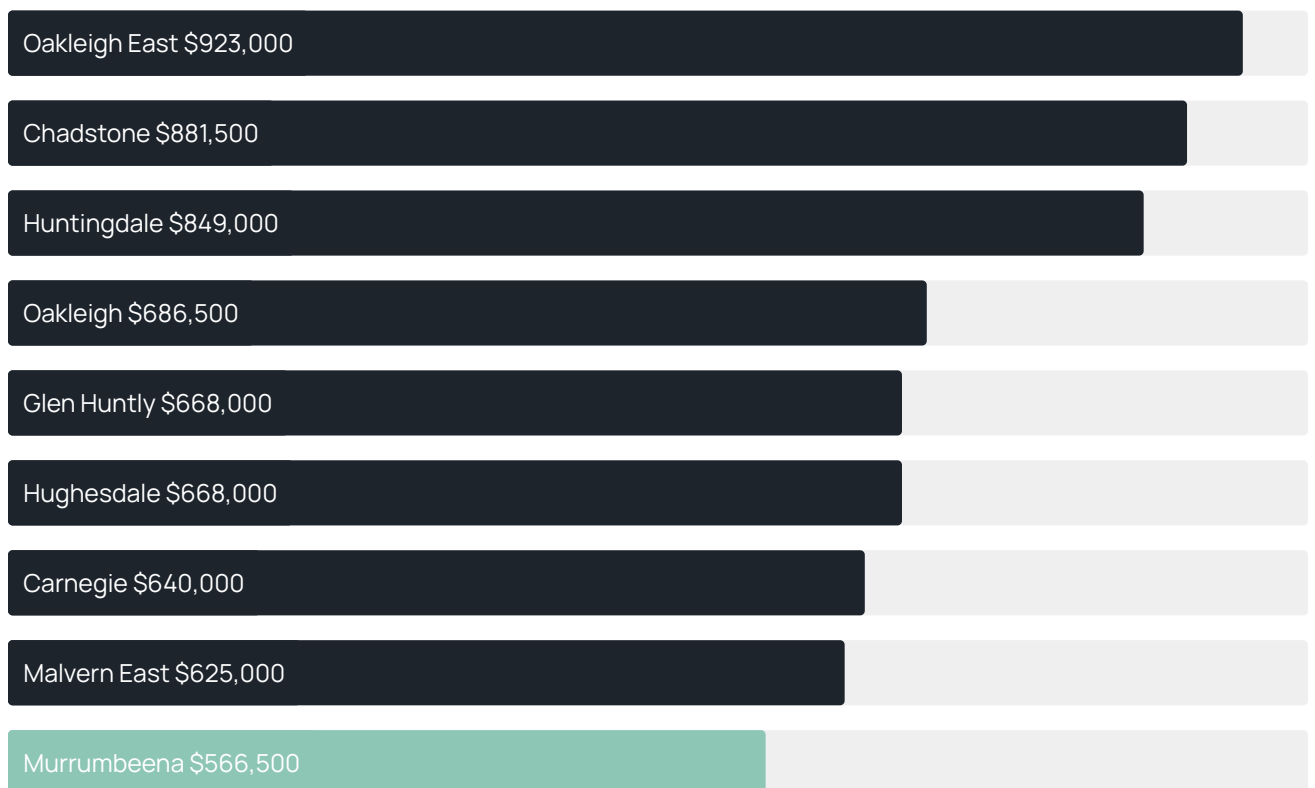
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

74.07%

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

29 days

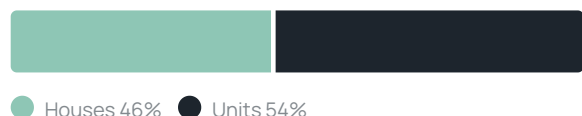
Jellis Craig average inspection attendance per listing<sup>4</sup>

29 groups

Average hold period<sup>1</sup>

8.8 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

9,996

Median asking rent<sup>1</sup>

\$750 per week

Population growth<sup>5</sup>

0.71%

Rental yield<sup>1</sup>

2.17%

Median age<sup>5</sup>

37 years






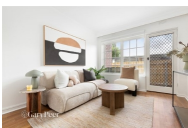


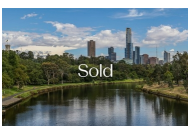

Median household size<sup>5</sup>

2.4 people










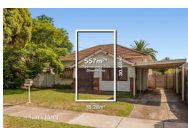
## MURRUMBEENA SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 1A Doris St Murrumbeena	2	House	\$950,000	30 May 2026
 14 Adams St Murrumbeena	4	House	\$1,780,000	22 May 2026
 6 Vera St Murrumbeena	3	House	\$1,836,000	19 May 2026
 15/190 Murrumbeena Rd Murrumbeena	1	Apartment	\$350,000	18 May 2026
 5/10 Dalny Rd Murrumbeena	2	Unit	\$640,000	09 May 2026
 1/11 Sydney St Murrumbeena	1	Apartment	\$332,000	06 May 2026
 7/178 Murrumbeena Rd Murrumbeena	3	Townhouse	\$950,000	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

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9A Margaretta Av Murrumbeena	4	Townhouse	\$1,680,000	24 Apr 2026
 1/19 Brisbane St Murrumbeena	1	Unit	\$320,000	22 Apr 2026
 303/79 Poath Rd Murrumbeena	2	Strata Unit/Flat	\$480,000	21 Apr 2026
 1/2 Adelaide St Murrumbeena	3	Apartment	\$620,000	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
 2/21 Hobart Rd Murrumbeena	1	Strata Unit/Flat	\$340,000	12 Apr 2026
 29 Gerald St Murrumbeena	3	House	\$1,400,000	11 Apr 2026

## MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 First Av Murrumbeena	3	House	\$1,410,000	11 Apr 2026
 4/243 Murrumbeena Rd Murrumbeena	2	Apartment	\$460,000	09 Apr 2026
 1/1c Kangaroo Rd Murrumbeena	2	Apartment	\$540,000	09 Apr 2026
 7/7 Bute St Murrumbeena	1	Apartment	\$360,000	02 Apr 2026
 2/58 Hobart Rd Murrumbeena	2	Unit	\$800,000	28 Mar 2026
 8/10 Adelaide St Murrumbeena	2	Strata Unit/Flat	\$357,000	27 Mar 2026
 3/10 Adelaide St Murrumbeena	2	Strata Unit/Flat	\$357,000	27 Mar 2026
 4/10 Adelaide St Murrumbeena	2	Strata Unit/Flat	\$357,000	27 Mar 2026
 2/10 Adelaide St Murrumbeena	1	Strata Unit/Flat	\$347,000	27 Mar 2026
 5/10 Adelaide St Murrumbeena	2	Strata Unit/Flat	\$387,000	27 Mar 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 01/06/2026

- 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.