



Murrumbeena

Suburb Report



Your connection to property insights



JellisCraig

MURRUMBEENA SUBURB REPORT

Median house price¹

Median

\$1.71m

Quarterly price change

1.27% ↑

Median unit price¹

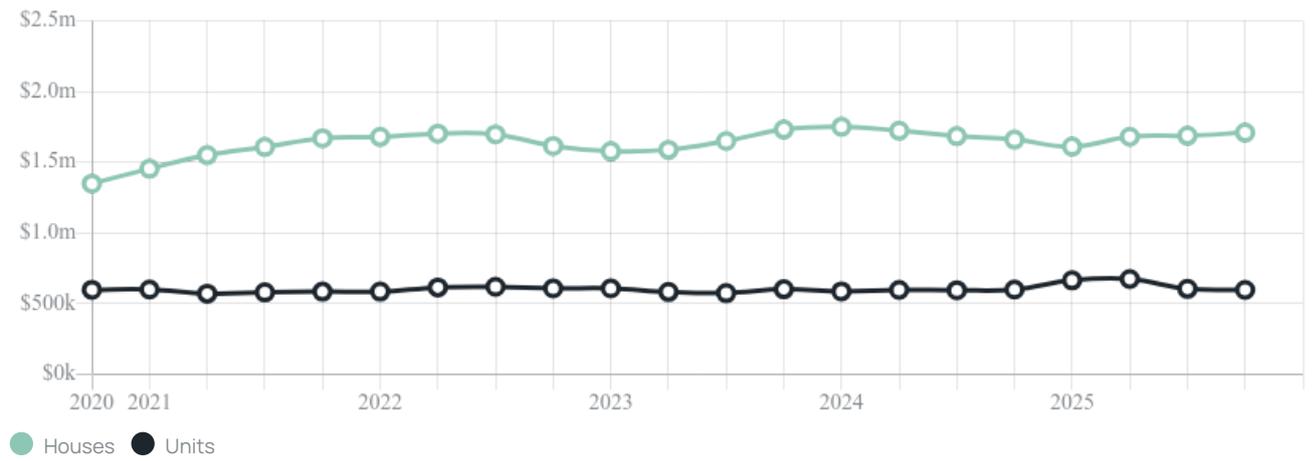
Median

\$598k

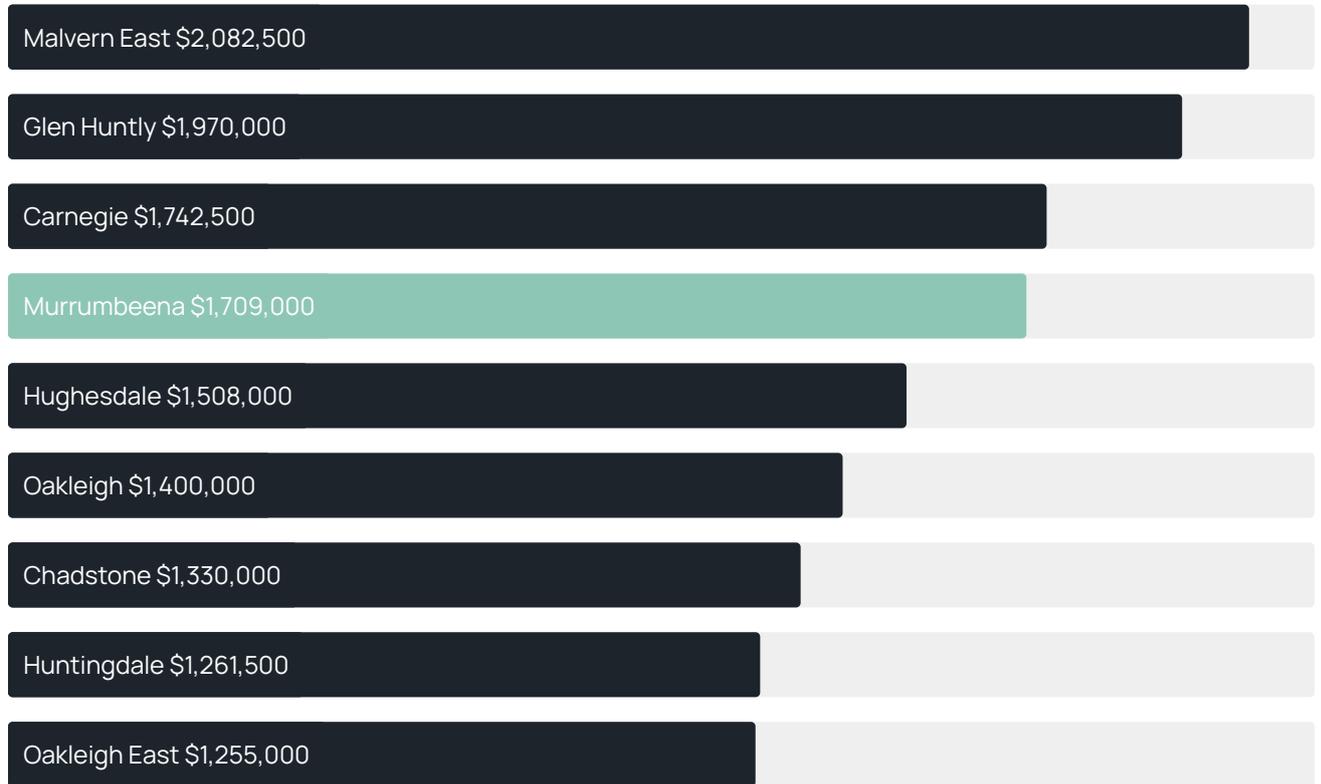
Quarterly price change

-1.23% ↓

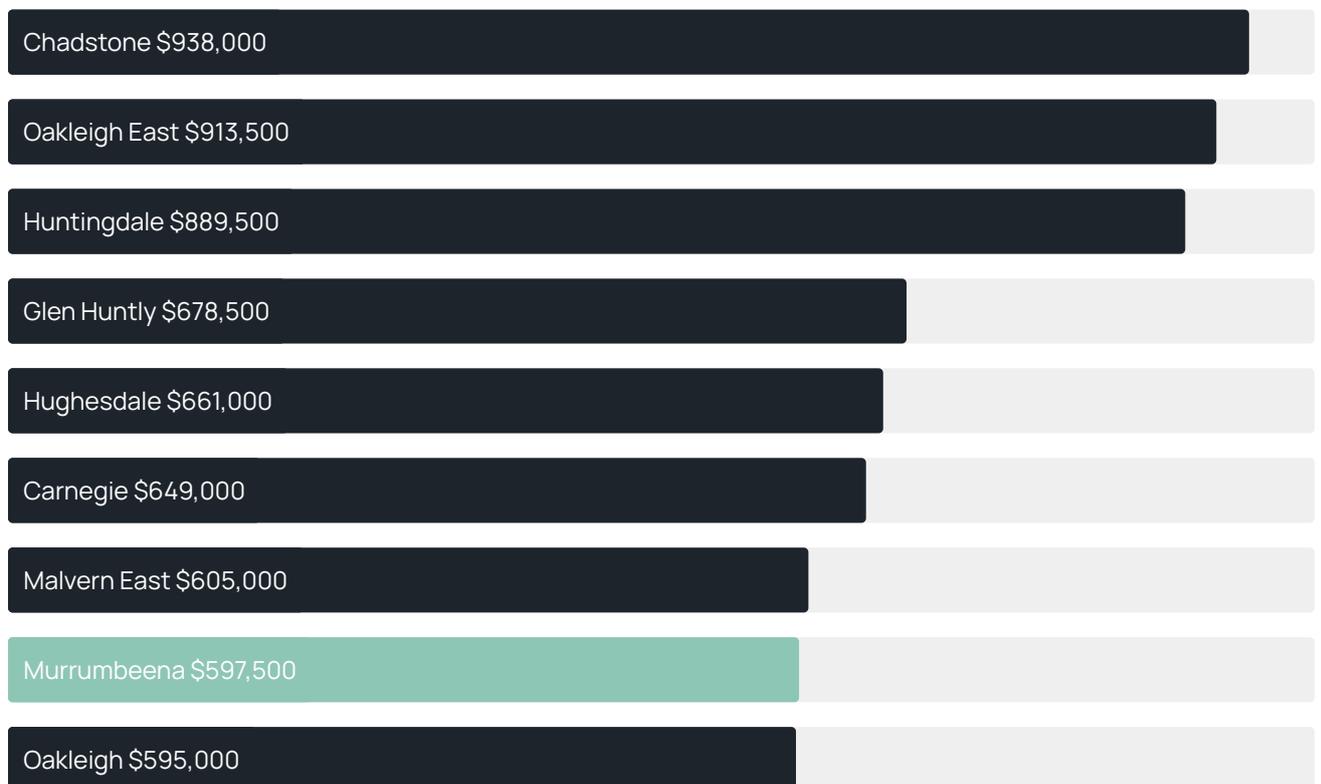
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 67%
● Private 33%

Auction clearance rate³

79.31%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

8.8 years

Dwelling type⁵



● Houses 46% ● Units 54%

Ownership⁵



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

Population⁵

9,996

Median asking rent¹

\$780 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
 31 Ardyne St Murrumbeena	3	House	\$1,435,000	28 Feb 2026
 17 Crosbie Rd Murrumbeena	3	House	\$1,700,000	28 Feb 2026
 2/32 Dunoon St Murrumbeena	2	Unit	\$1,051,000	27 Feb 2026
 17 Ardyne St Murrumbeena	4	House	\$1,950,000	26 Feb 2026
 43b Kinlock Av Murrumbeena	3	Townhouse	\$1,610,000	23 Feb 2026
 12b Second Av Murrumbeena	5	Townhouse	\$1,740,000	19 Feb 2026
 8/8 Dunoon St MURRUMBEENA	1	Apartment	\$410,000	18 Feb 2026
 7/5 Wilson St Murrumbeena	1	Apartment	\$365,000	11 Feb 2026
 2/10 Wahoongaa Rd Murrumbeena	3	Unit	\$1,106,000	07 Feb 2026
 23 Murrumbeena Rd Murrumbeena	4	House	\$1,940,000	07 Feb 2026

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 51 Brett St MURRUMBEENA	3	Townhouse	\$1,595,000	07 Feb 2026
 14/34 Rosella St Murrumbeena	1	Apartment	\$283,000	02 Feb 2026
 3/15-17 Kangaroo Rd Murrumbeena	2	Unit	\$830,000	31 Jan 2026
 3/15 Kangaroo Rd MURRUMBEENA	2	Flat/Unit/Apartment	\$830,000	31 Jan 2026
 3/9 Railway Pde Murrumbeena	2	Apartment	\$640,000	29 Jan 2026
 6/13 Melbourne St Murrumbeena	2	Apartment	\$502,500	21 Jan 2026
 101/79 Poath Rd Murrumbeena	2	Apartment	\$460,000	08 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

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Address	Bedrooms	Type	Price	Sold
 2/9 Baker St Murrumbeena	3	Unit	\$1,198,000	13 Dec 2025
 24 Wahroonga 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
 2/9 Dunoon St Murrumbeena	2	Apartment	\$552,000	09 Dec 2025
 8/20 Toward St Murrumbeena	3	Strata Unit/Flat	\$675,000	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



Jellis Craig Carnegie
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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 01/03/2026

- 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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