



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

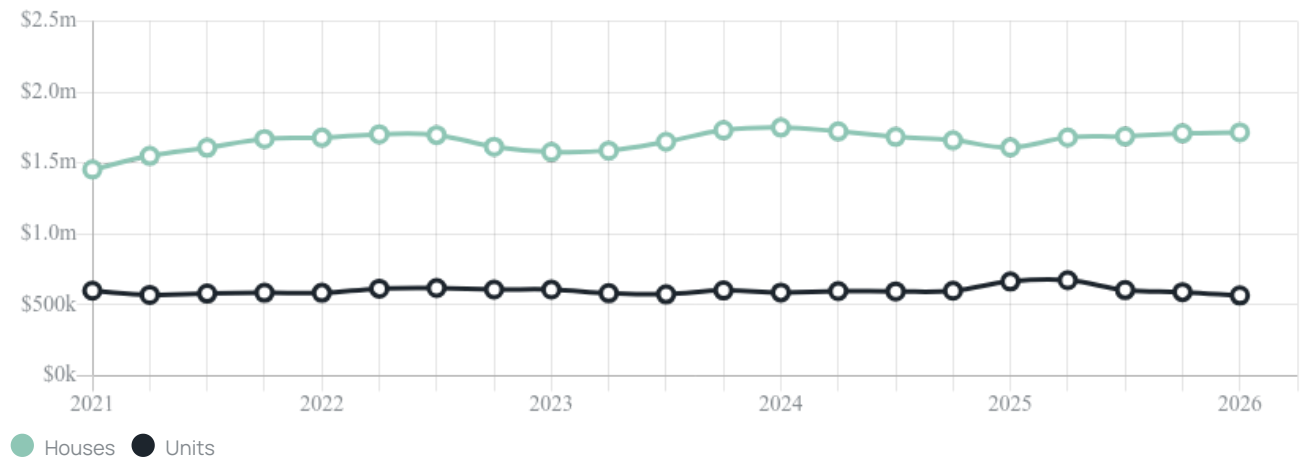
Median

\$567k

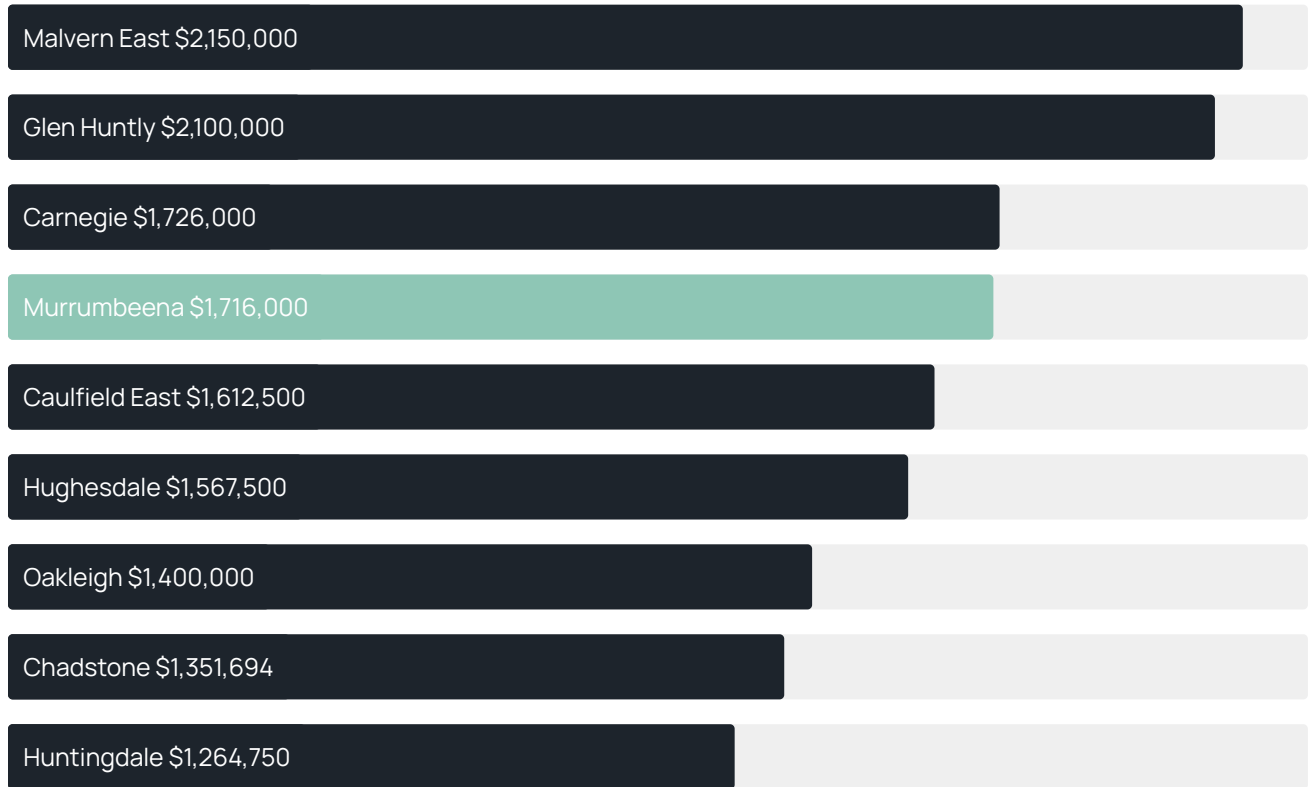
Quarterly price change

-4.01% ↓

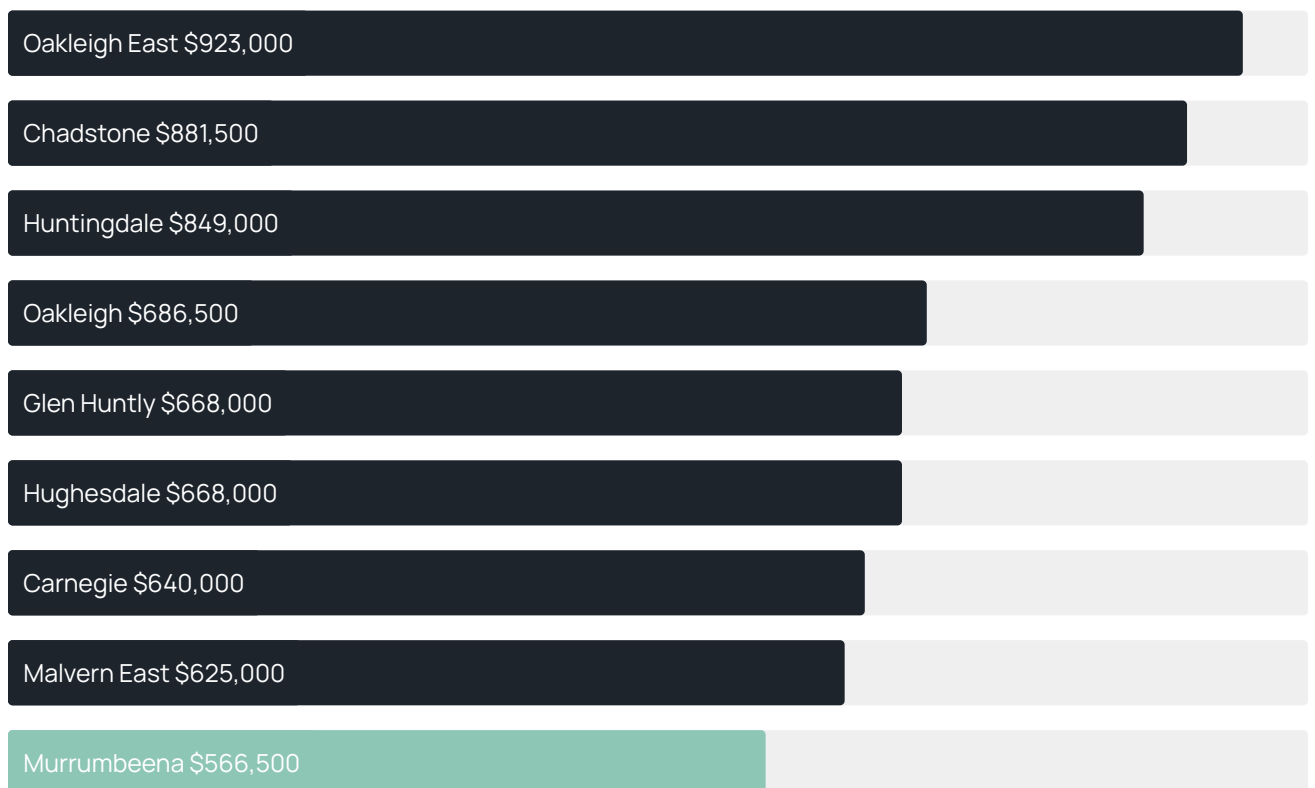
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 60%
● Private 40%

Auction clearance rate³

78.95%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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

\$750 per week

Population growth⁵

0.71%

Rental yield¹

2.17%

Median age⁵

37 years







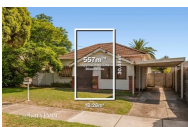



Median household size⁵

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
 9A Margaretta Av Murrumbeena	4	Townhouse	\$1,680,000	24 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
 29 Gerald St Murrumbeena	3	House	\$1,400,000	11 Apr 2026
 2 First Av Murrumbeena	3	House	\$1,410,000	11 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

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Address	Bedrooms	Type	Price	Sold
 2/58 Hobart Rd Murrumbeena	2	Unit	\$800,000	28 Mar 2026
 6/22 Sydney St Murrumbeena	1	Apartment	\$310,000	25 Mar 2026
 202/121 Murrumbeena Rd Murrumbeena	2	Apartment	\$540,000	24 Mar 2026
 8/6 Dunoon St Murrumbeena	1	Apartment	\$325,000	24 Mar 2026
 267 Poath Rd Murrumbeena	3	House	\$1,435,000	23 Mar 2026
 6/245 Murrumbeena Rd Murrumbeena	1	Apartment	\$332,800	21 Mar 2026
 3/16-18 Murrumbeena Rd Murrumbeena	2	Unit	\$1,241,000	21 Mar 2026
 3/14 Ardyne St Murrumbeena	1	Apartment	\$277,500	19 Mar 2026
 7/167 Murrumbeena Rd Murrumbeena	1	Apartment	\$340,000	14 Mar 2026
 18 Ricourt Av Murrumbeena	5	House	\$1,350,000	14 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 4/19 Howe St Murrumbeena	3	Flat/Unit/Apartment	\$775,000	10 Mar 2026
 5/9 Perth St Murrumbeena	1	Unit	\$369,000	07 Mar 2026
 2/21 Adelaide St Murrumbeena	2	Strata Unit/Flat	\$450,000	03 Mar 2026
 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
 4/163 Murrumbeena Rd Murrumbeena	1	Apartment	\$328,000	27 Feb 2026
 17 Ardyne St Murrumbeena	4	House	\$1,950,000	26 Feb 2026
 17 Thaxted Rd Murrumbeena	5	House	\$3,150,000	25 Feb 2026
 7/128 Murrumbeena Rd Murrumbeena	2	Apartment	\$736,000	24 Feb 2026



Jellis Craig Carnegie
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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 01/05/2026

- 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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