Murrumbeena

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.65m

Monthly median price change[2]

0.00% ↓

Median unit price

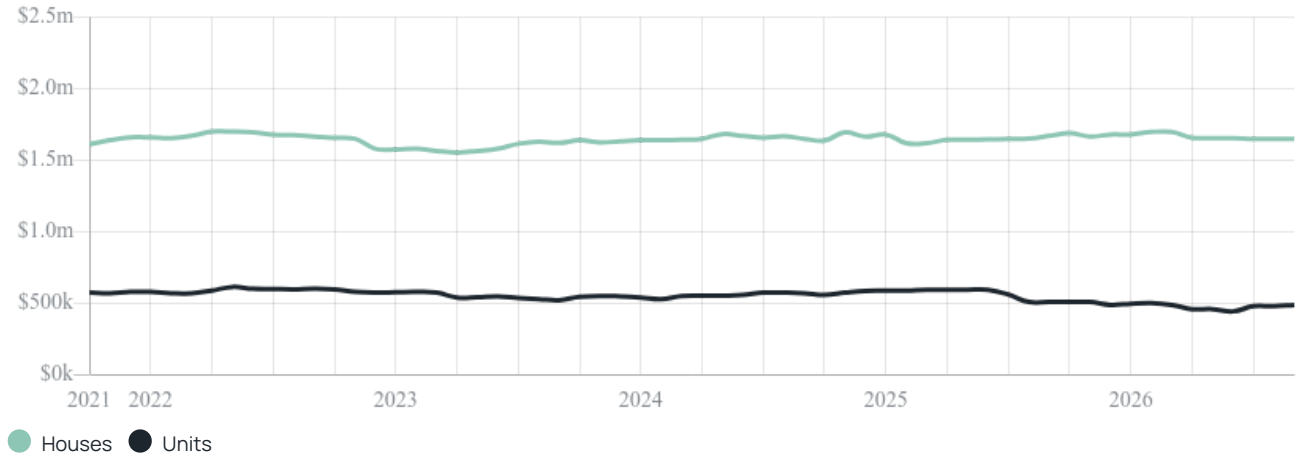
Median[1]

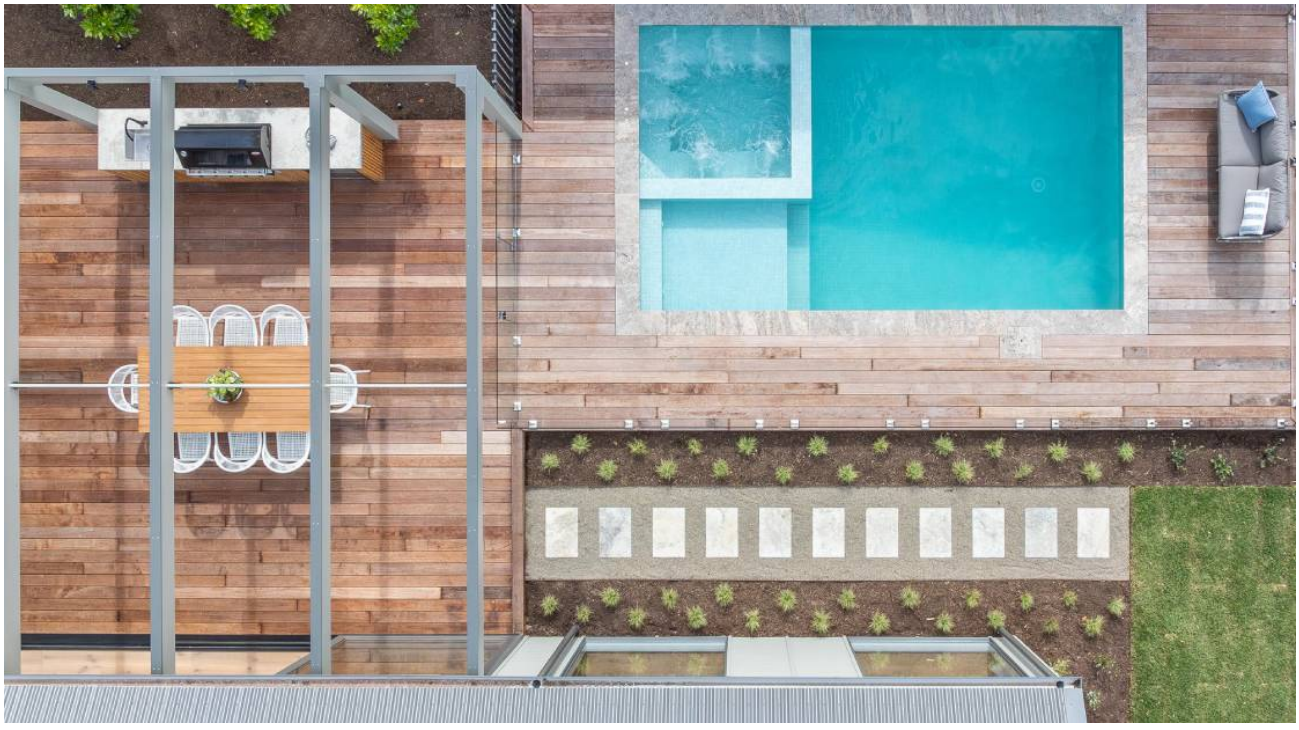
$490k

Monthly median price change[2]

2.08% ↑

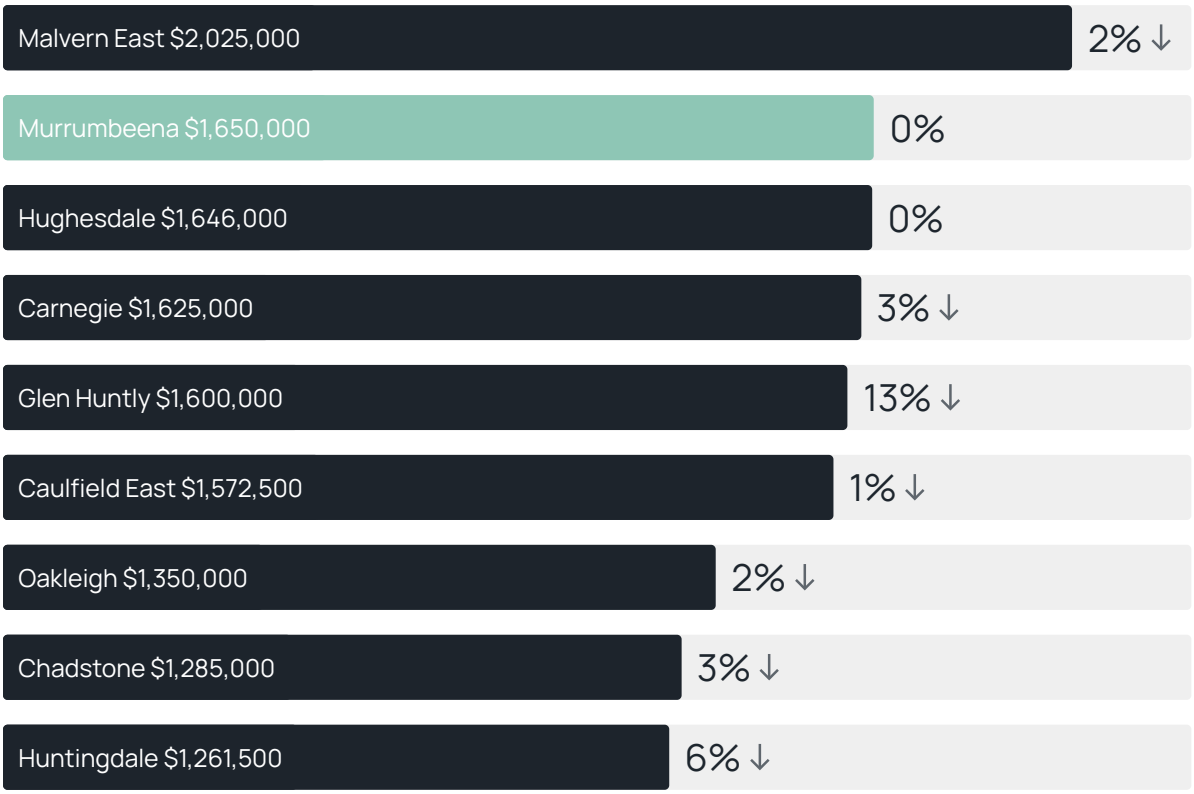
Murrumbeena monthly median property prices[3]



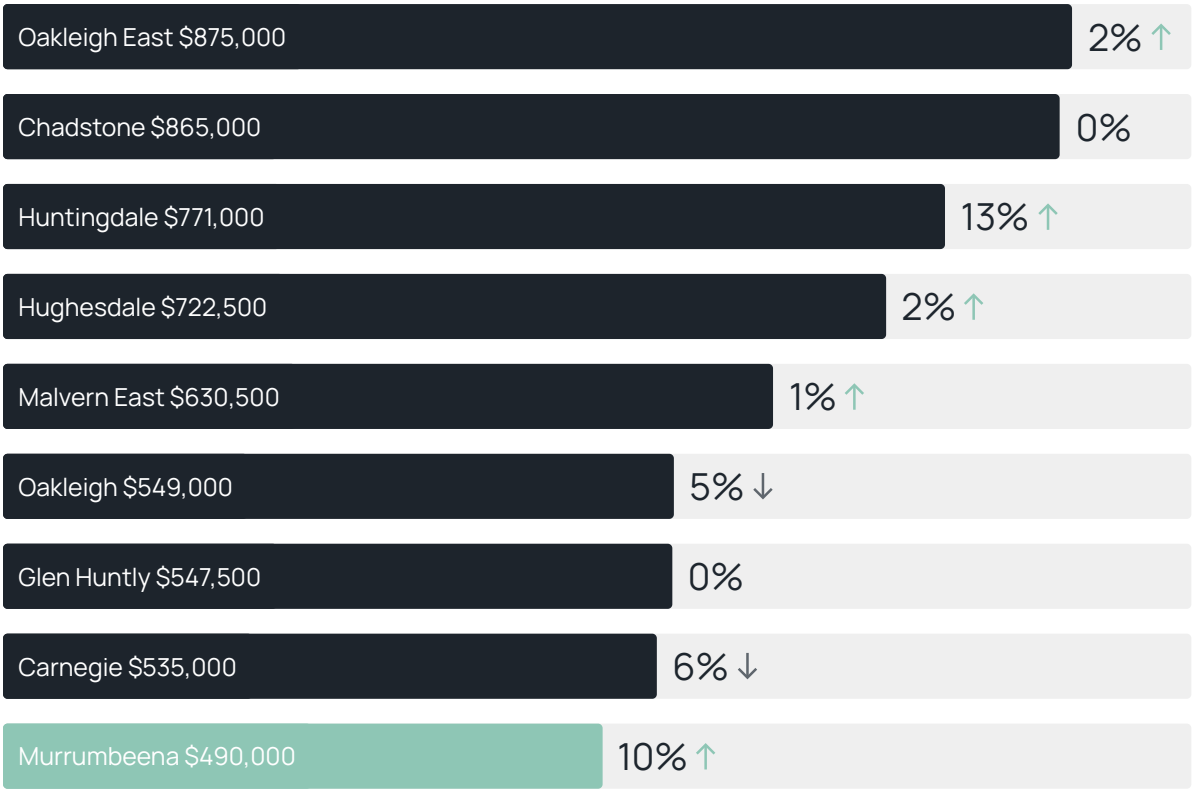


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

50%

Median days on market[5]

House	Unit
30 days	25 days

Jellis Craig average inspection attendance per listing[6]

34 groups

Average hold period[1]

House	Unit
17.9 years	13.5 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

9,996

Population growth[7]

0.71%

Median age[7]

37 years

Median household size[7]

2.4 people

Median asking rent per week[1]

House	Unit
$850	$500

Rental yield[8]

House	Unit
3.1%	5.17%

Recent Murrumbeena sales[5]

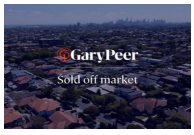
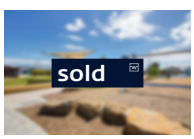
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	8/24 Wilmoth Avenue Murrumbeena	1	Apartment	$468,000	29 Oct 2026
	19 Atkinson Street Murrumbeena	4	House	$1,450,000	28 Oct 2026
	9/25 Rosella Street Murrumbeena	1	Apartment	$310,000	27 Oct 2026
	5 Hooper Street Murrumbeena	3	House	$1,205,000	24 Oct 2026
	239B Murrumbeena Road Murrumbeena	3	Townhouse	$1,140,000	24 Oct 2026
	3/1 Arthur Street Murrumbeena	2	Unit	$670,000	21 Oct 2026
	60 Wallace Avenue Murrumbeena	3	House	$1,580,000	19 Oct 2026
	3/24 Gerald Street Murrumbeena	2	Unit	$795,000	17 Oct 2026
	208/41 Murrumbeena Road Murrumbeena	2	Apartment	$530,000	16 Oct 2026
	3/124 Murrumbeena Road Murrumbeena	2	Apartment	$655,000	16 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	11 Poath Road Murrumbeena	4	House	$1,750,000	14 Oct 2026
	17 Crosbie Road Murrumbeena	3	House	$1,450,000	14 Oct 2026
	4/57 Poath Road Murrumbeena	3	Townhouse	$1,255,000	12 Oct 2026
	10 Crosbie Road Murrumbeena	6	House	$2,600,500	10 Oct 2026
	21 First Avenue Murrumbeena	3	House	$1,585,000	10 Oct 2026
	11/128 Murrumbeena Road Murrumbeena	2	Apartment	$672,500	08 Oct 2026
	2/19 Sydney Street Murrumbeena	1	Unit	Undisclosed	08 Oct 2026
	19 Wahroongaa Road Murrumbeena	4	House	$2,200,000	03 Oct 2026
	6 Wallace Avenue Murrumbeena	4	House	$1,805,000	03 Oct 2026
	187A Murrumbeena Road Murrumbeena	3	House	$1,320,000	01 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	2/16 Adelaide Street Murrumbeena	1	Apartment	$355,000	01 Oct 2026
	204/124 Murrumbeena Road Murrumbeena	1	Apartment	$395,000	22 Sep 2026
	3/24 Brisbane Street Murrumbeena	1	Apartment	$265,000	22 Sep 2026
	13/2-4 William Street Murrumbeena	2	Apartment	$435,000	18 Sep 2026
	5/24 Gerald Street Murrumbeena	2	Unit	$702,000	18 Sep 2026
	2 Second Avenue Murrumbeena	4	House	$1,815,000	17 Sep 2026
	6A Erindale Street Murrumbeena	3	Townhouse	Undisclosed	16 Sep 2026
	12/2 Dunoon Street Murrumbeena	2	Apartment	Undisclosed	16 Sep 2026
	16/173 Murrumbeena Road Murrumbeena	1	Apartment	$336,000	14 Sep 2026
	1/19 Sydney Street Murrumbeena	1	Apartment	$325,000	14 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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