



Murrumbeena

Suburb Report



Your connection to property insights



JellisCraig

MURRUMBEENA SUBURB REPORT

Median house price¹

Median

\$1.64m

Quarterly price change

-0.61% ↓

Median unit price¹

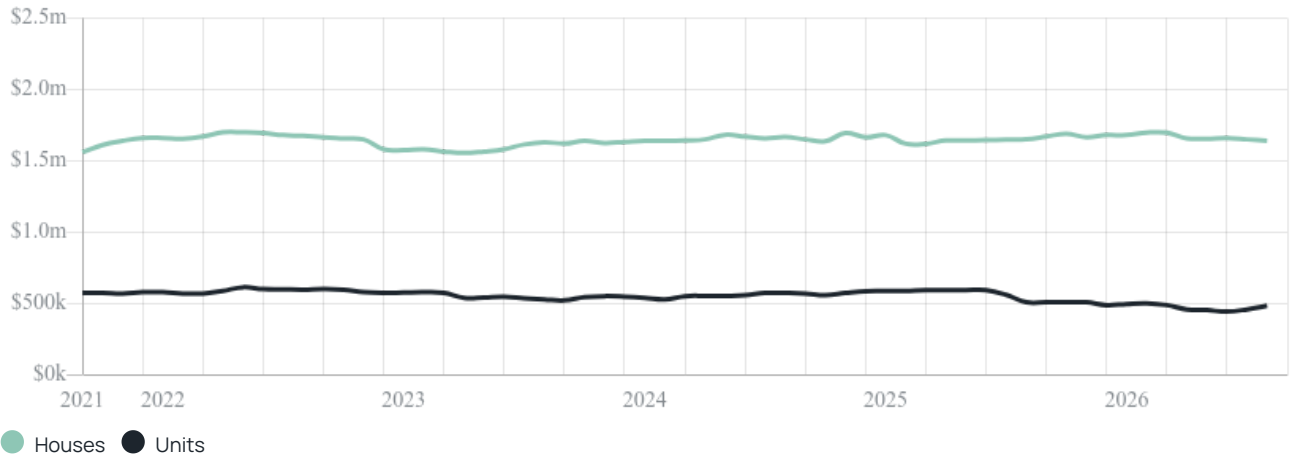
Median

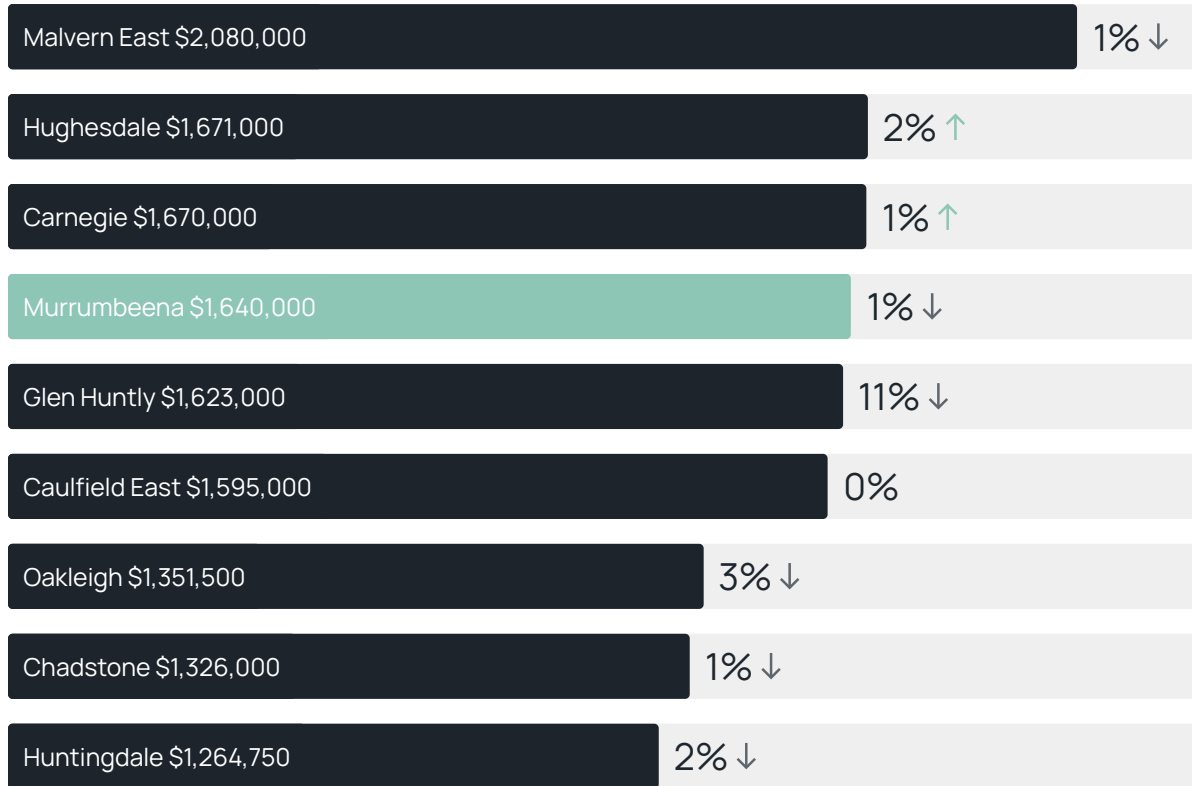
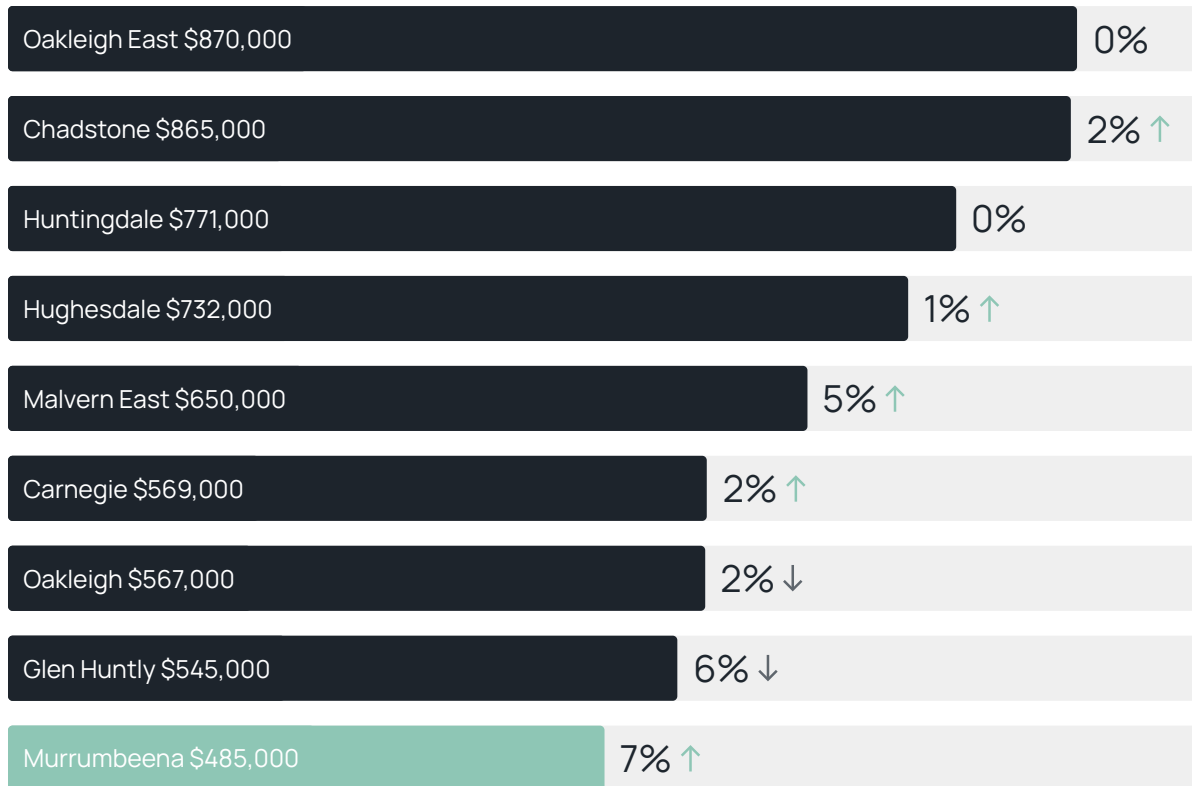
\$485k

Quarterly price change

5.43% ↑

Murrumbeena quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 46%
● Private 54%

Auction clearance rate³

48.72%

Median days on market³

House

Unit

30 days

25 days

Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

House

Unit

17.4 years

13.9 years

Dwelling type⁵

● Houses 61% ● Units 39%

Ownership⁵

● Owned outright 30% ● Mortgaged 33% ● Rented 37%

Population⁵

9,996

Median asking rent per week¹

Unit

\$830

\$500

Population growth⁵

0.71%

Rental yield¹

House

Unit

3.24%

5.22%

Median age⁵

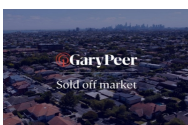
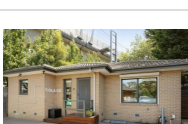
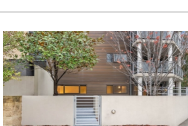
37 years

Median household size⁵

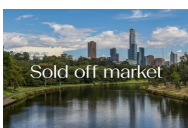
2.4 people

Recent Murrumbeena sales²

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

Address	Bedrooms	Type	Price	Sold
 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
 5/1 Arthur Street Murrumbeena	2	Unit	\$660,000	11 Sep 2026
 8/2-4 William Street Murrumbeena	3	Apartment	\$850,000	07 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 8/36 Rosella Street Murrumbeena	1	Apartment	\$310,000	06 Sep 2026
 235 Poath Road Murrumbeena	3	House	Undisclosed	05 Sep 2026
 2/32 Hobart Road Murrumbeena	2	Unit	\$860,000	05 Sep 2026
 2/1 Arthur Street Murrumbeena	2	Unit	\$670,000	04 Sep 2026
 14/2 Dunoon Street Murrumbeena	2	Apartment	Undisclosed	31 Aug 2026
 21 Packer Street Murrumbeena	5	House	\$2,385,000	30 Aug 2026
 3 Katrina Avenue Murrumbeena	4	House	\$1,650,000	29 Aug 2026
 535 Neerim Road Murrumbeena	4	House	\$2,390,000	29 Aug 2026
 7/1A First Avenue Murrumbeena	1	Apartment	\$280,000	26 Aug 2026
 4/12 Dalny Road Murrumbeena	2	Apartment	\$525,000	25 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 1296 Dandenong Road Murrumbeena	4	House	\$1,190,000	22 Aug 2026
 4/488 Neerim Road Murrumbeena	1	Apartment	\$440,000	21 Aug 2026
 205/121 Murrumbeena Road Murrumbeena	2	Unit	\$502,000	21 Aug 2026
 8/19 Sydney Street Murrumbeena	1	Apartment	\$330,000	21 Aug 2026
 36/2 William Street Murrumbeena	2	Apartment	Undisclosed	20 Aug 2026
 11/174 Murrumbeena Road Murrumbeena	2	Apartment	\$460,000	20 Aug 2026
 1/2A Thomson Avenue Murrumbeena	2	Apartment	\$605,000	19 Aug 2026
 17/5 Murrumbeena Road Murrumbeena	2	Apartment	Undisclosed	18 Aug 2026
 26 Rosella Street Murrumbeena	3	House	Undisclosed	18 Aug 2026
 22 Howe Street Murrumbeena	4	House	Undisclosed	18 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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