



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

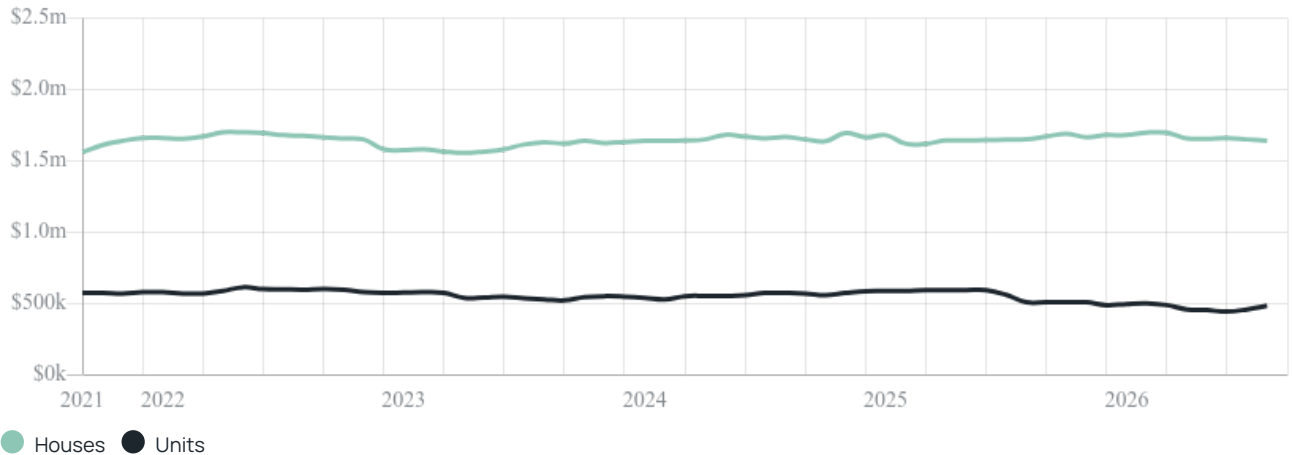
Median

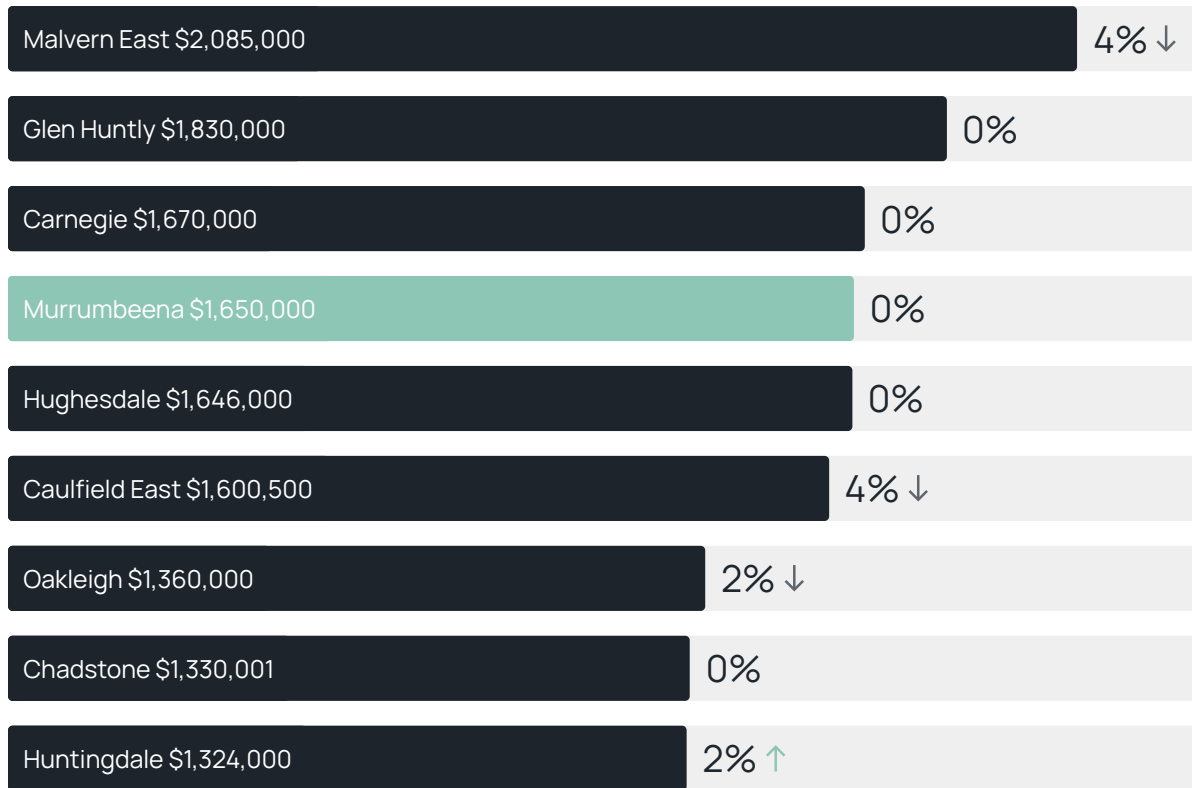
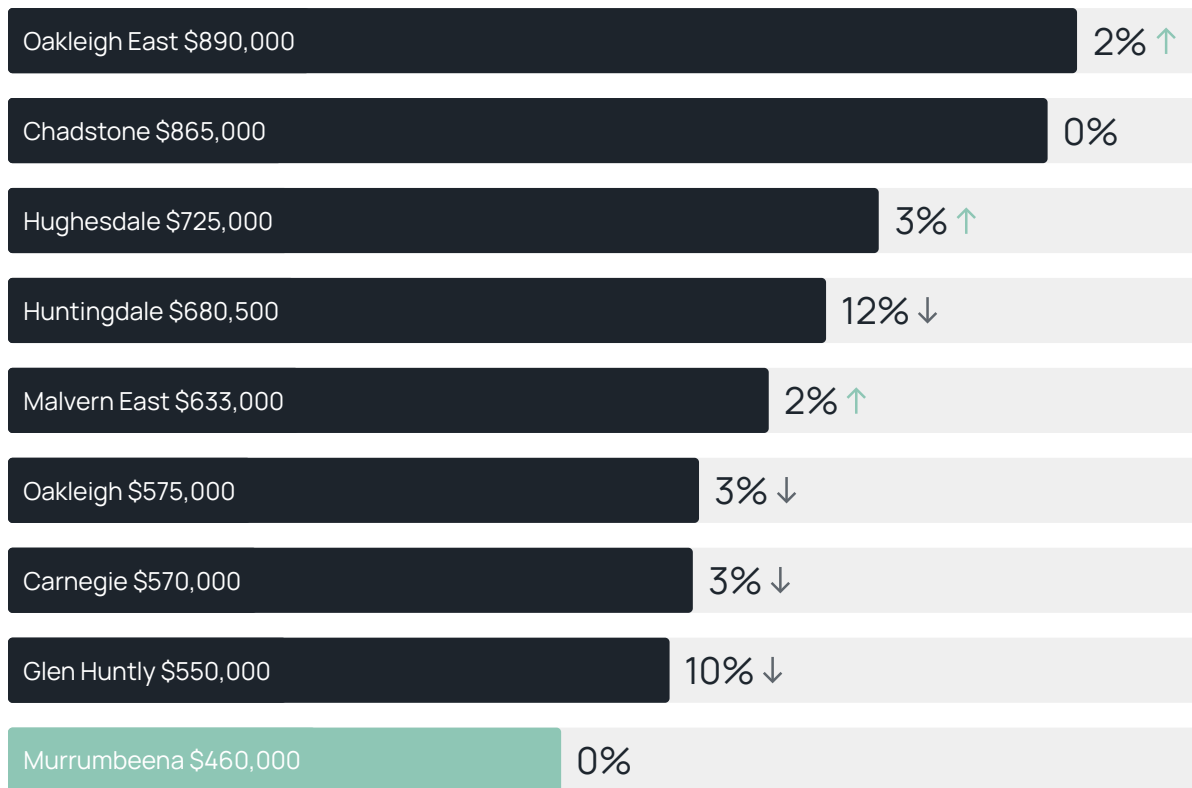
\$485k

Quarterly price change

5.43% ↑

Murrumbeena quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 48%
● Private 52%

Auction clearance rate³

40%

Median days on market³

House

Unit

29 days

25 days

Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

House

Unit

17.2 years

15.1 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

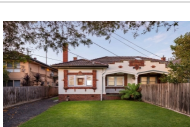
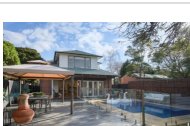
37 years

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
 3 Katrina Avenue Murrumbeena	4	House	\$1,650,000	29 Aug 2026
 535 Neerim Road Murrumbeena	4	House	\$2,390,000	29 Aug 2026
 4/12 Dalny Road Murrumbeena	2	Apartment	\$525,000	25 Aug 2026
 1296 Dandenong Road Murrumbeena	4	House	\$1,190,000	22 Aug 2026
 205/121 Murrumbeena Road Murrumbeena	2	Unit	\$502,000	21 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
 4/8 Melbourne Street Murrumbeena	1	Apartment	\$400,000	17 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 1/128 Murrumbeena Road Murrumbeena	1	Apartment	\$432,500	15 Aug 2026
 8/8 Melbourne Street Murrumbeena	1	Apartment	\$387,000	12 Aug 2026
 Situated at the rear 8/164-166 Murrumbeena Road Murrumbeena	3	Unit	Undisclosed	12 Aug 2026
 2/76 Ardyne Street Murrumbeena	2	Unit	Undisclosed	06 Aug 2026
 3/8 Rosella Street Murrumbeena	2	Unit	Undisclosed	31 Jul 2026
 36 Gerald Street Murrumbeena	4	House	\$1,680,000	29 Jul 2026
 18/190 Murrumbeena Road Murrumbeena	2	Apartment	\$480,000	28 Jul 2026
 2/11 Sydney Road Murrumbeena	1	Apartment	Undisclosed	27 Jul 2026
 10A Ricourt Avenue Murrumbeena	3	Unit	\$1,100,000	23 Jul 2026
 7B Thaxted Road Murrumbeena	4	Townhouse	Undisclosed	23 Jul 2026

MURRUMBEENA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/32 Dunoon Street Murrumbeena	3	Townhouse	\$1,150,000	17 Jul 2026
 14/11 Murrumbeena Road Murrumbeena	1	Apartment	\$325,000	17 Jul 2026
 2/7 Toward Street Murrumbeena	2	Apartment	\$700,000	16 Jul 2026
 3b Packer Street Murrumbeena	4	Townhouse	Undisclosed	16 Jul 2026
 20 Wahroonga Road Murrumbeena	4	House	\$1,660,000	15 Jul 2026
 8/5 Wilson Street Murrumbeena	1	Apartment	\$353,200	07 Jul 2026
 7/22 Sydney Street Murrumbeena	1	Apartment	\$327,000	06 Jul 2026
 158 Murrumbeena Road Murrumbeena	2	House	\$1,190,000	04 Jul 2026
 10B Ricourt Avenue Murrumbeena	5	House	\$1,150,000	03 Jul 2026
 16/5 Murrumbeena Road Murrumbeena	2	Apartment	\$490,000	03 Jul 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 01/09/2026

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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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