

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.25m**

Quarterly Price Change

**-3.83% ↓**

## Median Unit Price\*

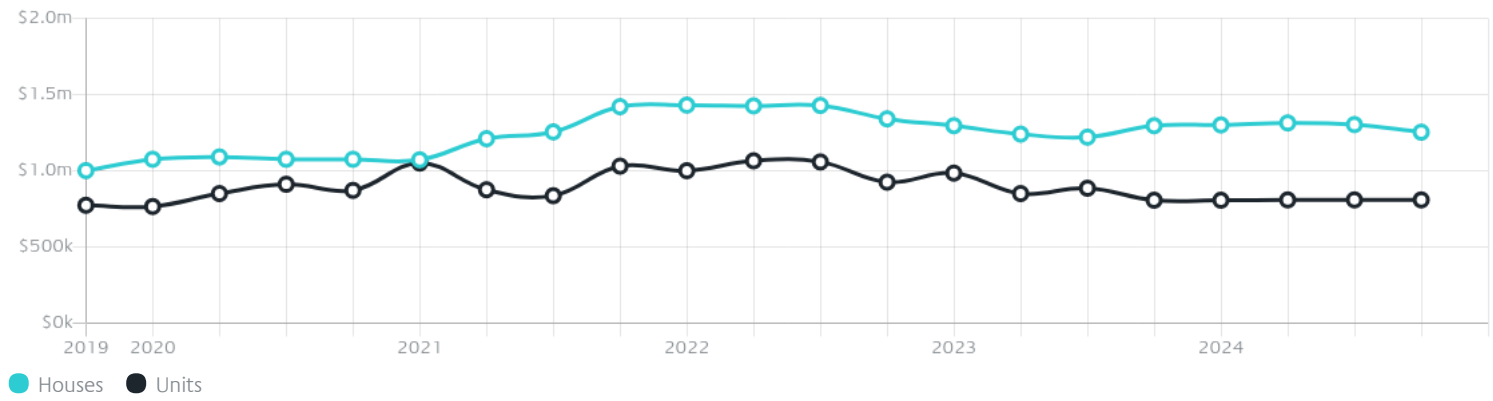
Median

**\$809k**

Quarterly Price Change

**0.00% ↓**

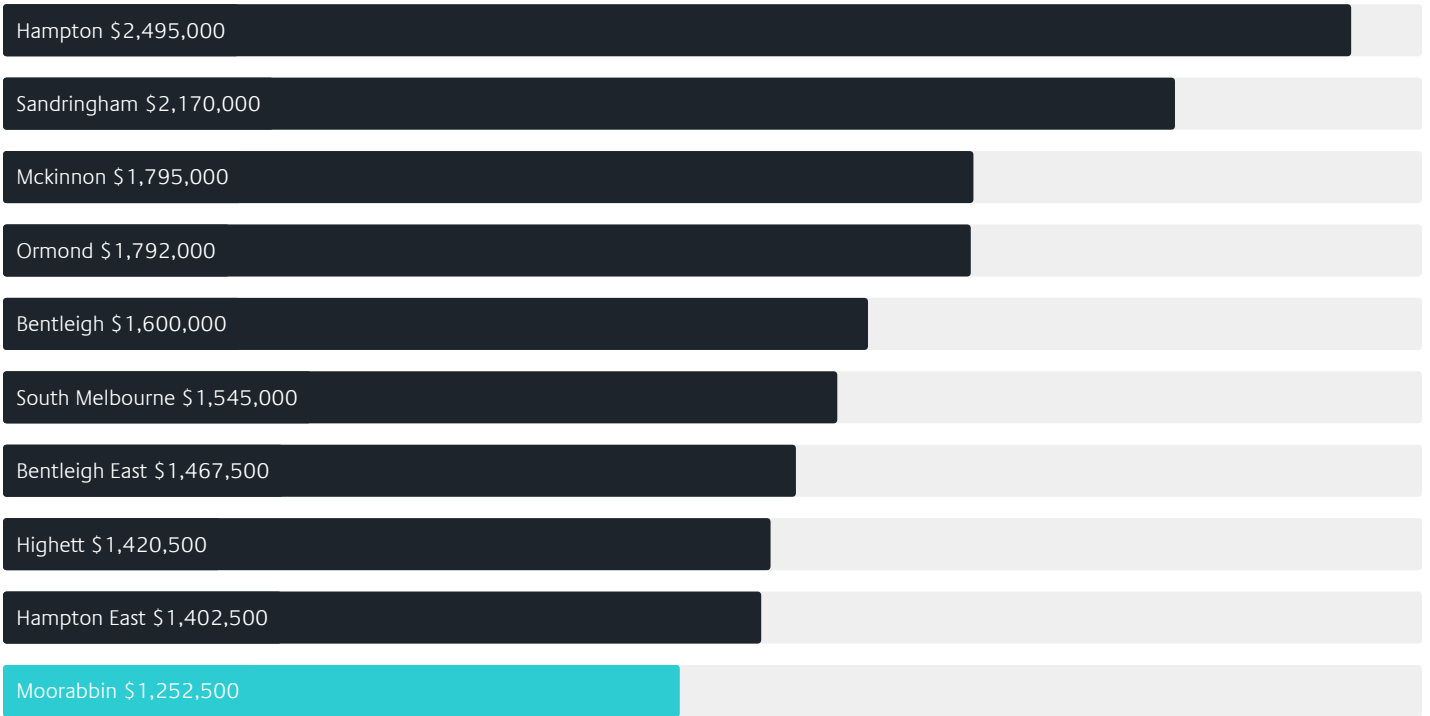
## Quarterly Price Change\*



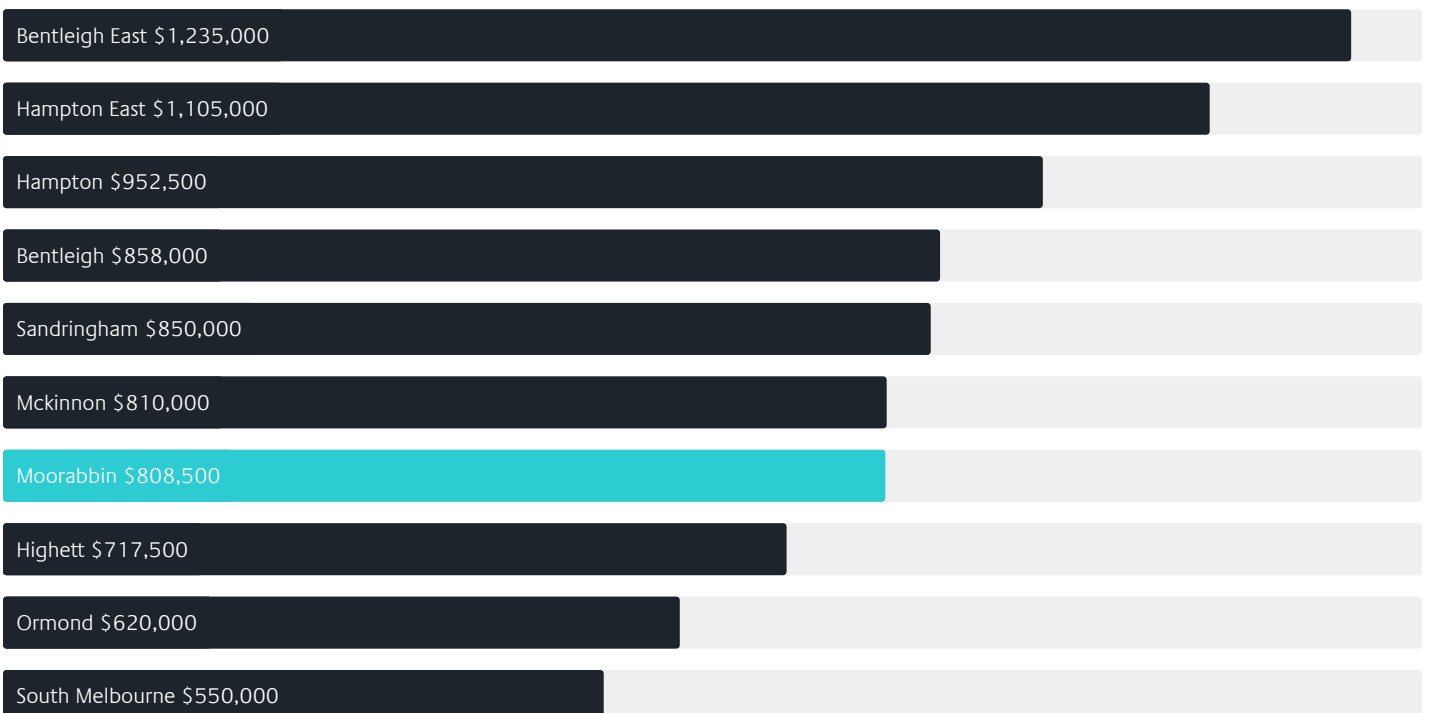
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 72%  
● Private 28%

## Auction Clearance Rate<sup>\*</sup>

69.23%

## Median Days on Market<sup>^</sup>

25 days

## Average Hold Period<sup>\*</sup>

6.2 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 77% ● Units 23%

## Ownership<sup>^</sup>



● Owned Outright 33% ● Mortgaged 42% ● Rented 25%

## Population<sup>^</sup>

6,287

## Median Asking Rent per week<sup>\*</sup>

\$680

## Population Growth<sup>^</sup>

6.65%

## Rental Yield<sup>\*</sup>

2.73%

## Median Age<sup>^</sup>








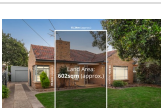
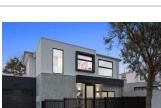
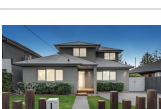

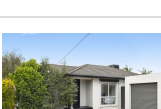
39 years

## Median Household Size<sup>^</sup>









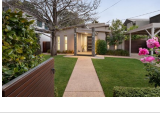



2.5 people

# Sold Properties~









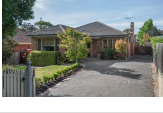
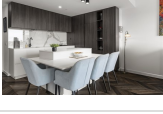


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 32A Marrbridge Rd Moorabbin	3	Townhouse	\$1,250,000	29 Mar 2025
 20 William St Moorabbin	3	House	\$1,240,000	29 Mar 2025
 8 Joan St Moorabbin	3	House	\$1,225,000	20 Mar 2025
 46 Matilda Rd Moorabbin	3	House	\$1,170,000	04 Mar 2025
 6/13 Baker St Moorabbin	2	Apartment	\$550,000	25 Feb 2025
 6 Orana Ct Moorabbin	4	House	\$1,770,000	24 Feb 2025
 45 Hillston Rd Moorabbin	3	House	\$1,370,000	22 Feb 2025
 502 South Rd Moorabbin	3	House	\$1,020,000	22 Feb 2025
 1b Linton St Moorabbin	3	Townhouse	\$1,117,500	30 Jan 2025
 25 Franklin St Moorabbin	4	Townhouse	\$1,575,000	20 Jan 2025
 229 Chesterville Rd Moorabbin	4	House	\$1,100,000	21 Dec 2024
 2/9 Barbara St Moorabbin	3	Unit	\$900,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Faye St Moorabbin	5	House	\$1,543,000	07 Dec 2024
 265a Chesterville Rd Moorabbin	3	Townhouse	\$800,000	07 Dec 2024
 26 Barbara St Moorabbin	4	House	\$1,290,000	03 Dec 2024
 2/24 Ashlar Rd Moorabbin	3	House	\$1,295,000	30 Nov 2024
 6/88 Chapel Rd Moorabbin	2	Unit	\$660,000	30 Nov 2024
 1/3 Barilla Rd Moorabbin	3	House	\$1,120,000	30 Nov 2024
 460 South Rd Moorabbin	3	House	\$1,220,000	28 Nov 2024
 5/1023 Nepean Hwy Moorabbin	2	Strata Unit/Flat	\$750,000	26 Nov 2024
 161 Rowans Rd Moorabbin	3	House	\$1,210,000	23 Nov 2024
 6/3 William St Moorabbin	2	Apartment	\$480,000	20 Nov 2024
 6 Mayswood Ct Moorabbin	4	House	\$1,255,000	20 Nov 2024
 1 Avon St Moorabbin	3	House	\$1,205,000	16 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Chapel Rd Moorabbin	3	House	\$1,282,500	16 Nov 2024
 42 Bulli St Moorabbin	4	House	\$920,000	15 Nov 2024
 4/1017 Nepean Hwy MOORABBIN	2	Townhouse	\$800,000	13 Nov 2024
 10 Beilby St Moorabbin	3	House	\$1,100,000	13 Nov 2024
 4/19 Barilla Rd Moorabbin	2	Unit	\$712,000	11 Nov 2024
 1/1 Barbara St MOORABBIN	2	Unit	\$675,000	08 Nov 2024
 28 Grandview Gr Moorabbin	3	House	\$316,800	07 Nov 2024
 202/11 Central Av Moorabbin	2	Unit	\$525,000	03 Nov 2024
 8 Redholme St Moorabbin	4	House	\$1,650,000	01 Nov 2024
 902/17 Taylor St Moorabbin	2	House	\$580,000	30 Oct 2024
 2/23 Grandview Gr Moorabbin	4	Townhouse	\$1,430,000	25 Oct 2024
 6/19 Schofield St MOORABBIN	3	Townhouse	\$1,067,500	21 Oct 2024





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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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