

# *Suburb* **INSIGHTS**

**3189**  
MOORABBIN



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-1.02% ↓**

## Median Unit Price\*

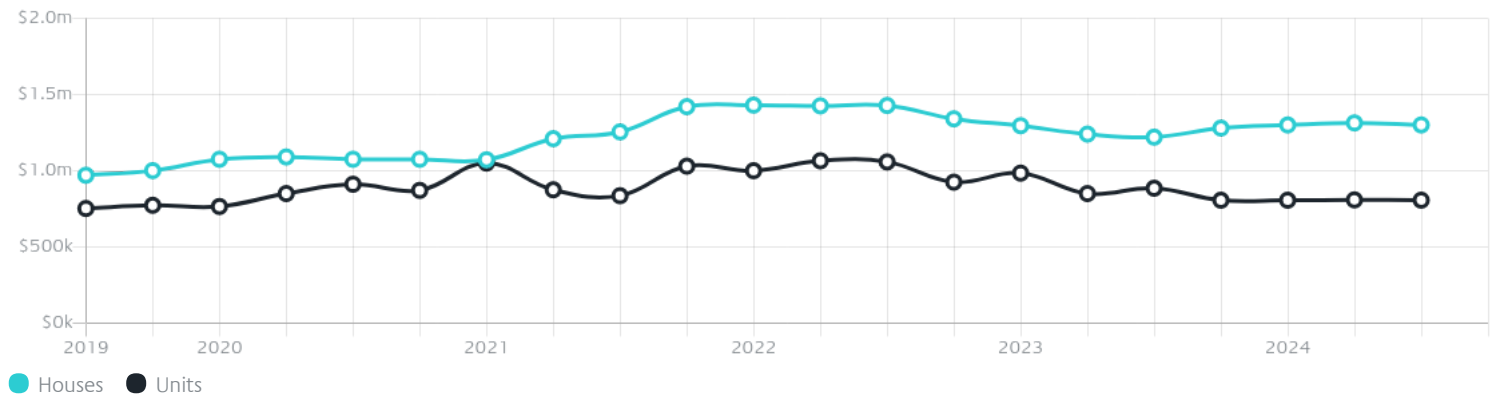
Median

**\$807k**

Quarterly Price Change

**-0.21% ↓**

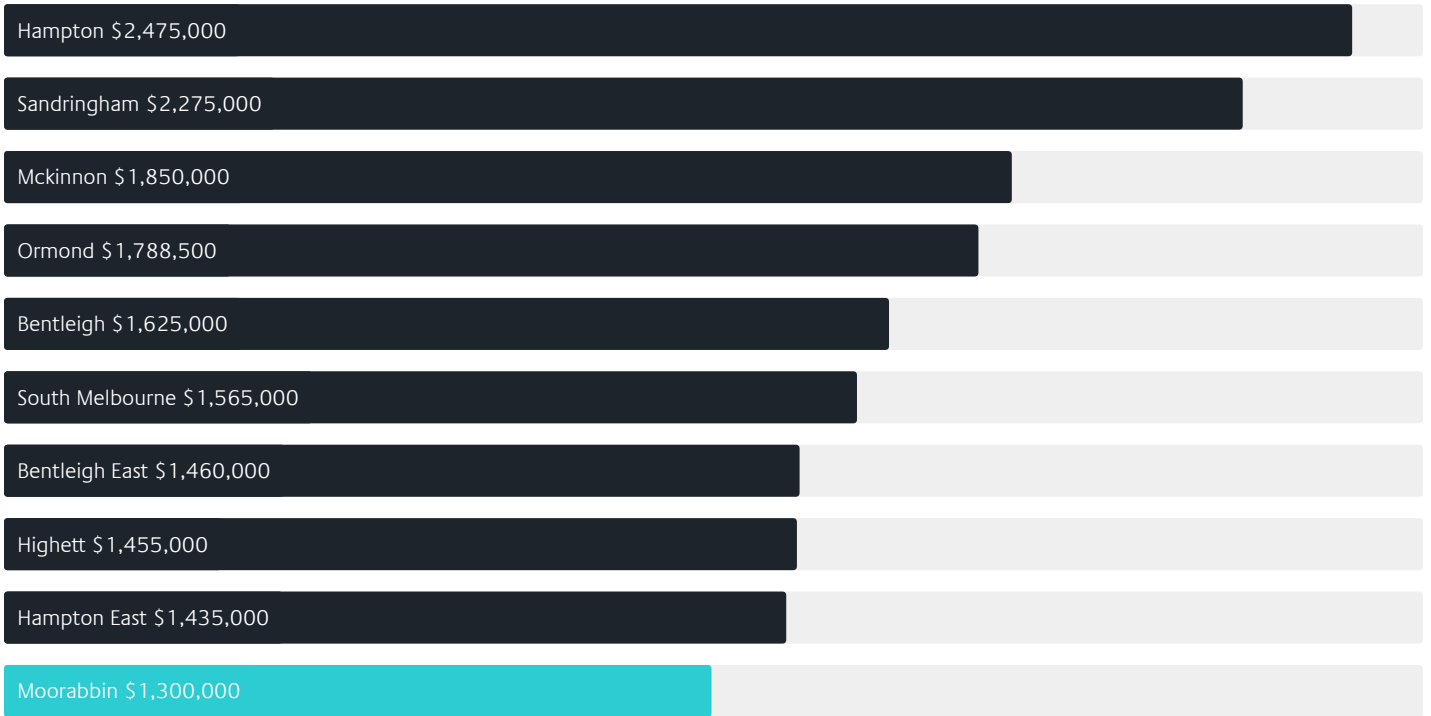
## Quarterly Price Change\*



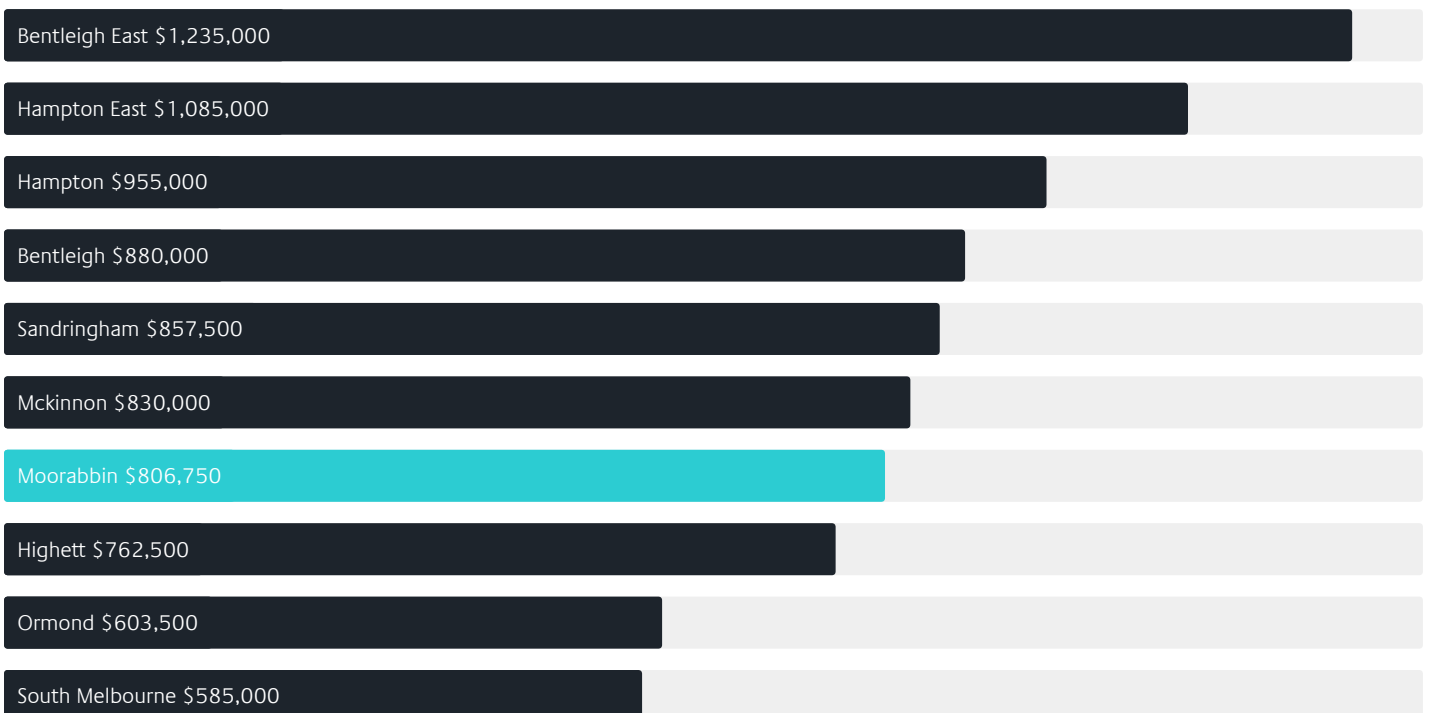
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 73%  
● Private 27%

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

75%

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

28 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>










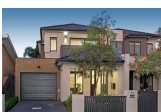


2.5 people

# Sold Properties~










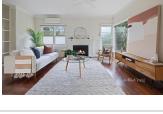


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/3 Barilla Rd Moorabbin	3	House	\$1,120,000	30 Nov 2024
 2/24 Ashlar Rd Moorabbin	3	House	\$1,295,000	30 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
 10 Beilby St Moorabbin	3	House	\$1,100,000	13 Nov 2024
 1/1 Barbara St MOORABBIN	2	Unit	\$675,000	08 Nov 2024
 5/9-13 Hillston Rd Moorabbin	2	Unit	\$740,000	19 Oct 2024
 5/9 Hillston Rd Moorabbin	2	Flat/Unit/Apartment	\$740,000	19 Oct 2024
 26 Avon St Moorabbin	4	House	\$1,330,000	19 Oct 2024
 1b Rodney St Moorabbin	4	House	\$1,310,000	12 Oct 2024
 415/6 Station St Moorabbin	2	Apartment	\$525,000	10 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/1023 Nepean Hwy Moorabbin	2	Strata Unit/Flat	\$750,000	03 Oct 2024
 906/6 Station St Moorabbin	2	Apartment	\$465,000	01 Oct 2024
 203/6 Station St Moorabbin	2	Apartment	\$455,000	23 Sep 2024
 456 South Rd Moorabbin	3	House	\$1,100,000	19 Sep 2024
 21 Fletcher St Moorabbin	4	House	\$1,256,000	18 Sep 2024
 1/506 South Rd Moorabbin	3	House	\$1,150,000	13 Sep 2024
 4/3 Linton St Moorabbin	2	Townhouse	\$900,000	12 Sep 2024
 15 Bataba St Moorabbin	4	House	\$1,250,000	10 Sep 2024
 47 Hillston Rd Moorabbin	4	House	\$1,355,000	06 Sep 2024
 1 1A Rosebud Av Moorabbin	4	Townhouse	\$1,310,000	05 Sep 2024
 10 Fiddes St Moorabbin	3	House	\$1,380,000	01 Sep 2024
 8 Faye St Moorabbin	4	House	\$1,365,000	31 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/4-6 Maxwell Ct Moorabbin	2	Unit	\$660,000	25 Aug 2024
 41 Gwenda Av Moorabbin	4	House	\$1,850,000	24 Aug 2024
 2/21 Hillston Rd Moorabbin	2	Unit	\$890,000	24 Aug 2024
 4/20-22 Avon St Moorabbin	3	Townhouse	\$1,190,000	24 Aug 2024
 1 Florida Ct Moorabbin	2	House	\$1,225,000	22 Aug 2024
 4/1023 Nepean Hwy Moorabbin	2	House	\$740,000	17 Aug 2024
 18 Stayner Gr Moorabbin	3	House	\$1,277,000	17 Aug 2024
 405/37 Genoa St Moorabbin	3	House	\$1,050,000	12 Aug 2024
 3b Linton St Moorabbin	3	Townhouse	\$890,000	08 Aug 2024
 15 Hillston Rd Moorabbin	3	House	\$995,000	27 Jul 2024
 5 Hector Ct Moorabbin	3	House	\$1,410,000	22 Jul 2024
 102/37 Genoa St Moorabbin	2	Flat/Unit/Apartment	\$840,000	18 Jul 2024



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Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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