

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.25m

Quarterly Price Change

-3.83% ↓

Median Unit Price*

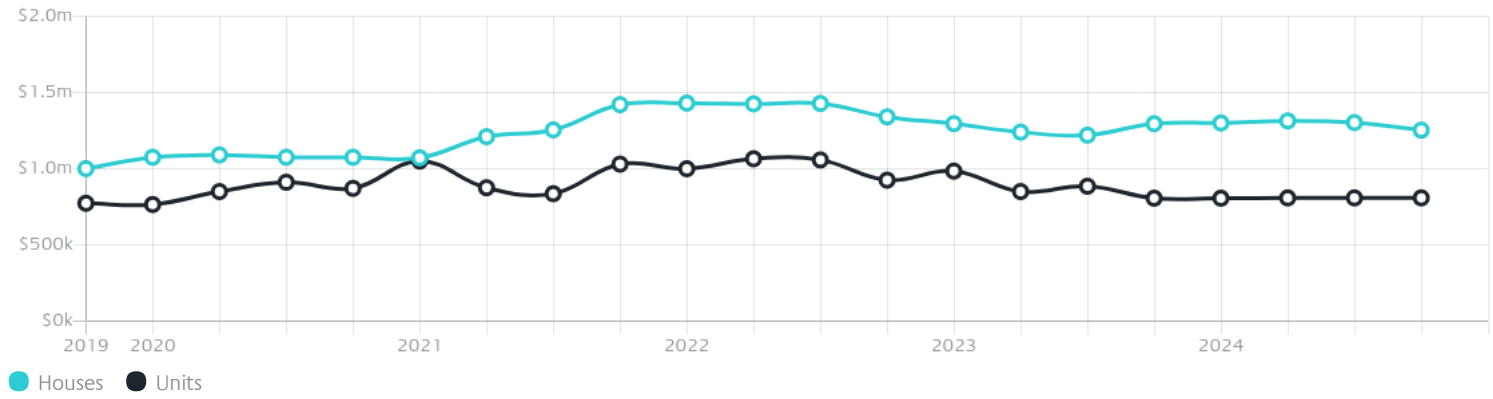
Median

\$809k

Quarterly Price Change

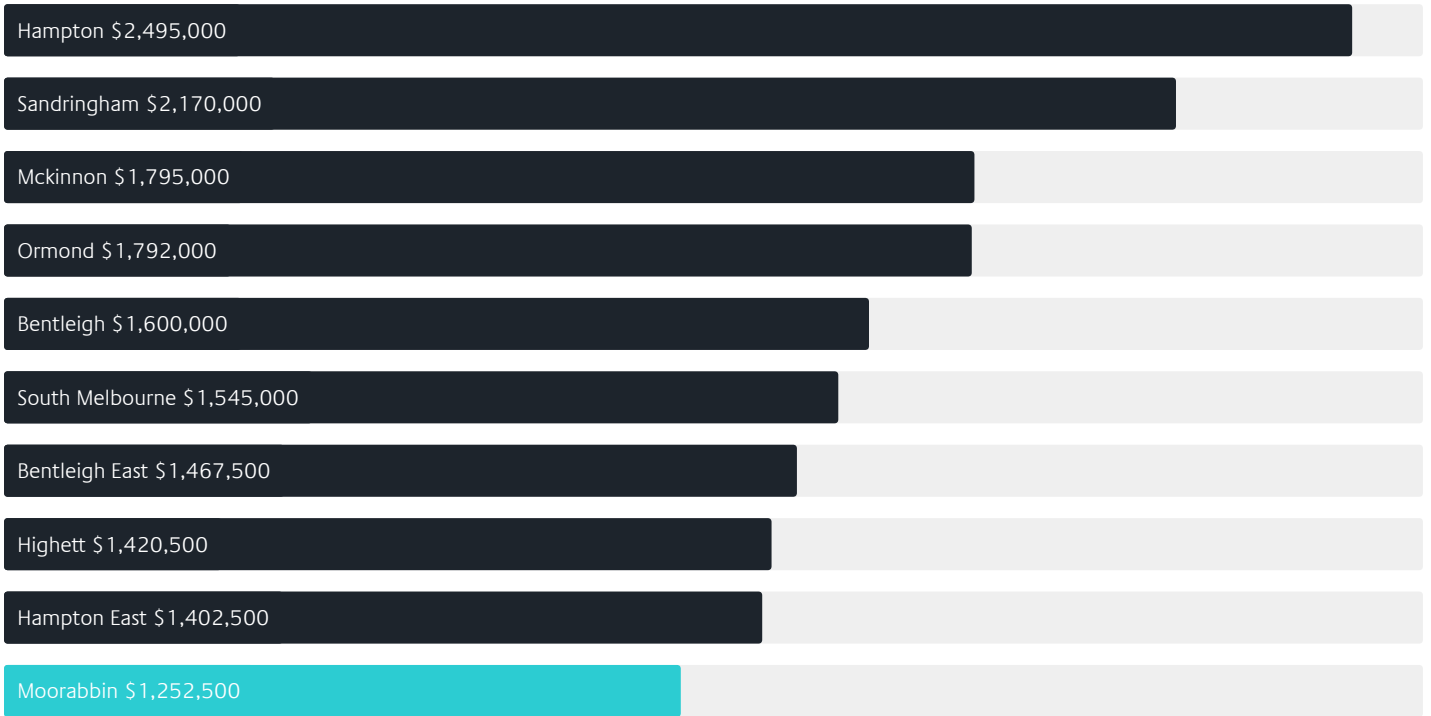
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 86%
● Private 14%

Auction Clearance Rate^{*}

84.21%

Median Days on Market[^]

23 days

Average Hold Period^{*}

6.2 years

Insights

Dwelling Type[^]



● Houses 77% ● Units 23%

Ownership[^]



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

Population[^]

6,287

Median Asking Rent per week^{*}

\$680

Population Growth[^]

6.65%

Rental Yield^{*}

2.73%

Median Age[^]








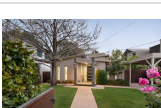

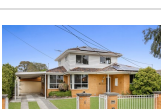
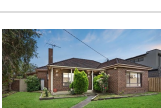
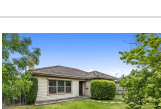
39 years

Median Household Size[^]











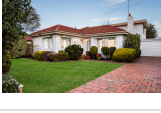

2.5 people

Sold Properties~









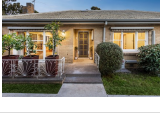



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 229 Chesterville Rd Moorabbin	4	House	\$1,100,000	21 Dec 2024
 2/9 Barbara St Moorabbin	3	Unit	\$900,000	07 Dec 2024
 265a Chesterville Rd Moorabbin	3	Townhouse	\$800,000	07 Dec 2024
 6/88 Chapel Rd Moorabbin	2	Unit	\$660,000	30 Nov 2024
 2/24 Ashlar Rd Moorabbin	3	House	\$1,295,000	30 Nov 2024
 1/3 Barilla Rd Moorabbin	3	House	\$1,120,000	30 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
 42 Bulli St Moorabbin	4	House	\$920,000	15 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 1/121 Chapel Rd Moorabbin	3	Townhouse	\$1,110,000	19 Oct 2024
 5/9-13 Hillston Rd Moorabbin	2	Unit	\$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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 107/215 Chesterville Rd Moorabbin	2	Apartment	\$500,000	11 Oct 2024
 415/6 Station St Moorabbin	2	Apartment	\$525,000	10 Oct 2024
 2/5 Rosebud Av Moorabbin	3	Townhouse	\$920,000	10 Oct 2024
 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
 72 Bulli St Moorabbin	3	House	\$1,031,700	24 Sep 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
 14b Horsmunden Rd Moorabbin	3	Flat/Unit/Apartment	\$1,345,000	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



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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