

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.25m

Quarterly Price Change

-0.79% ↓

Median Unit Price*

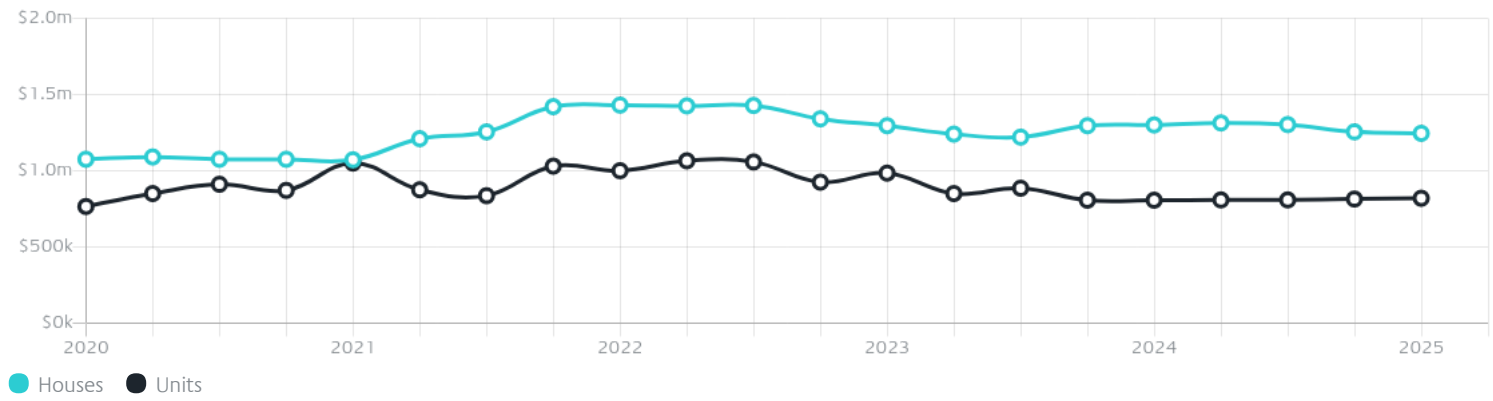
Median

\$819k

Quarterly Price Change

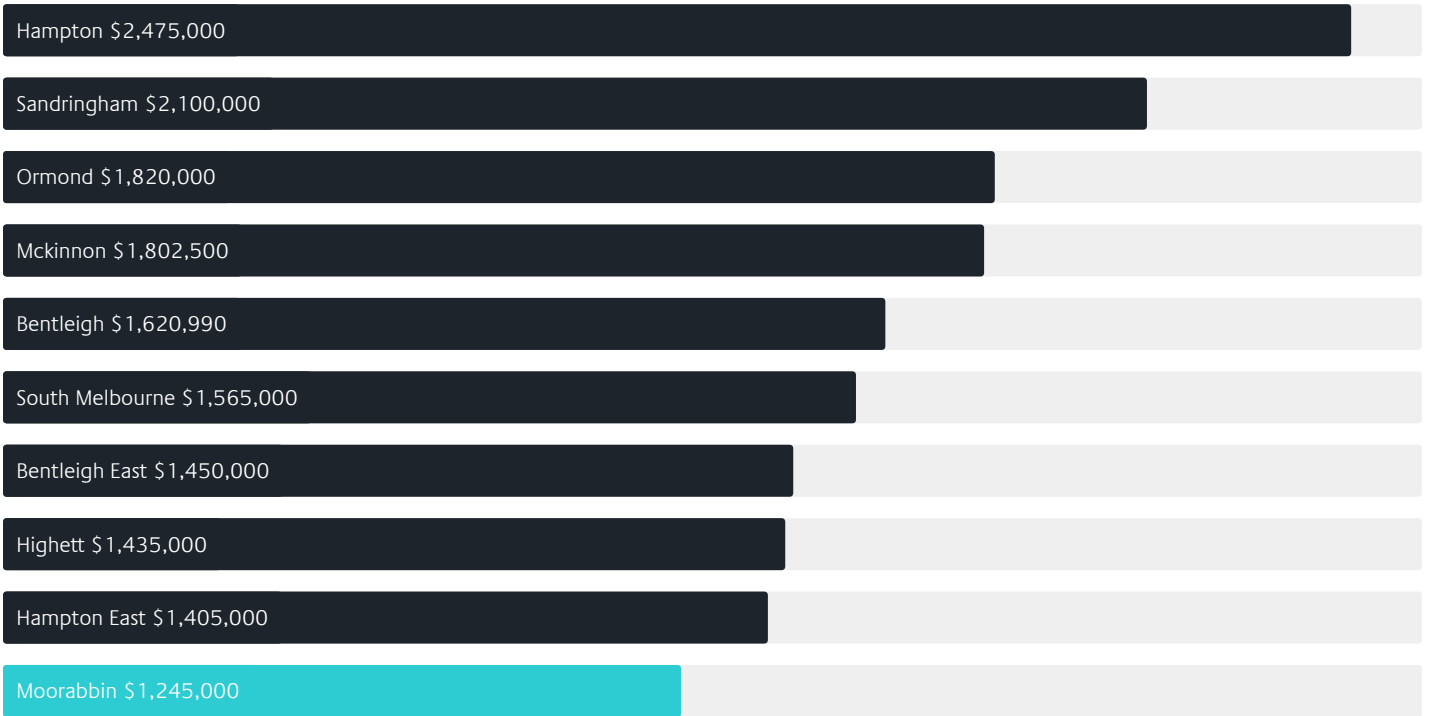
0.61% ↑

Quarterly Price Change*

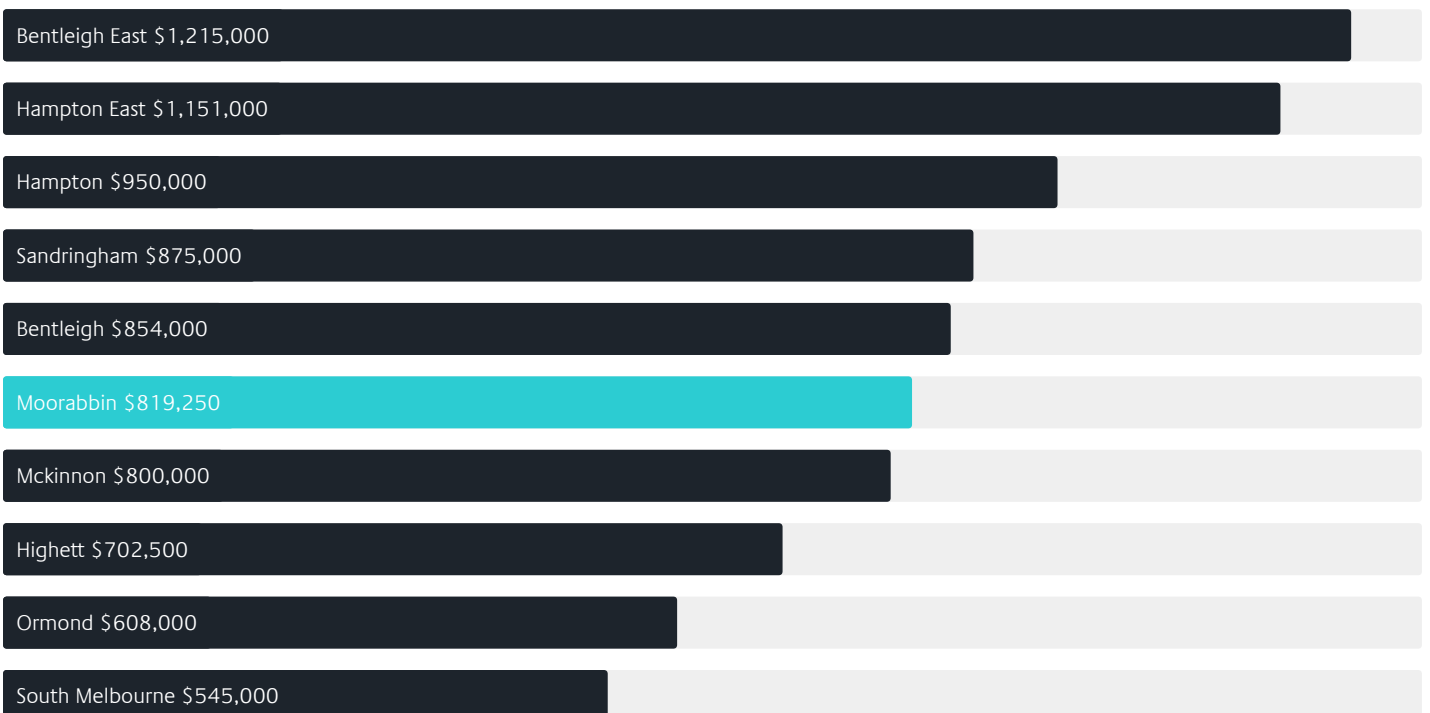


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 69%
● Private 31%

Auction Clearance Rate^{*}

62.5%

Median Days on Market[^]

28 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^{*}

\$710

Population Growth[^]

6.65%

Rental Yield^{*}

2.73%

Median Age[^]






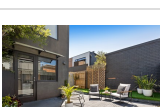

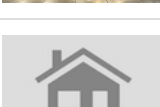
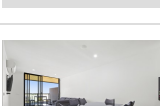
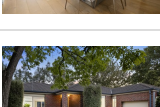
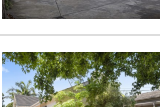
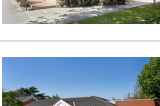
39 years

Median Household Size[^]













2.5 people

Sold Properties~









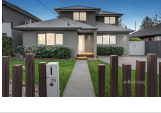



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 153 Rowans Rd Moorabbin	4	House	\$1,120,000	24 May 2025
 408/11 Central Av Moorabbin	2	Apartment	\$545,000	19 May 2025
 6/50 Barilla Rd Moorabbin	3	Unit	\$905,000	17 May 2025
 9 Rodney St Moorabbin	4	House	\$1,570,000	13 May 2025
 19A Genoa St Moorabbin	4	Townhouse	\$1,225,000	30 Apr 2025
 9/3 William St Moorabbin	2	Apartment	\$595,000	19 Apr 2025
 27a Grandview Gr Moorabbin	4	House	\$1,510,000	14 Apr 2025
 907/6 Station St Moorabbin	2	Flat/Unit/Apartment	\$300,000	14 Apr 2025
 209/215 Chesterville Rd Moorabbin	2	Apartment	\$500,000	10 Apr 2025
 16a Nowra St Moorabbin	3	House	\$950,000	10 Apr 2025
 44 Clay St Moorabbin	3	Unit	\$935,000	05 Apr 2025
 28 William St Moorabbin	2	House	\$890,000	03 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1083 Nepean Hwy MOORABBIN	2	House	\$1,200,000	02 Apr 2025
 2/31 Hamer St Moorabbin	2	Unit	\$865,000	02 Apr 2025
 32A Marrbridge Rd Moorabbin	3	Townhouse	\$1,250,000	29 Mar 2025
 20 William St Moorabbin	3	House	\$1,240,000	29 Mar 2025
 179 Wickham Rd Moorabbin	3	House	\$1,190,000	22 Mar 2025
 8 Joan St Moorabbin	3	House	\$1,225,000	20 Mar 2025
 1/3 Fiddes St Moorabbin	3	House	\$1,117,500	12 Mar 2025
 212/19 Central Av Moorabbin	2	Strata Unit/Flat	\$710,000	07 Mar 2025
 46 Matilda Rd Moorabbin	3	House	\$1,170,000	04 Mar 2025
 206/37 Genoa St Moorabbin	2	Strata Unit/Flat	\$610,000	03 Mar 2025
 301/19 Central Av Moorabbin	3	Strata Unit/Flat	\$1,150,000	02 Mar 2025
 6/13 Baker St Moorabbin	2	Apartment	\$550,000	25 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Orana Ct Moorabbin	4	House	\$1,770,000	24 Feb 2025
 502 South Rd Moorabbin	3	House	\$1,020,000	22 Feb 2025
 45 Hillston Rd Moorabbin	3	House	\$1,370,000	22 Feb 2025
 706/6 Station St Moorabbin	2	Apartment	\$480,000	19 Feb 2025
 49 Bulli St Moorabbin	4	House	\$1,630,000	17 Feb 2025
 503/11 Central Av Moorabbin	2	Apartment	\$560,000	08 Feb 2025
 1b Linton St Moorabbin	3	Townhouse	\$1,117,500	30 Jan 2025
 G1/19 Central Av Moorabbin	2	Strata Unit/Flat	\$895,000	21 Jan 2025
 25 Franklin St Moorabbin	4	Townhouse	\$1,575,000	20 Jan 2025
 G4/19 Central Av Moorabbin	2	Strata Unit/Flat	\$790,000	22 Dec 2024
 229 Chesterville Rd Moorabbin	4	House	\$1,100,000	21 Dec 2024
 201/19 Central Av Moorabbin	3	Strata Unit/Flat	\$775,000	18 Dec 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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