

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.25m

Quarterly Price Change

-0.79% ↓

Median Unit Price*

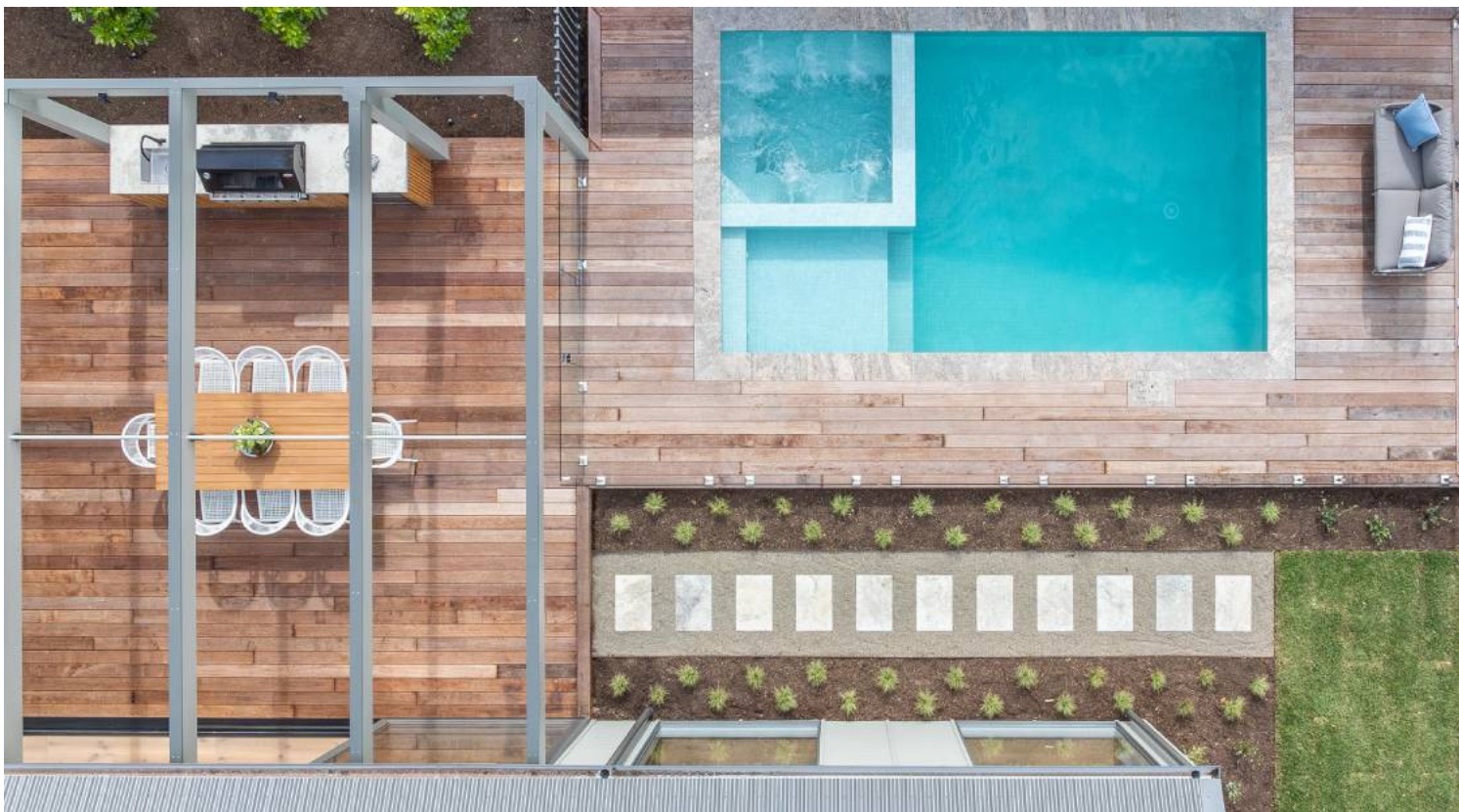
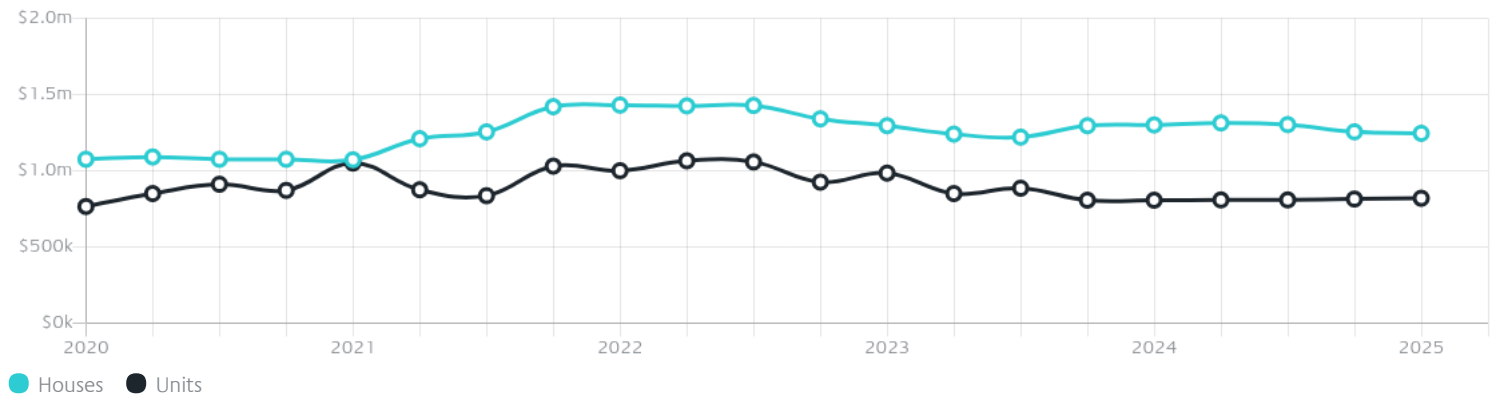
Median

\$819k

Quarterly Price Change

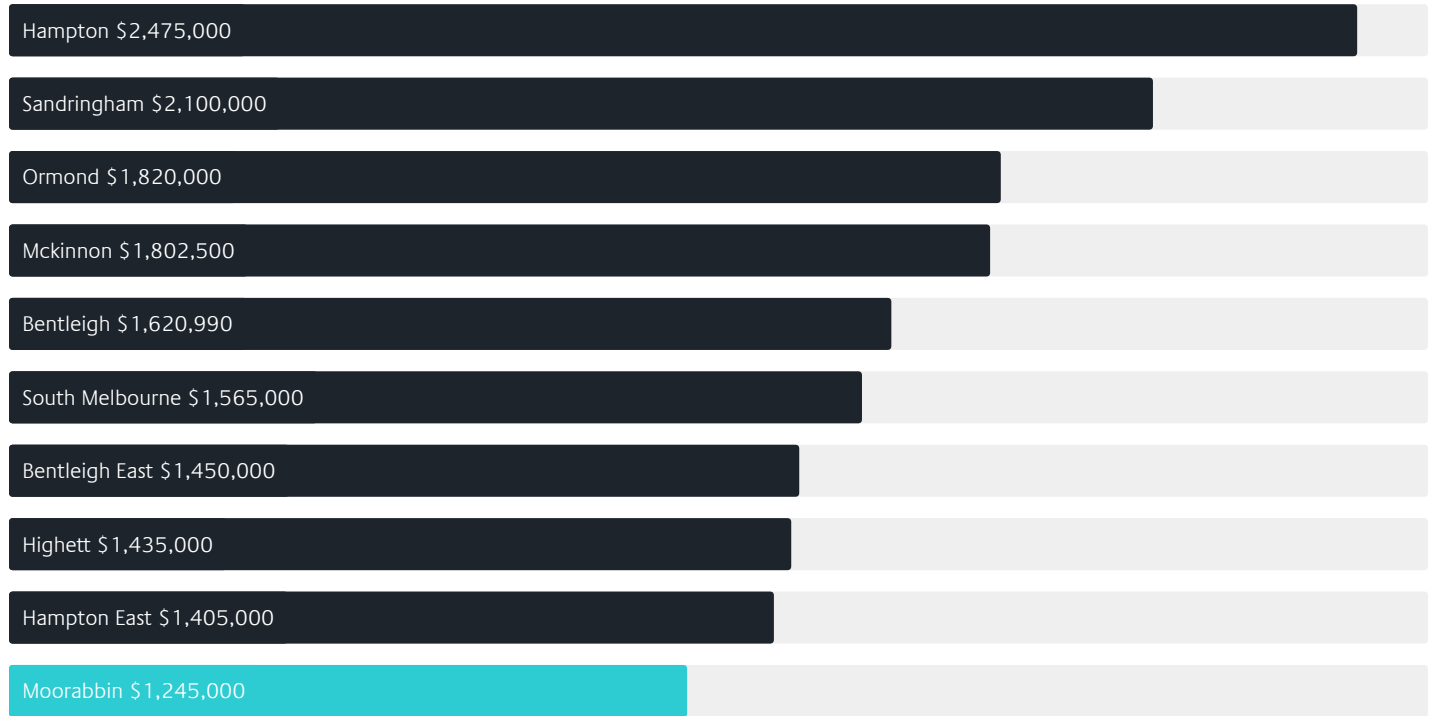
0.61% ↑

Quarterly Price Change*

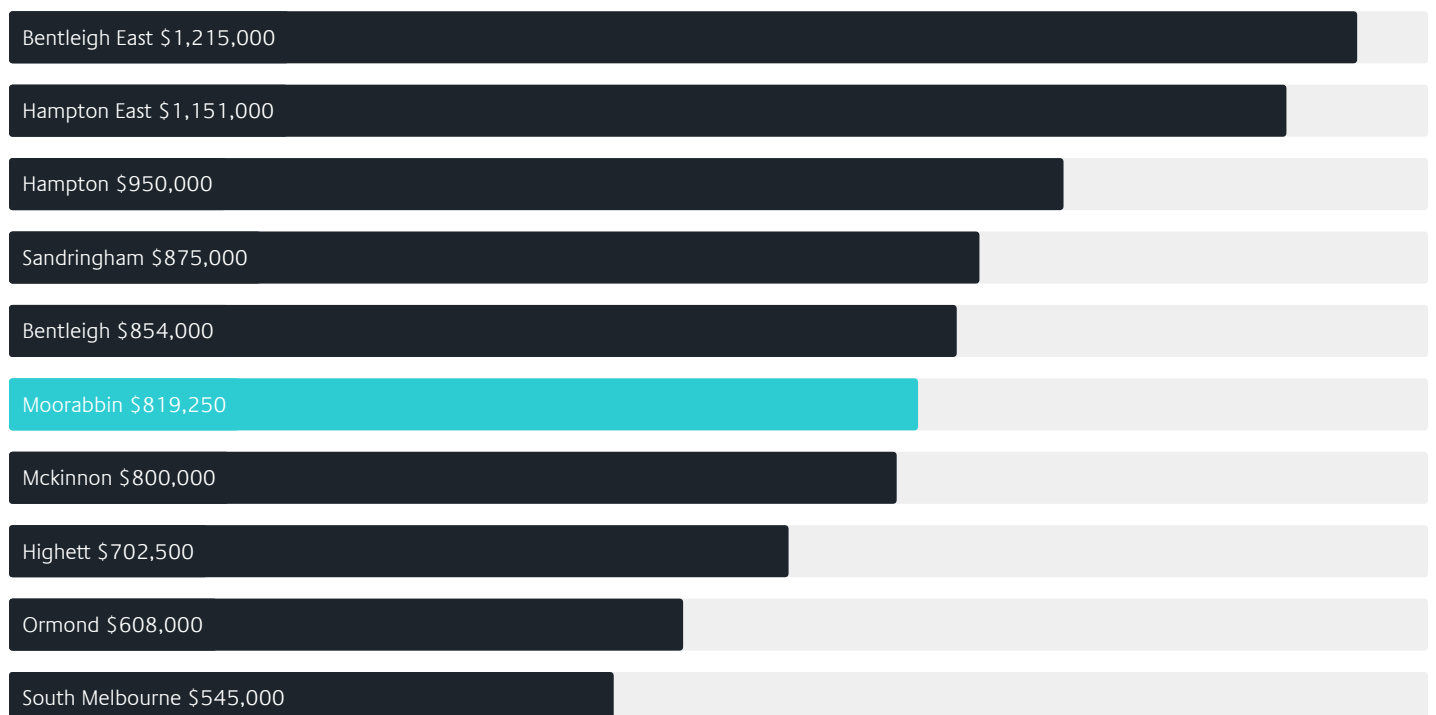


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 60%
● Private 40%

Auction Clearance Rate*

66.67%

Median Days on Market^

31 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^








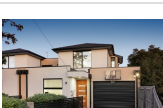
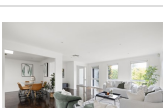


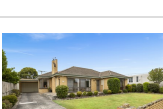
39 years

Median Household Size^













2.5 people

Sold Properties~









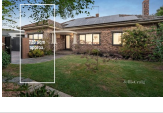

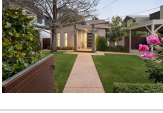

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9/3 William St Moorabbin	2	Apartment	\$595,000	19 Apr 2025
 27a Grandview Gr Moorabbin	4	House	\$1,510,000	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
 28 William St Moorabbin	2	House	\$890,000	03 Apr 2025
 2/31 Hamer St Moorabbin	2	Unit	\$865,000	02 Apr 2025
 1083 Nepean Hwy MOORABBIN	2	House	\$1,200,000	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
 46 Matilda Rd Moorabbin	3	House	\$1,170,000	04 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 206/37 Genoa St Moorabbin	2	Strata Unit/Flat	\$610,000	03 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
 502 South Rd Moorabbin	3	House	\$1,020,000	22 Feb 2025
 45 Hillston Rd Moorabbin	3	House	\$1,370,000	22 Feb 2025
 49 Bulli St Moorabbin	4	House	\$1,630,000	17 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/9 Barbara St Moorabbin	3	Unit	\$900,000	07 Dec 2024
 14 Faye St Moorabbin	5	House	\$1,543,000	07 Dec 2024
 265a Chesterville Rd Moorabbin	3	Townhouse	\$800,000	07 Dec 2024
 306/19 Central Av Moorabbin	1	Strata Unit/Flat	\$1,150,000	06 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



Bentleigh Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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