

JellisCraig

MOORABBIN

Suburb Report

Know your neighbourhood.



MOORABBIN SUBURB REPORT

Median House Price*

Median

\$1.25m

Quarterly Price Change

2.20% ↑

Median Unit Price*

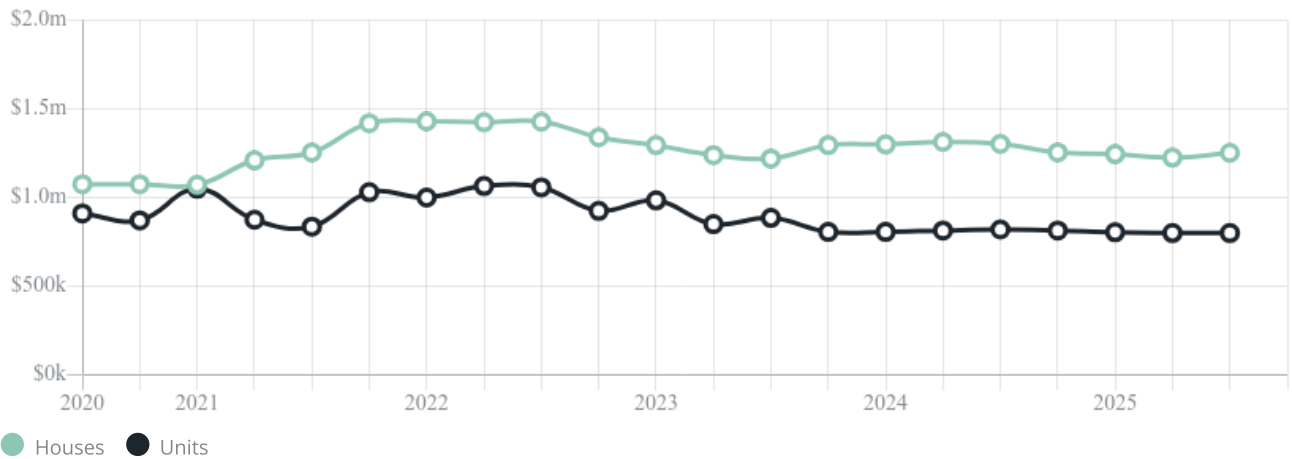
Median

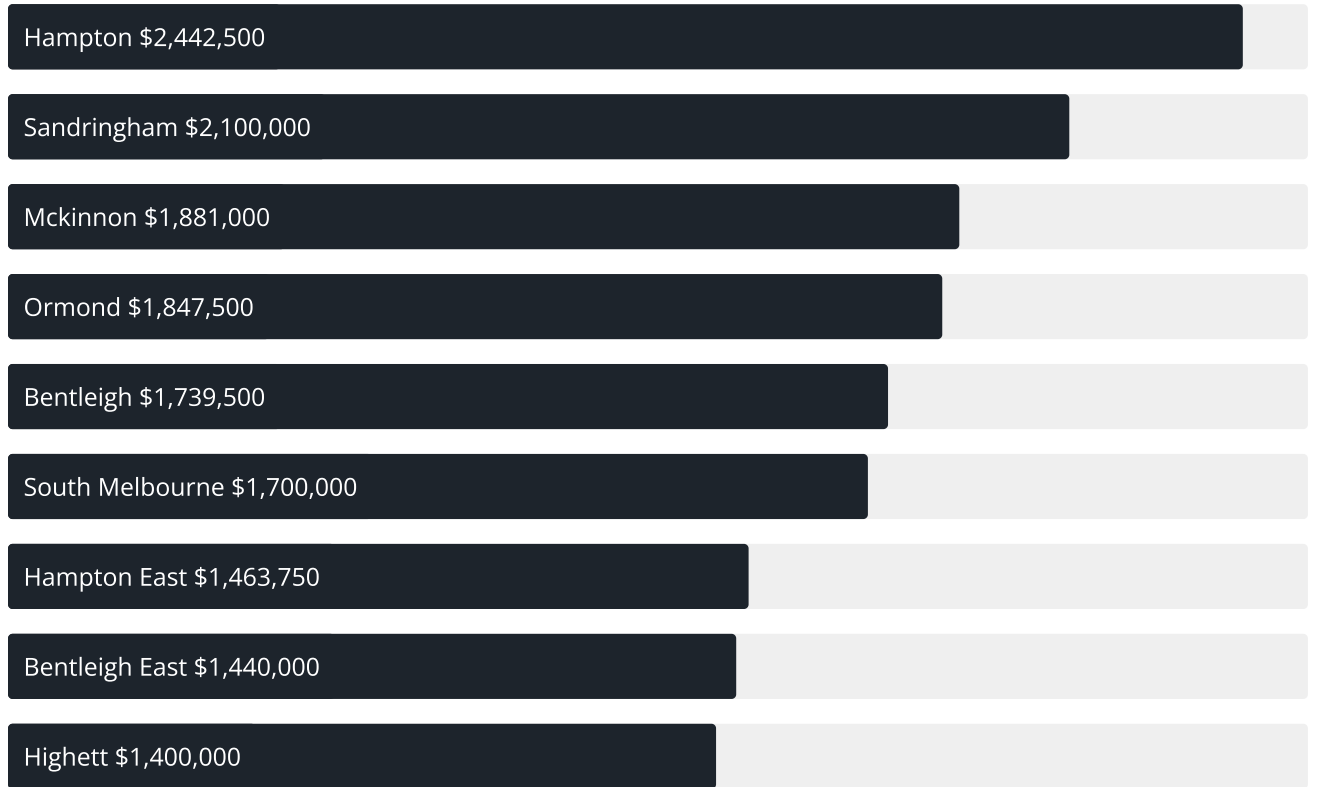
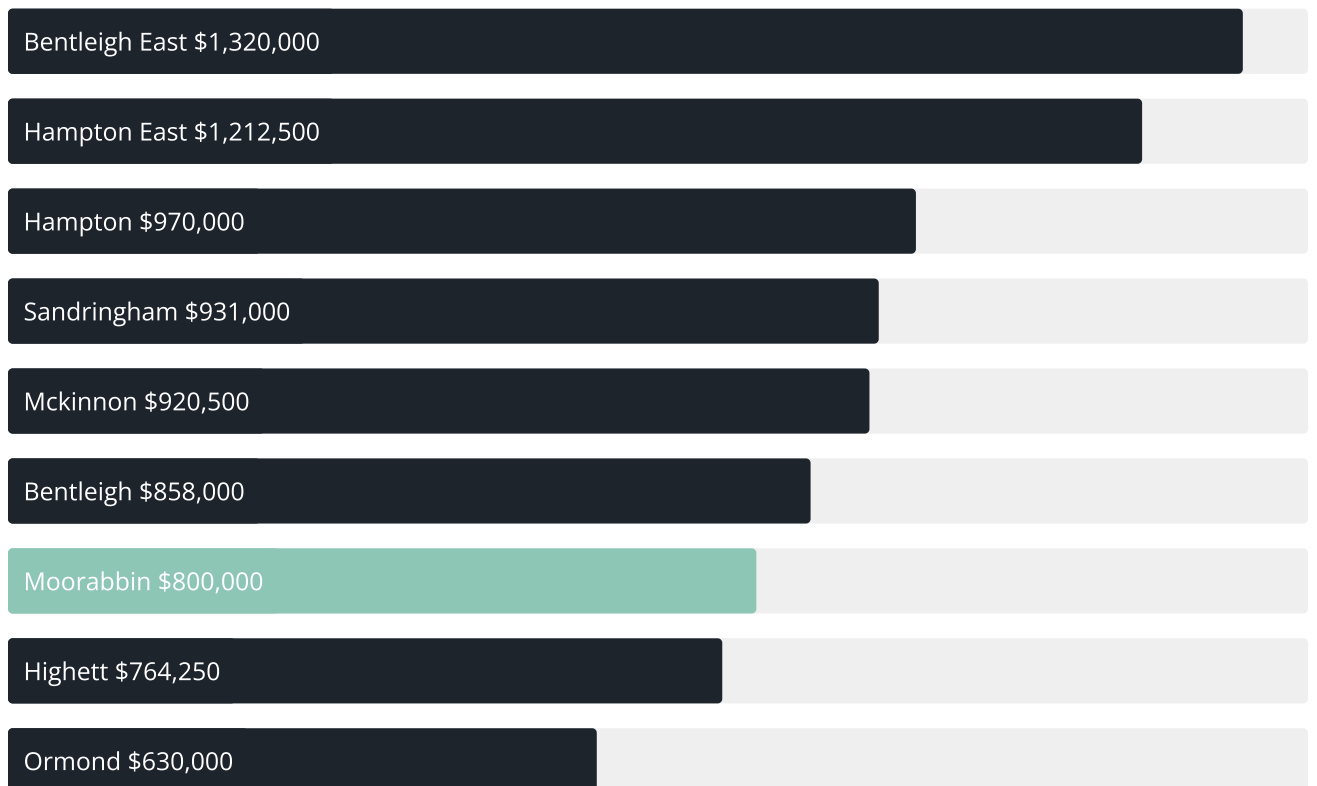
\$800k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

MOORABBIN SUBURB REPORT

Sale Method*



● Auction 82%
● Private 18%

Auction Clearance Rate*

81.25%

Median Days on Market^

25 days

Average Hold Period*

6.2 years

Dwelling Type^



● Houses 77% ● Units 23%

Ownership^



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

Population^

6,287

Median Asking Rent per week*

\$750

Population Growth^

6.65%

Rental Yield*

2.73%

Median Age^

39 years

Median Household Size^

2.5 people

MOORABBIN SUBURB REPORT

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
 2 Dactyl Rd Moorabbin	3	House	\$1,420,000	28 Oct 2025
 6b Bruthen St Moorabbin	4	Townhouse	\$1,335,000	25 Oct 2025
 37 Gwenda Av Moorabbin	3	House	\$1,620,000	25 Oct 2025
 28 Grandview Gr Moorabbin	3	House	\$1,485,000	25 Oct 2025
 17 Hamer St Moorabbin	4	House	\$1,616,000	18 Oct 2025
 12 Royena Rd Moorabbin	4	House	\$1,575,000	16 Oct 2025
 809/6 Station St Moorabbin	1	Apartment	\$330,000	09 Oct 2025
 5/9-11 Barilla Rd Moorabbin	2	Unit	\$785,100	29 Sep 2025
 90 Chapel Rd MOORABBIN	3	House	\$1,300,000	20 Sep 2025
 11 Fiddes St Moorabbin	2	House	\$1,252,000	20 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 19 Walsh Av Moorabbin	3	House	\$1,376,000	13 Sep 2025
 1/46 Grandview Gr Moorabbin	2	Unit	\$770,000	10 Sep 2025
 2/19 Barilla Rd Moorabbin	2	Unit	\$755,250	08 Sep 2025
 6/2 Cooma St Moorabbin	3	Unit	\$950,000	30 Aug 2025
 1b Genoa St Moorabbin	3	Townhouse	\$995,000	28 Aug 2025
 115/6 Station St Moorabbin	2	Apartment	\$495,888	26 Aug 2025
 3a Margaret St Moorabbin	3	Townhouse	\$1,280,000	23 Aug 2025
 1/32 Clay St Moorabbin	3	Unit	\$1,195,000	23 Aug 2025
 520 South Rd MOORABBIN	3	House	\$1,145,000	23 Aug 2025
 3 Hythe Cl Moorabbin	4	House	\$1,205,000	21 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 2/1023 Nepean Hwy Moorabbin	2	Townhouse	\$673,000	19 Aug 2025
 6 Ronald St Moorabbin	4	House	\$1,937,000	16 Aug 2025
 3 Bruthen St Moorabbin	3	House	\$1,575,000	14 Aug 2025
 62 Worthing Rd Moorabbin	3	House	\$1,270,000	09 Aug 2025
 402/17 Taylor St Moorabbin	2	Flat/Unit/Apartment	\$568,000	28 Jul 2025
 1/50 Barilla Rd Moorabbin	2	Unit	\$755,000	26 Jul 2025
 9 Joan St Moorabbin	3	House	\$1,225,000	26 Jul 2025
 306/37 Genoa St Moorabbin	2	Strata Unit/Flat	\$695,000	23 Jul 2025
 112/6 Station St Moorabbin	2	Apartment	\$400,000	18 Jul 2025
 219 Wickham Rd Moorabbin	3	House	\$1,120,000	11 Jul 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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