

# JellisCraig

MOORABBIN

# Suburb Report

Know your neighbourhood.



MOORABBIN SUBURB REPORT

Median House Price\*

Median

\$1.23m

Quarterly Price Change

-1.60% ↓

Median Unit Price\*

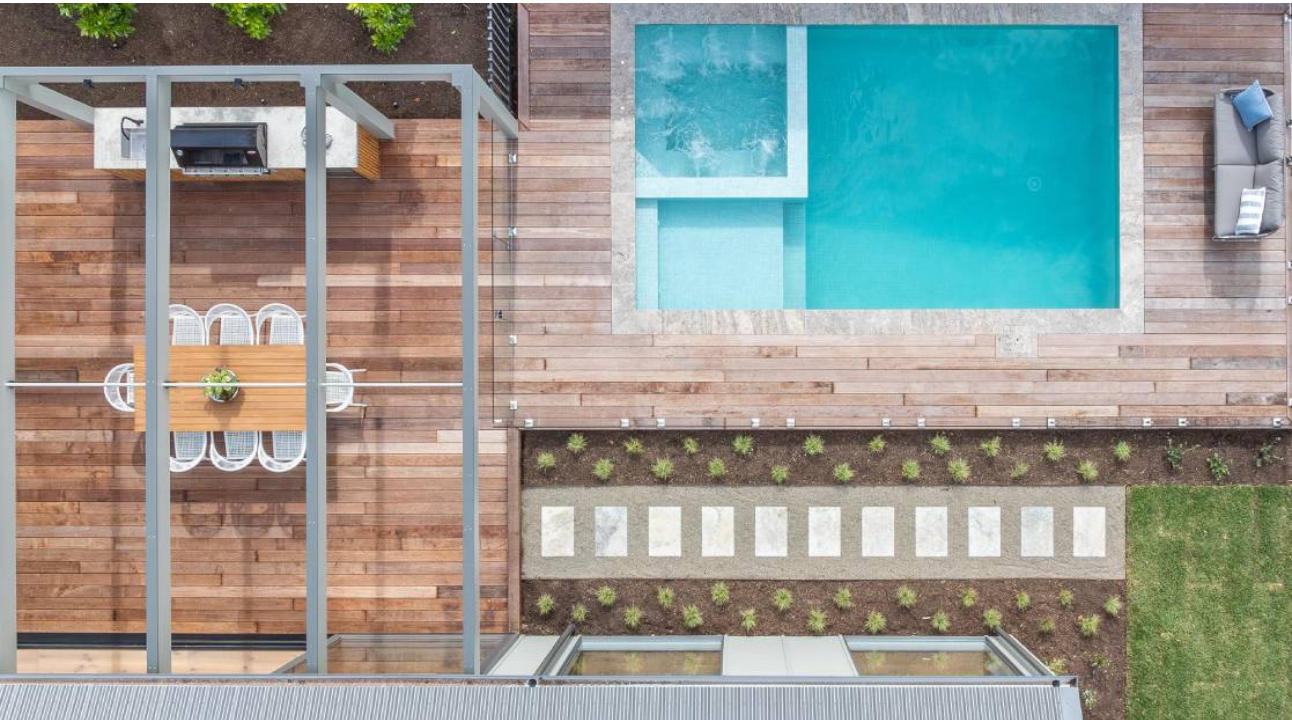
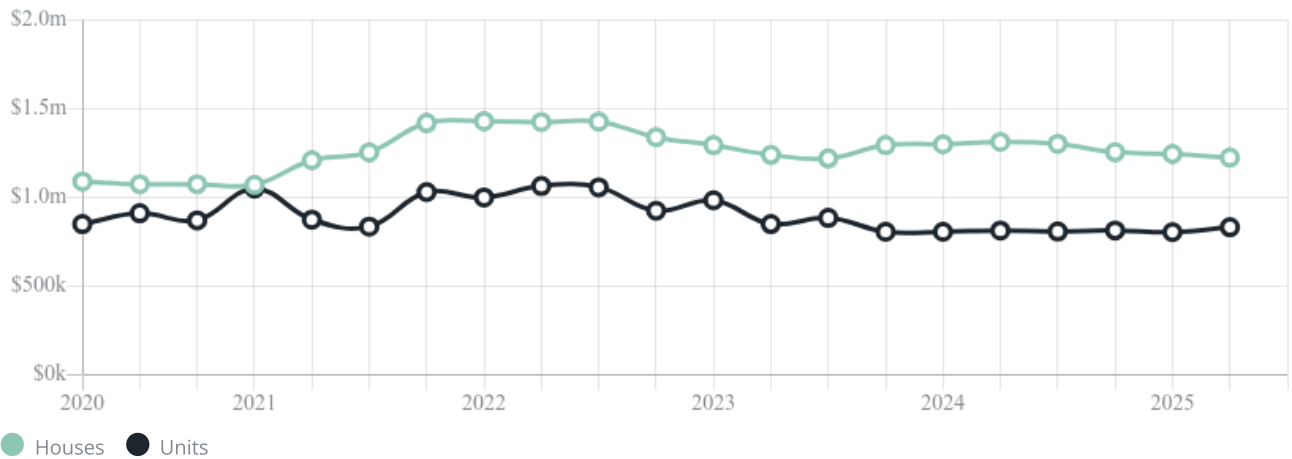
Median

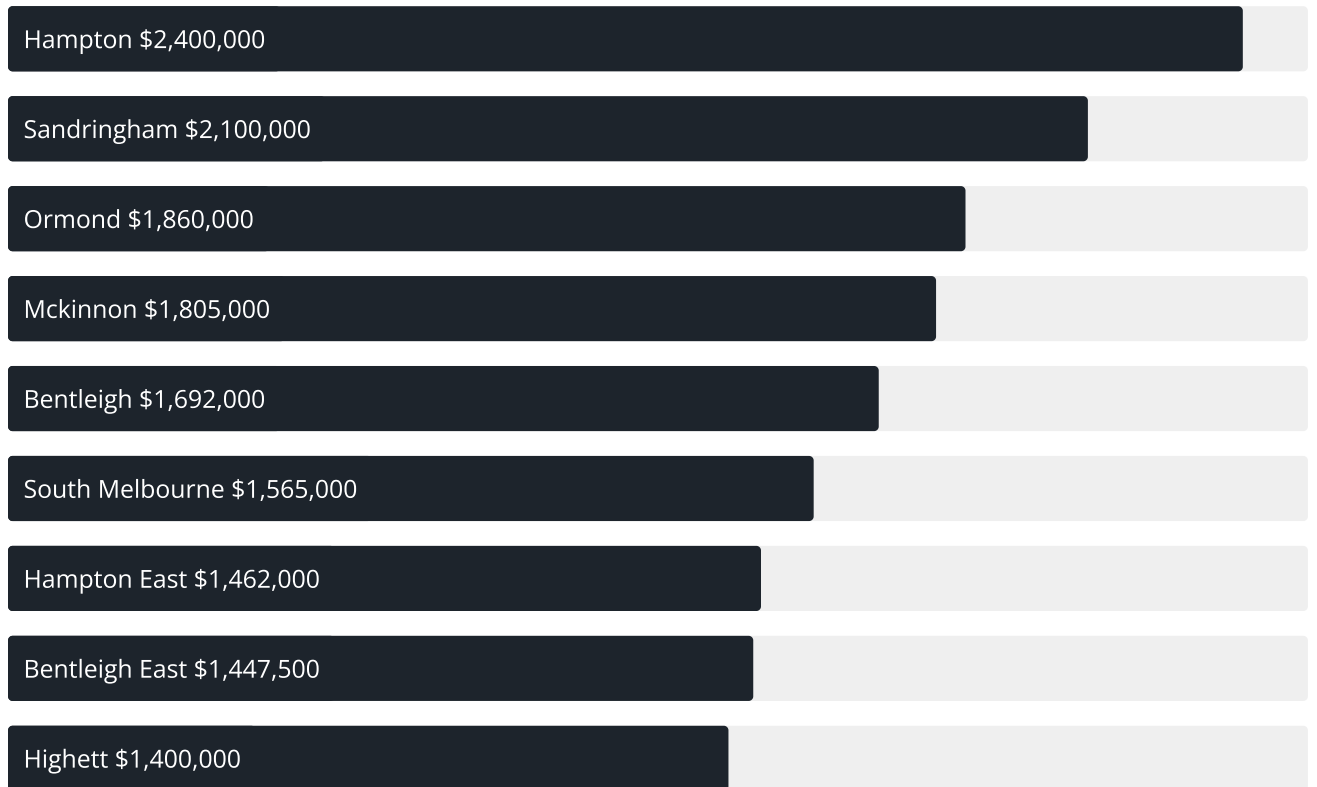
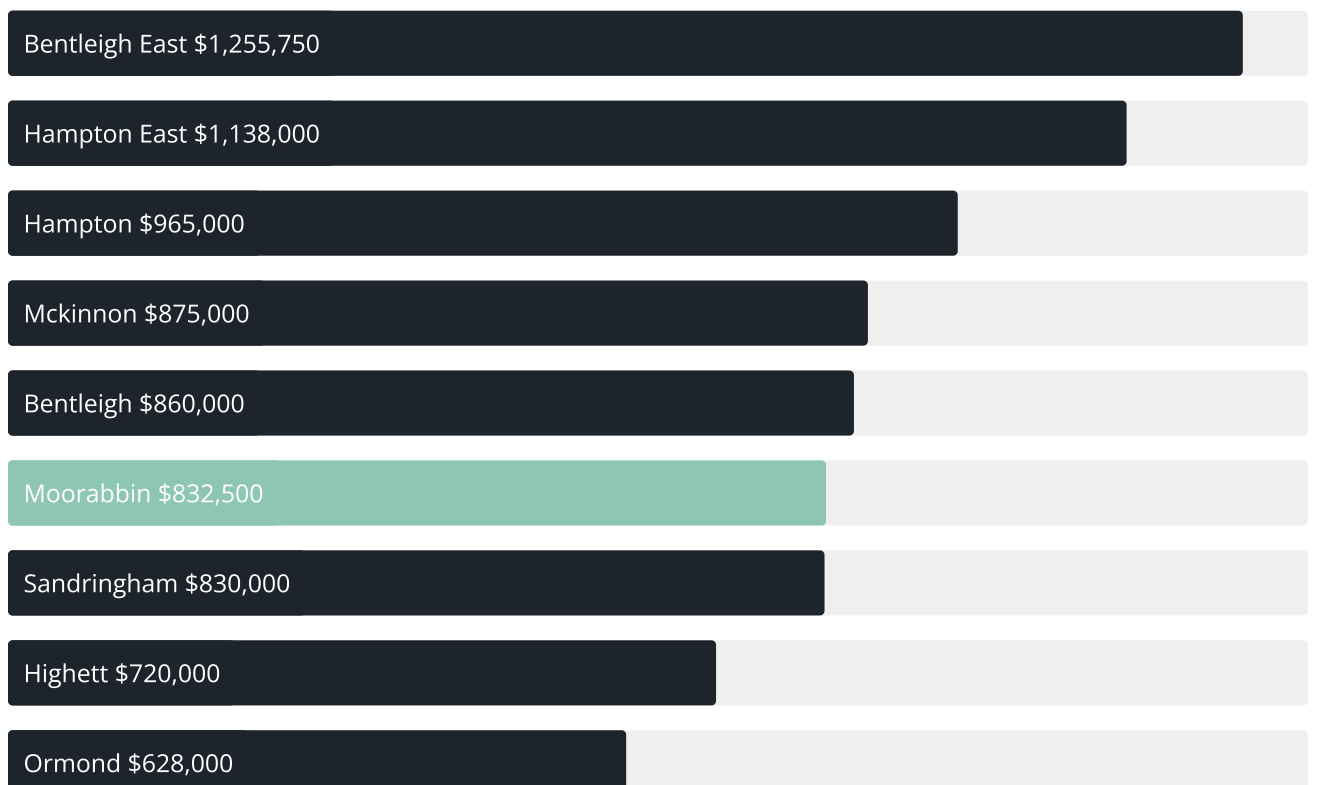
\$833k

Quarterly Price Change

3.51% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MOORABBIN SUBURB REPORT

## Sale Method\*



● Auction 75%  
● Private 25%

## Auction Clearance Rate\*

76.19%

## Median Days on Market^

26 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](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1b Genoa St Moorabbin	3	Townhouse	\$995,000	28 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 Bruthen St Moorabbin	3	House	\$1,575,000	14 Aug 2025
 62 Worthing Rd Moorabbin	3	House	\$1,270,000	09 Aug 2025
 9 Joan St Moorabbin	3	House	\$1,225,000	26 Jul 2025
 1/50 Barilla Rd Moorabbin	2	Unit	\$755,000	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

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 219 Wickham Rd Moorabbin	3	House	\$1,120,000	11 Jul 2025
 53 Chapel Rd Moorabbin	4	House	\$1,400,000	05 Jul 2025
 5/50 Barilla Rd MOORABBIN	2	Unit	\$840,000	05 Jul 2025
 14 Florida Ct Moorabbin	3	Townhouse	\$1,100,000	20 Jun 2025
 604/17 Taylor St Moorabbin	1	Flat/Unit/Apartment	\$442,000	18 Jun 2025
 103/37 Genoa St Moorabbin	2	Strata Unit/Flat	\$599,000	16 Jun 2025
 44B Clay St Moorabbin	3	Unit	\$978,000	15 Jun 2025
 2a Gavin St Moorabbin	4	House	\$1,670,000	13 Jun 2025
 302/19 Central Av Moorabbin	3	Apartment	\$1,200,000	02 Jun 2025
 13a Barbara St MOORABBIN	3	Townhouse	\$1,196,000	31 May 2025

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 303/215 Chesterville Rd Moorabbin	2	Flat/Unit/Apartment	\$682,500	28 May 2025
 4/23 Genoa St Moorabbin	2	Apartment	\$420,000	28 May 2025
 303/11 Central Av Moorabbin	2	Apartment	\$530,000	26 May 2025
 8 Fiddes St Moorabbin	3	House	\$1,337,250	26 May 2025
 405/17 Taylor St Moorabbin	2	Flat/Unit/Apartment	\$520,000	26 May 2025
 153 Rowans Rd Moorabbin	4	House	\$1,120,000	24 May 2025
 44a Clay St Moorabbin	2	Unit	\$715,000	23 May 2025
 22 Redholme St Moorabbin	2	House	\$1,295,000	21 May 2025
 3/1023 Nepean Hwy Moorabbin	2	Flat/Unit/Apartment	\$740,000	19 May 2025
 408/11 Central Av Moorabbin	2	Apartment	\$545,000	19 May 2025



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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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