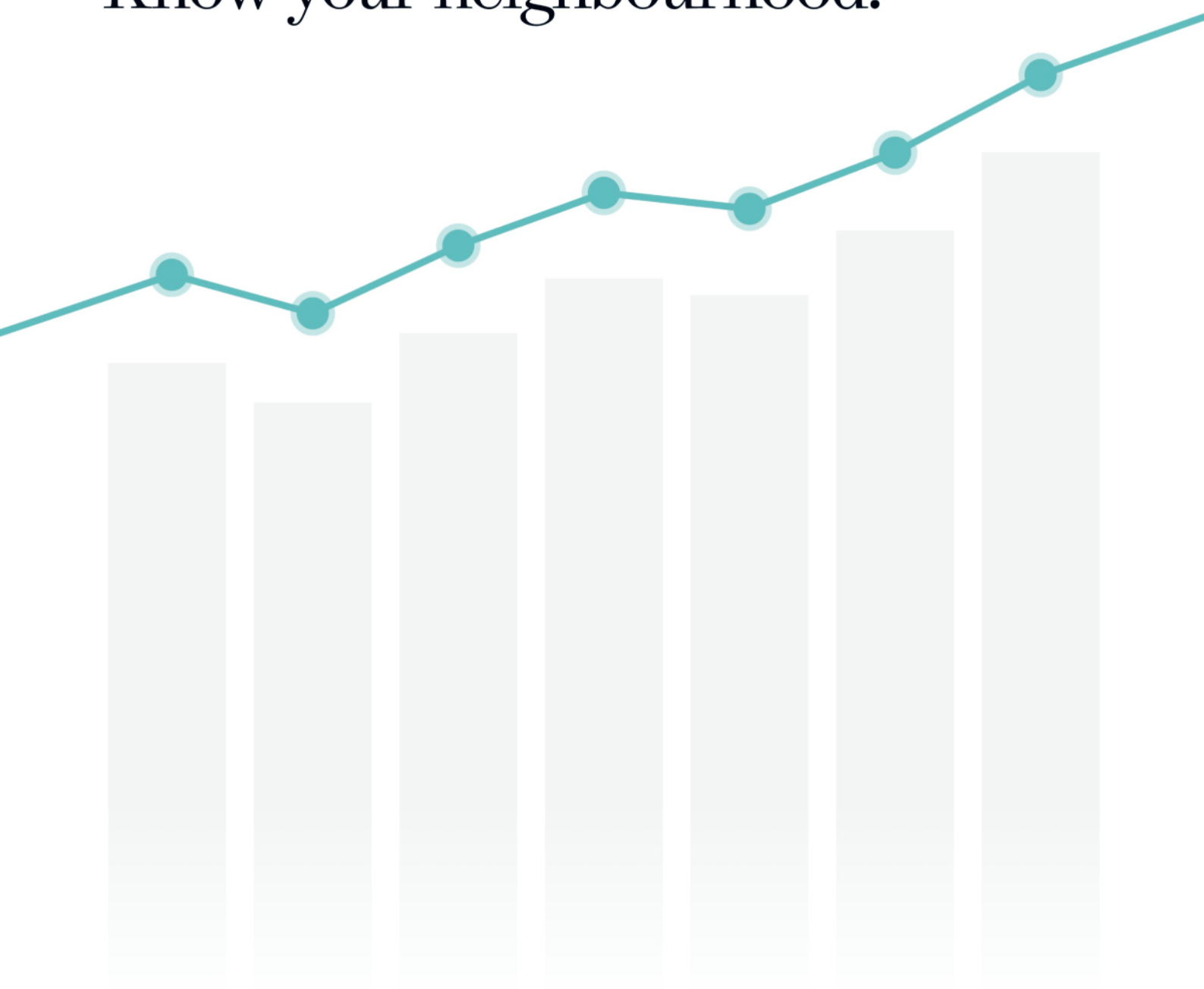


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$875k

Quarterly Price Change

2.94% ↑

Median Unit Price*

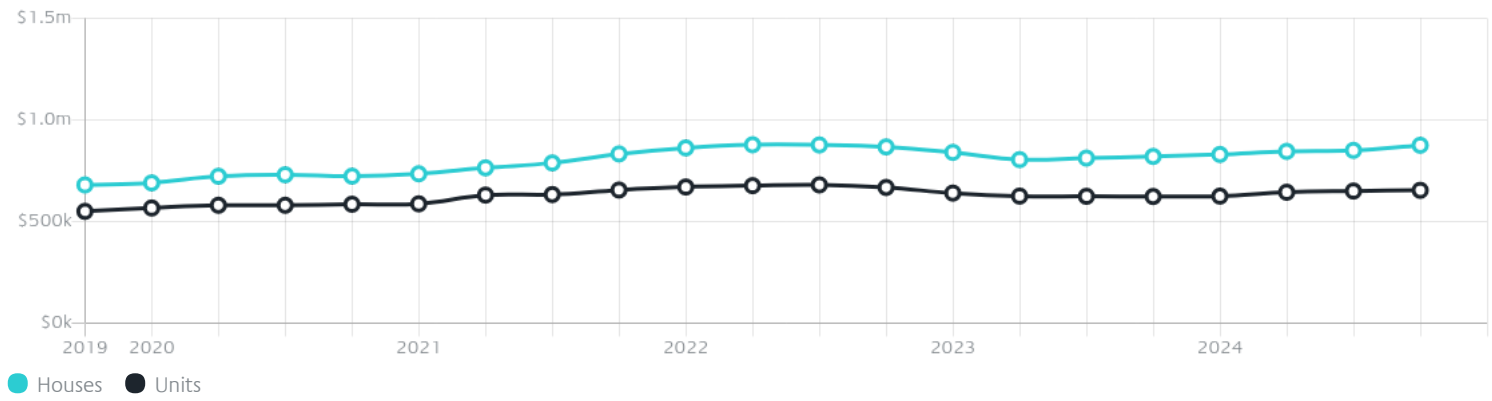
Median

\$654k

Quarterly Price Change

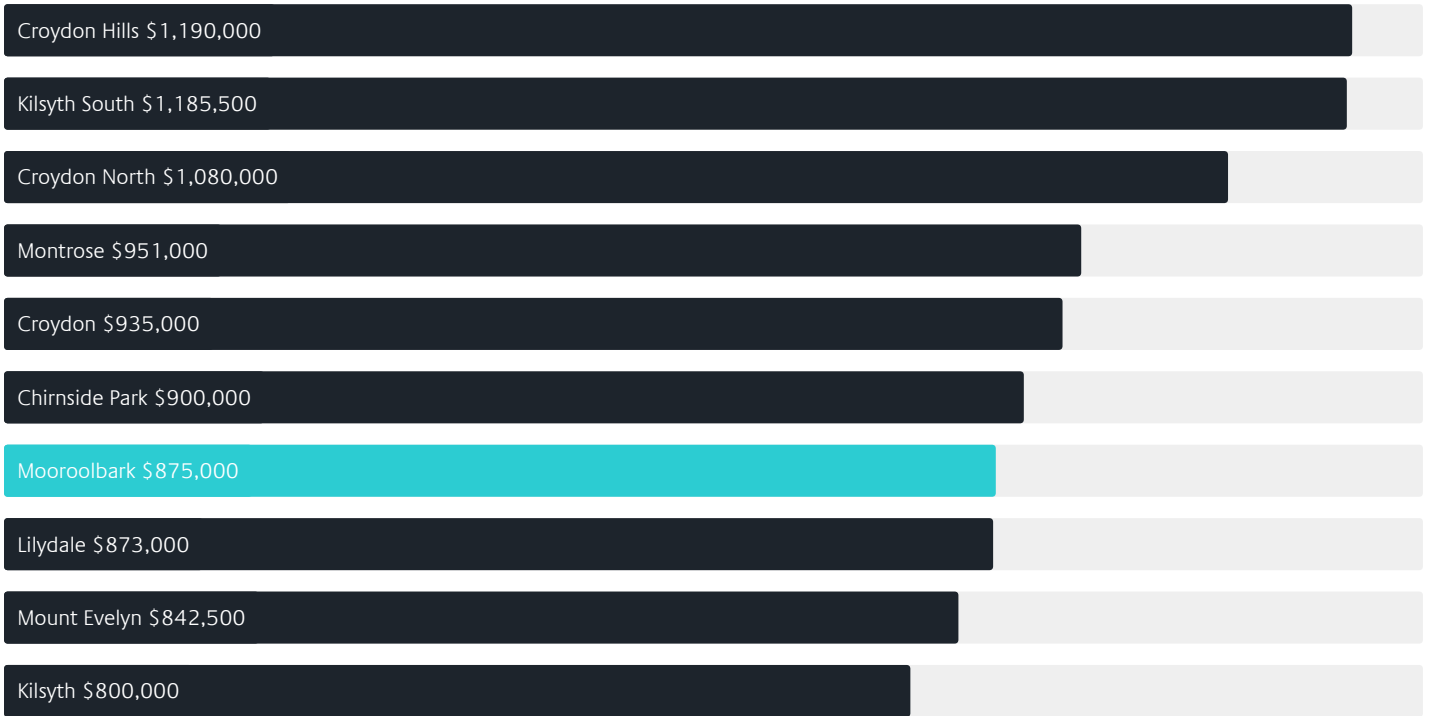
0.53% ↑

Quarterly Price Change*

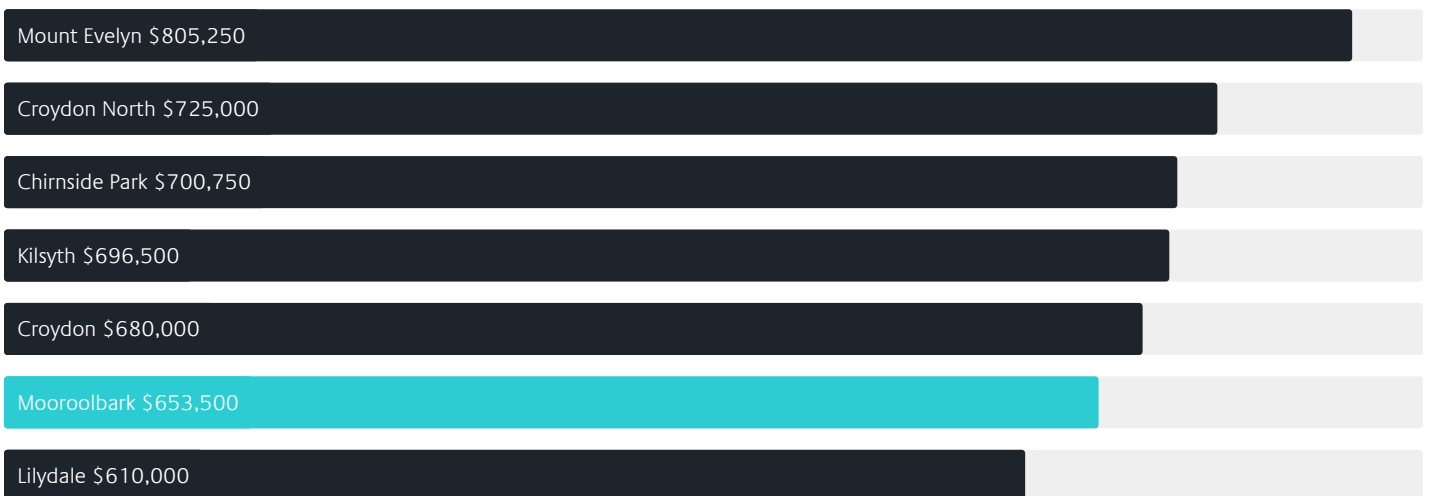


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 8%
● Private 92%

Auction Clearance Rate^{*}

87.5%

Median Days on Market[^]

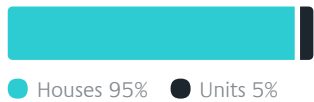
44 days

Average Hold Period^{*}

7.7 years

Insights

Dwelling Type[^]



● Houses 95% ● Units 5%

Ownership[^]



● Owned Outright 34% ● Mortgaged 49% ● Rented 18%

Population[^]

23,059

Median Asking Rent per week^{*}

\$593

Population Growth[^]

4.97%

Rental Yield^{*}

3.56%

Median Age[^]










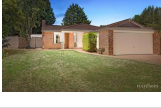
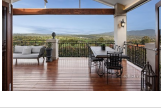

37 years

Median Household Size[^]










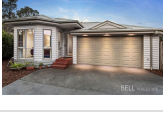
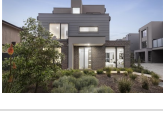

2.8 people

Sold Properties~











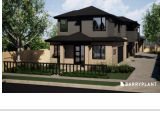

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 33 Tudor Dr Mooroolbark	5	House	\$1,850,000	22 Feb 2025
 8 Fernleigh Dr Mooroolbark	6	House	\$1,055,000	22 Feb 2025
 2/27 Diane Cr Mooroolbark	2	Townhouse	\$643,000	22 Feb 2025
 13 Carolanne Ct Mooroolbark	3	House	\$810,000	22 Feb 2025
 139 Pembroke Rd Mooroolbark	7	House	\$2,015,000	21 Feb 2025
 9 Krystal Ct Mooroolbark	3	House	\$968,500	20 Feb 2025
 26A Taylor Rd Mooroolbark	2	Unit	\$685,000	11 Feb 2025
 4/65 Croydondale Dr Mooroolbark	2	Townhouse	\$617,000	11 Feb 2025
 25 Lawson Rd Mooroolbark	3	House	\$770,000	10 Feb 2025
 10 Dinsdale Ct Mooroolbark	3	House	\$825,000	10 Feb 2025
 3 Wainwright Av Mooroolbark	5	House	\$1,680,000	05 Feb 2025
 33 Struan Av Mooroolbark	3	House	\$785,000	05 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 56 Blue Ridge Dr Mooroolbark	3	House	\$1,055,000	05 Feb 2025
 1 Aryan Ct Mooroolbark	3	Townhouse	\$742,000	05 Feb 2025
 12 Bimbadeen Dr Mooroolbark	4	House	\$715,000	04 Feb 2025
 4 Carawa St Mooroolbark	3	House	\$785,000	01 Feb 2025
 16 Holmes Rd Mooroolbark	3	House	\$690,000	31 Jan 2025
 21 Barker Dr Mooroolbark	3	House	\$740,000	31 Jan 2025
 32 Shadowplay Rd Mooroolbark	4	House	\$935,000	31 Jan 2025
 32 Meadowlark La Mooroolbark	4	House	\$815,000	28 Jan 2025
 9 Esther Cr Mooroolbark	5	House	\$990,000	25 Jan 2025
 11a Kathy Ct Mooroolbark	3	House	\$815,000	24 Jan 2025
 1/94 Brice Av Mooroolbark	3	Townhouse	\$660,000	24 Jan 2025
 13 Eastwood Cr Mooroolbark	3	House	\$830,000	23 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/13 Kathy Ct MOOROOLBARK	3	House	\$726,500	22 Jan 2025
 1 Yuruga Ct Mooroolbark	3	House	\$625,000	21 Jan 2025
 54a Winyard Dr Mooroolbark	2	Unit	\$650,000	17 Jan 2025
 17 Tudor Dr Mooroolbark	4	House	\$1,115,000	17 Jan 2025
 11/94 Brice Av Mooroolbark	3	Townhouse	\$700,000	15 Jan 2025
 71 Larbert Rd Mooroolbark	7	House	\$1,180,000	15 Jan 2025
 82a Blackburn Rd Mooroolbark	4	House	\$897,100	15 Jan 2025
 92 Landscape Dr Mooroolbark	3	House	\$786,500	15 Jan 2025
 60a Cardigan Rd Mooroolbark	3	Unit	\$765,000	14 Jan 2025
 2 Barbara Ct Mooroolbark	4	House	\$1,120,000	14 Jan 2025
 1/37 Diane Cr Mooroolbark	3	House	\$750,000	14 Jan 2025
 15 Ellis Ct Mooroolbark	4	House	\$1,350,000	08 Jan 2025

Jellis Craig

Mooroolbark Office
46-52 Brice Avenue, Mooroolbark
(03) 9726 8888

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.