



Moorabbin

# Suburb Report



Your connection to property insights



**JellisCraig**

MOORABBIN SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.27m

Quarterly price change

1.43% ↑

Median unit price<sup>1</sup>

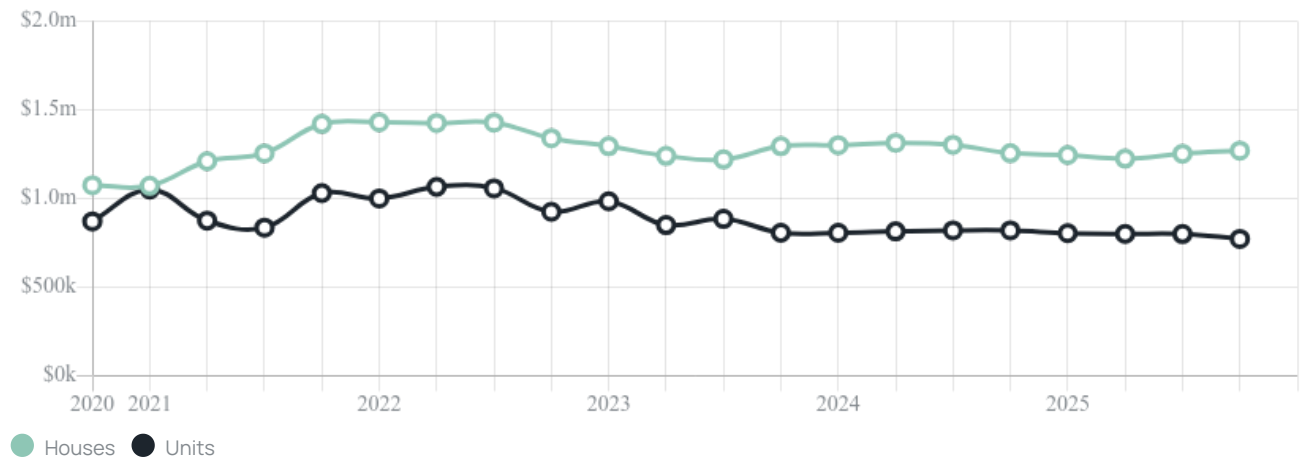
Median

\$773k

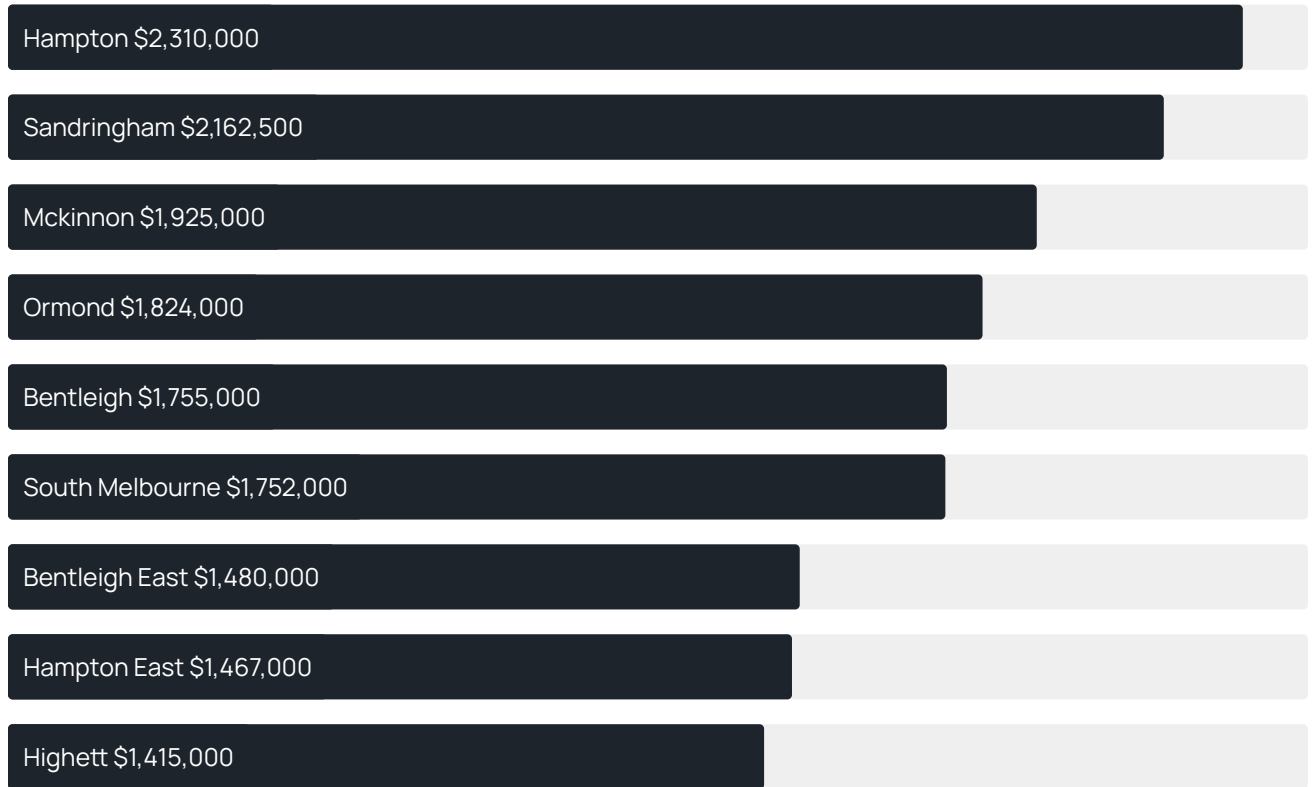
Quarterly price change

-3.37% ↓

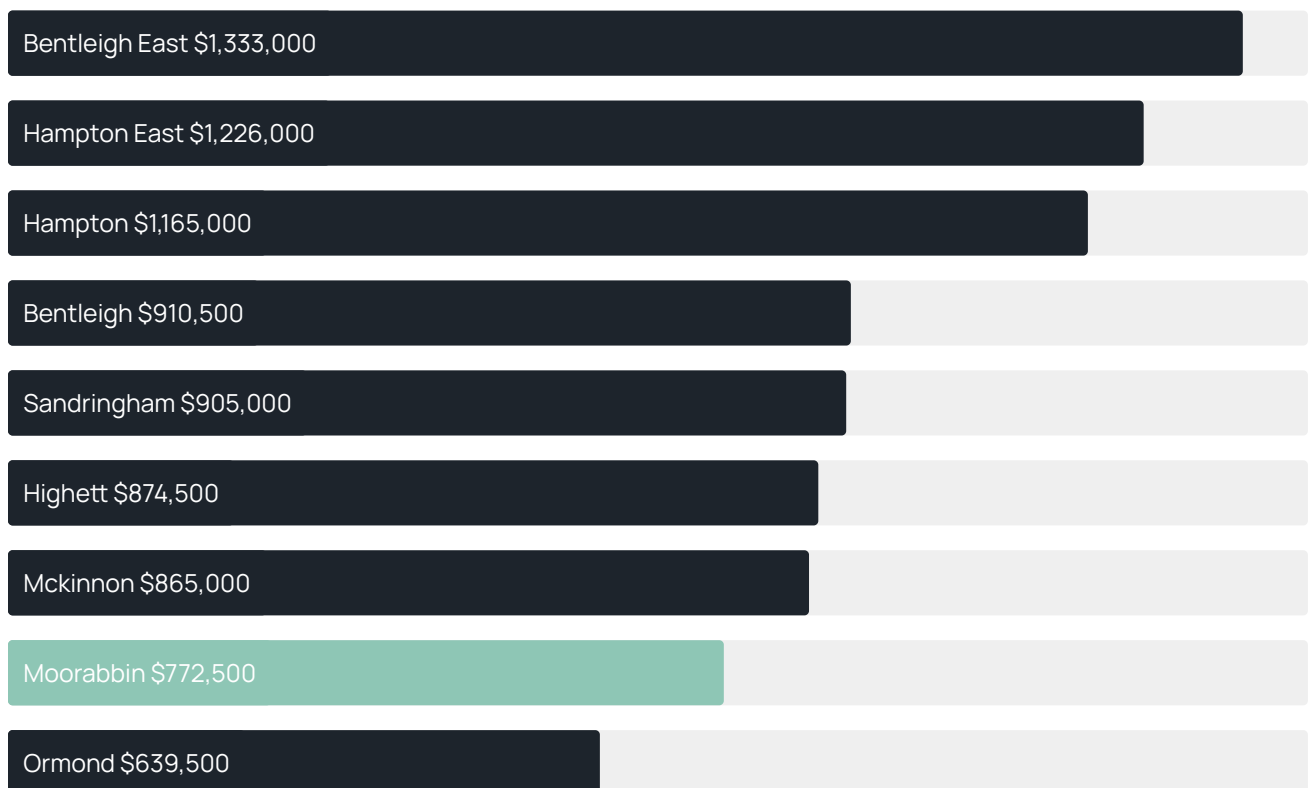
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

65%

Median days on market<sup>3</sup>

35 days

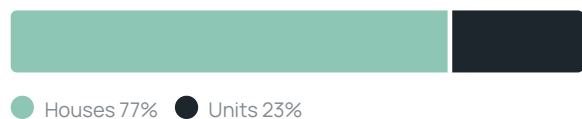
Jellis Craig average inspection attendance per listing<sup>4</sup>

35 groups

Average hold period<sup>1</sup>

6.2 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

6,287

Median asking rent<sup>1</sup>

\$760 per week

Population growth<sup>5</sup>

6.65%

Rental yield<sup>1</sup>

2.73%

Median age<sup>5</sup>

39 years










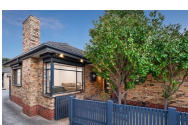
Median household size<sup>5</sup>

2.5 people









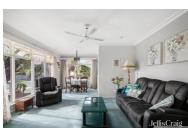

## MOORABBIN SUBURB REPORT

### Recent Moorabbin sales











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 4b Sheppard St Moorabbin	4	Townhouse	\$1,500,000	31 Mar 2026
 13 Franklin St Moorabbin	3	House	\$1,190,000	28 Mar 2026
 12 Walsh Av Moorabbin	3	House	\$1,200,000	28 Mar 2026
 14 Wimmera St Moorabbin	4	House	\$1,350,000	25 Mar 2026
 2 Nowra St Moorabbin	4	House	\$1,710,000	21 Mar 2026
 47 Fiddes St MOORABBIN	3	House	\$1,350,000	20 Mar 2026
 2/20 Redholme St MOORABBIN	2	Unit	\$925,000	14 Mar 2026
 19 Perry St Moorabbin	3	House	\$1,525,000	14 Mar 2026
 511/6 Station St Moorabbin	2	Apartment	\$415,000	12 Mar 2026
 1/54 Royena Rd Moorabbin	3	Townhouse	\$980,000	07 Mar 2026

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 405/37 Genoa St Moorabbin	3	Apartment	\$1,095,000	05 Mar 2026
 103/215 Chesterville Rd Moorabbin	2	Apartment	\$547,000	23 Feb 2026
 133 Rowans Rd Moorabbin	4	House	\$1,307,500	20 Feb 2026
 507/11 Central Av Moorabbin	2	Apartment	\$535,000	10 Feb 2026
 23 Ashlar Rd Moorabbin	2	House	\$1,258,888	07 Feb 2026
 305/19 Central Av Moorabbin	3	Apartment	\$1,099,000	06 Feb 2026
 13 Ashlar Rd Moorabbin	3	Flat/Unit/Apartment	\$590,000	05 Feb 2026
 9b Genoa St Moorabbin	2	House	\$1,450,000	30 Jan 2026
 40 Worthing Rd Moorabbin	4	House	\$1,000,000	24 Jan 2026
 504/17 Taylor St Moorabbin	1	Apartment	\$430,000	16 Jan 2026

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 301/215 Chesterville Rd Moorabbin	2	Apartment	\$815,000	10 Jan 2026
 304/37 Genoa St Moorabbin	2	Apartment	\$635,000	08 Jan 2026
 2B Gwenda Av Moorabbin	1	House	\$886,750	03 Jan 2026
 1/97 Rowans Rd Moorabbin	2	Unit	\$715,000	21 Dec 2025
 39 Chapel Rd Moorabbin	3	House	\$1,250,000	20 Dec 2025
 229b Wickham Rd Moorabbin	3	Townhouse	\$1,100,000	16 Dec 2025
 97 Chapel Rd MOORABBIN	3	House	\$1,470,000	15 Dec 2025
 2b Linton St Moorabbin	4	Townhouse	\$1,390,000	13 Dec 2025
 9/235 Wickham Rd Moorabbin	2	Unit	\$675,000	12 Dec 2025
 108/37 Genoa St Moorabbin	2	Strata Unit/Flat	\$592,500	11 Dec 2025



**Jellis Craig Bentleigh**

Level 1, 277 - 279 Centre Road, Bentleigh  
03 9593 4500

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

---

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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.