



Moorabbin Suburb Report

Your connection to property insights



JellisCraig

Property Prices

MOORABBIN SUBURB REPORT

Median house price¹

Median
\$1.27m

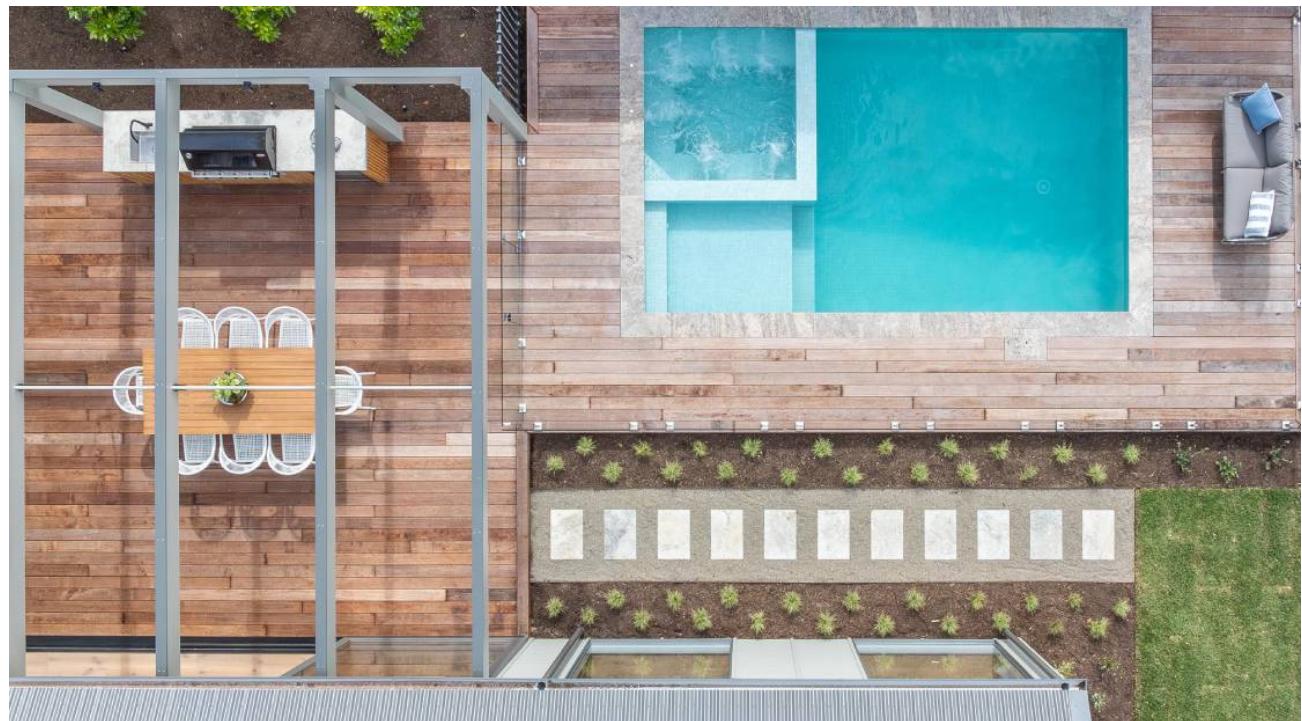
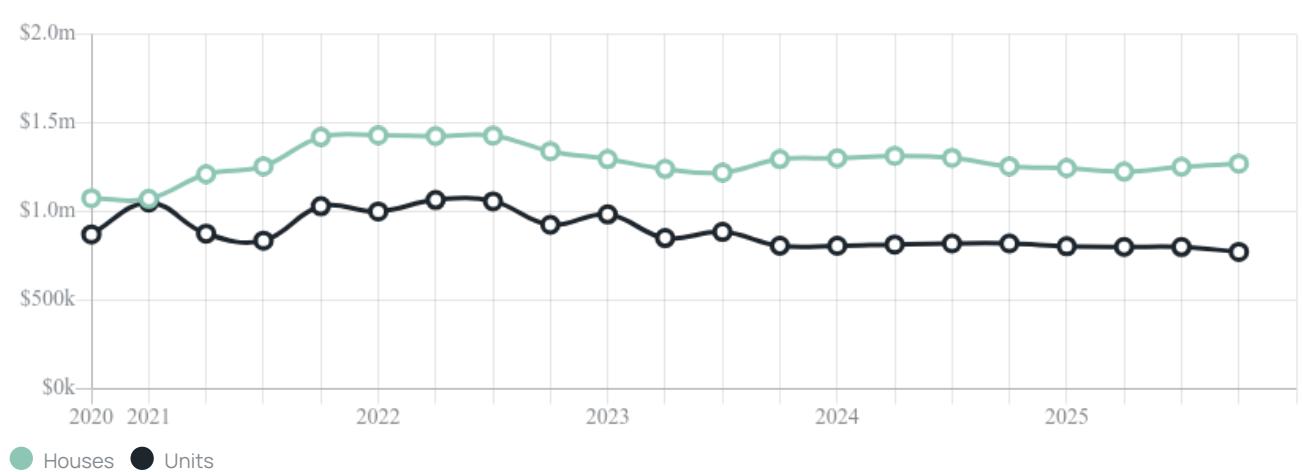
Quarterly price change
1.43% ↑

Median unit price¹

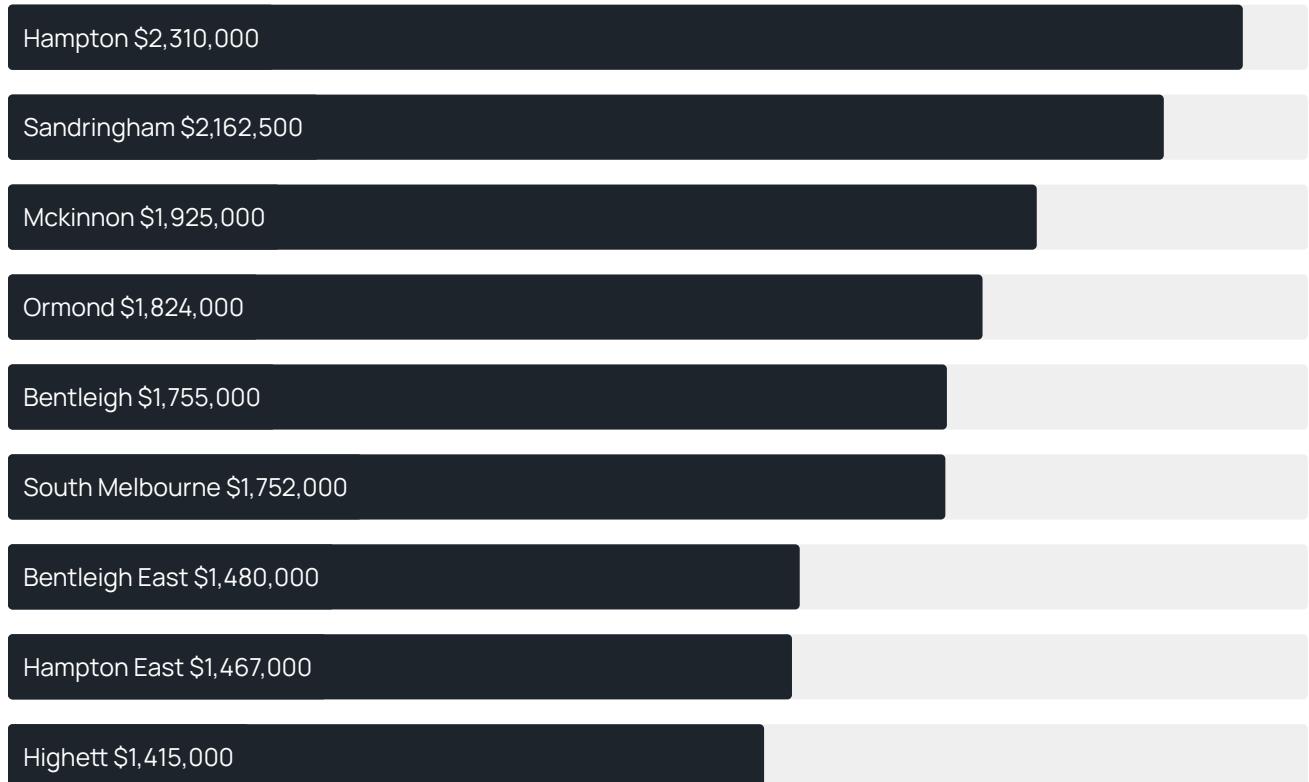
Median
\$773k

Quarterly price change
-3.37% ↓

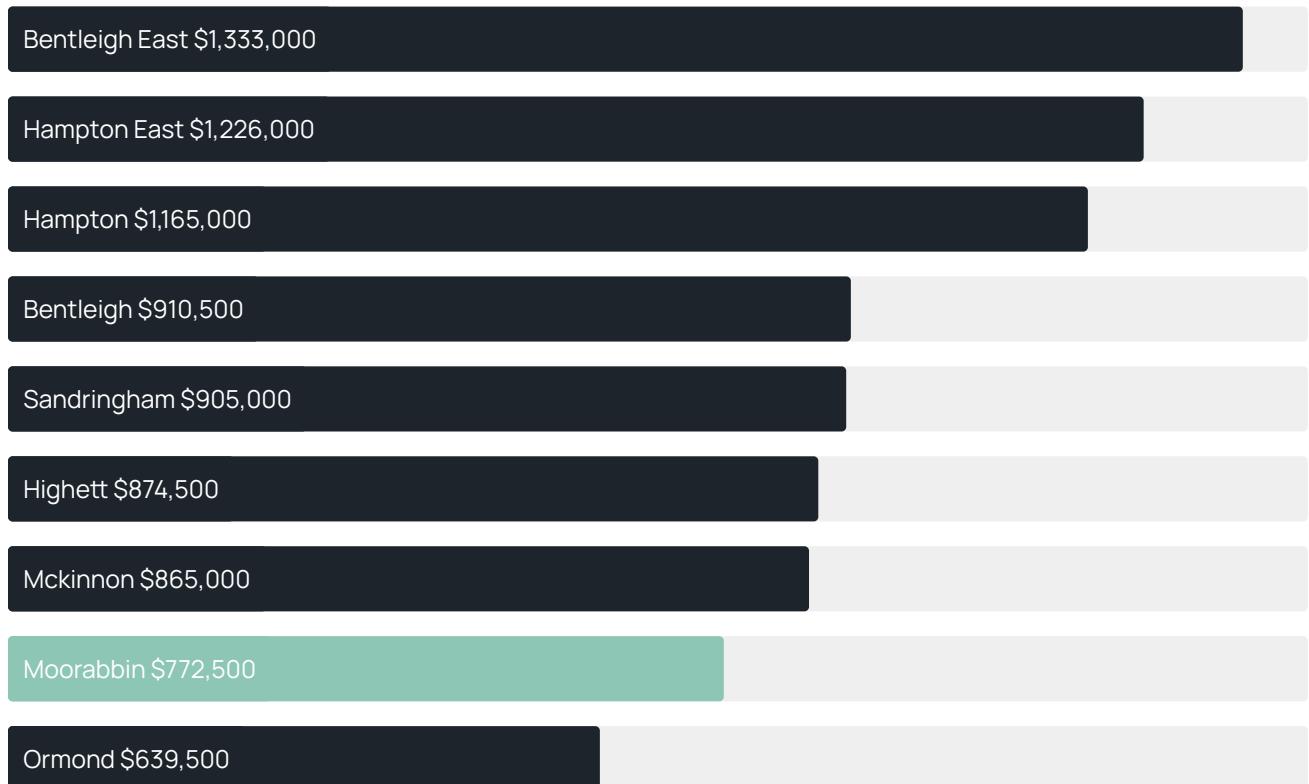
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

MOORABBIN SUBURB REPORT

Sale method²



Auction clearance rate³

75%

Median days on market³

34 days

Jellis Craig average inspection attendance per listing⁴

34 groups

Average hold period¹

6.2 years

Insights

Dwelling type⁵



Population⁵

6,287

Population growth⁵

6.65%

Median age⁵

39 years

Ownership⁵



Median asking rent¹

\$760 per week

Rental yield¹

2.73%

Median household size⁵

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

Address	Bedrooms	Type	Price	Sold
 504/17 Taylor St Moorabbin	1	Apartment	\$430,000	16 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
 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
 10 Chapel Rd Moorabbin	3	House	\$1,050,000	08 Dec 2025
 203/6 Station St Moorabbin	2	Apartment	\$470,000	03 Dec 2025
 1 Rice St Moorabbin	4	House	\$1,427,500	29 Nov 2025
 27a Franklin St Moorabbin	2	Unit	\$775,000	29 Nov 2025
 21 Barbara St Moorabbin	3	House	\$1,100,000	26 Nov 2025

Sold Properties

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 Narooma St Moorabbin	3	House	\$1,180,000	24 Nov 2025
 3/13 Chapel Rd Moorabbin	1	Apartment	\$300,000	23 Nov 2025
 8/3 William St Moorabbin	2	Apartment	\$465,000	20 Nov 2025
 601/17 Taylor St Moorabbin	2	Apartment	\$582,000	20 Nov 2025
 1A Taverner St Moorabbin	3	Townhouse	\$1,330,000	20 Nov 2025
 241 Chesterville Rd Moorabbin	3	House	\$1,171,000	15 Nov 2025
 150 Rowans Rd Moorabbin	3	House	\$1,250,000	15 Nov 2025
 93 Chapel Rd Moorabbin	3	House	\$980,000	15 Nov 2025
 602/17 Taylor St Moorabbin	2	Apartment	\$680,000	13 Nov 2025
 2/7 Joan St Moorabbin	2	Townhouse	\$1,010,500	12 Nov 2025

Sold Properties

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 Franklin St Moorabbin	3	House	\$1,200,000	08 Nov 2025
 26 Chapel Rd Moorabbin	3	House	\$1,200,000	07 Nov 2025
 4/32 Chapel Rd Moorabbin	1	Flat/Unit/Apartment	\$590,000	05 Nov 2025
 4/17 Barilla Rd Moorabbin	2	Unit	\$780,000	03 Nov 2025
 2/97 Rowans Rd Moorabbin	2	Unit	\$680,000	01 Nov 2025
 807/6 Station St Moorabbin	2	Apartment	\$600,000	31 Oct 2025
 2/217-219 Chesterville Rd Moorabbin	2	Unit	\$500,000	30 Oct 2025
 108/6 Station St Moorabbin	2	Apartment	\$418,000	29 Oct 2025
 402/11 Central Av Moorabbin	2	Apartment	\$510,000	29 Oct 2025
 2/225 Chesterville Rd Moorabbin	2	Flat/Unit/Apartment	\$800,000	28 Oct 2025



Jellis Craig Bentleigh
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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 01/02/2026

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

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