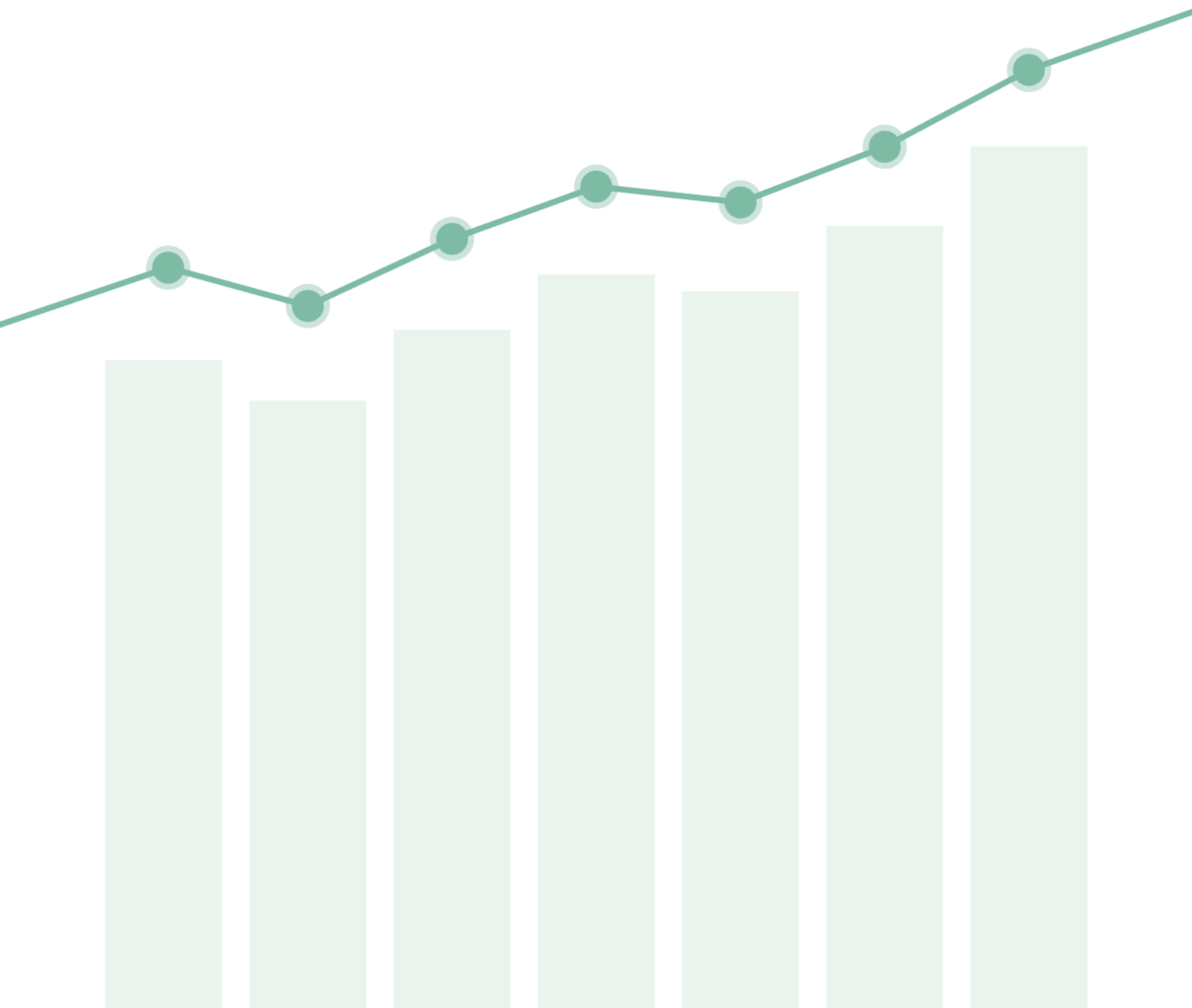


JellisCraig

MOORABBIN

Suburb Report

Know your neighbourhood.



MOORABBIN SUBURB REPORT

Median House Price*

Median

\$1.25m

Quarterly Price Change

2.20% ↑

Median Unit Price*

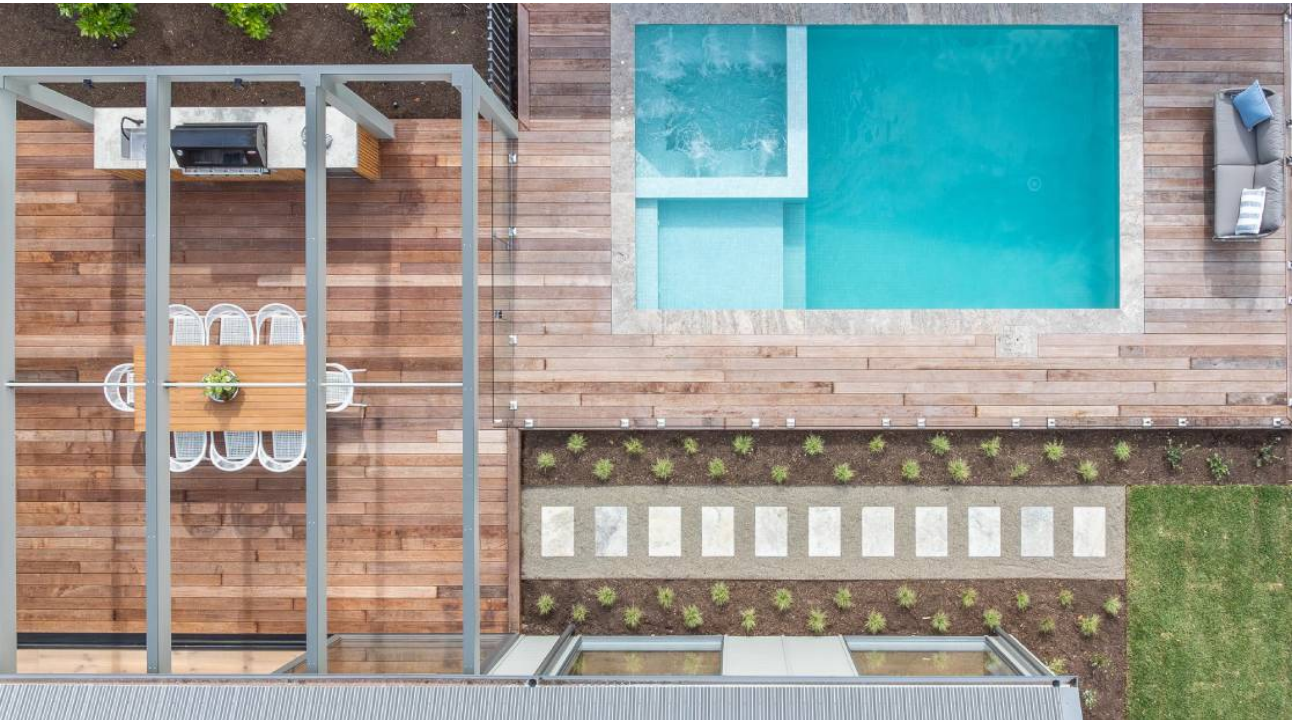
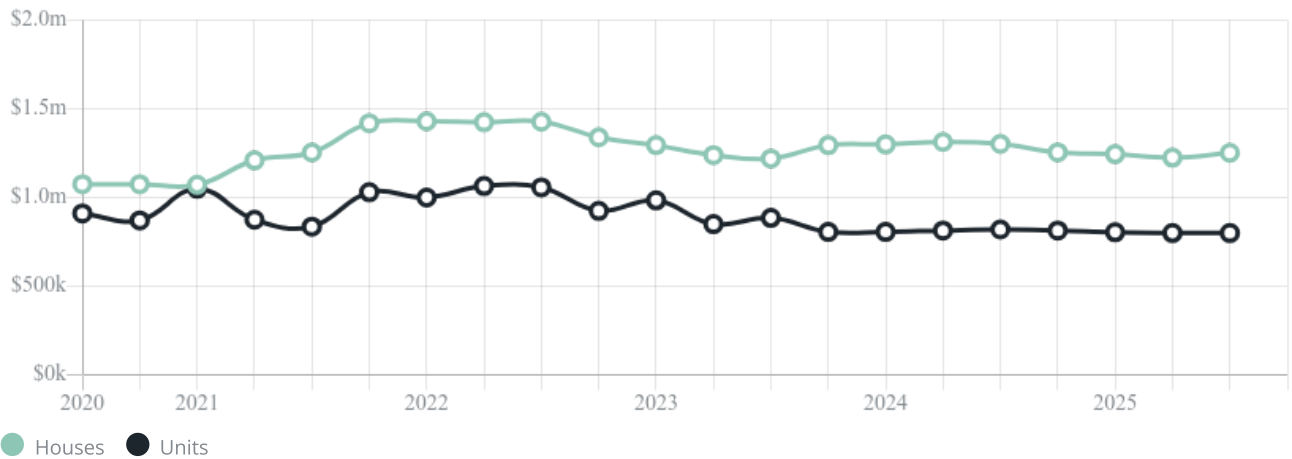
Median

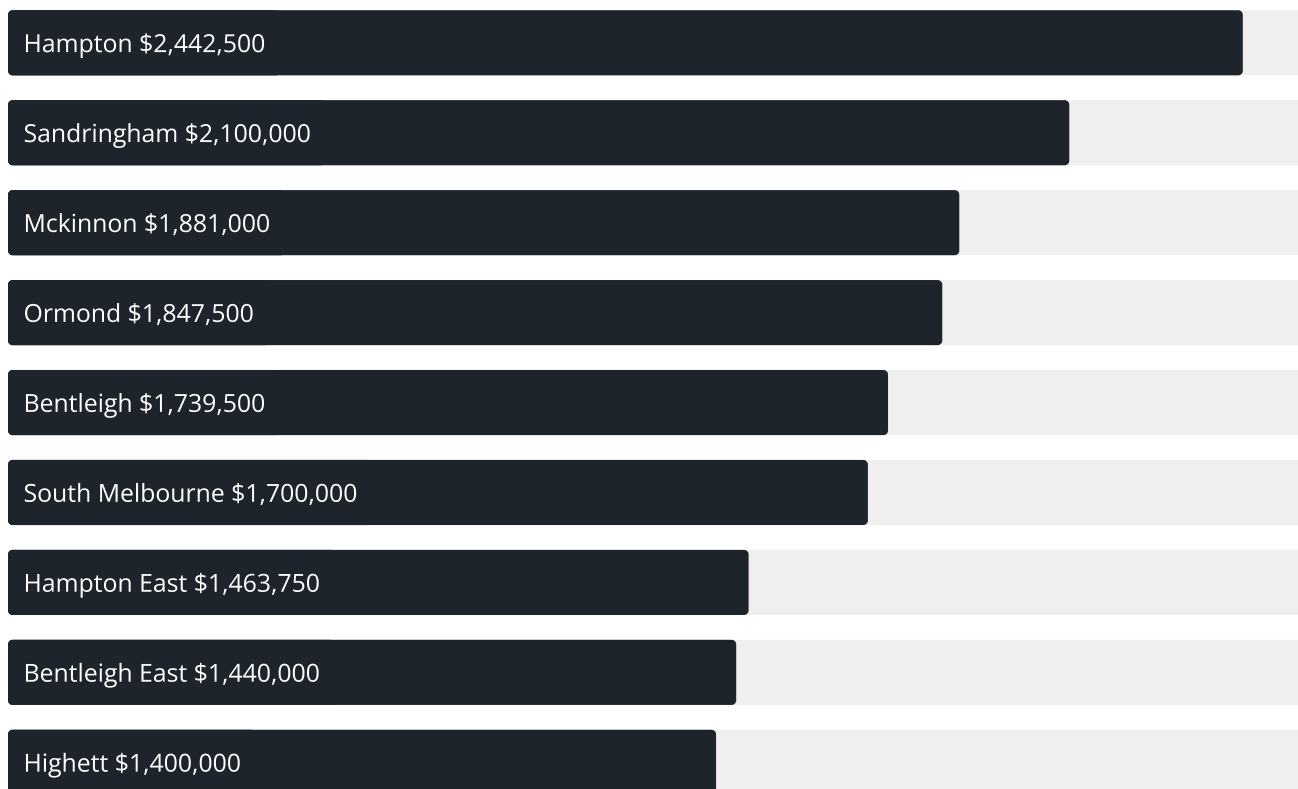
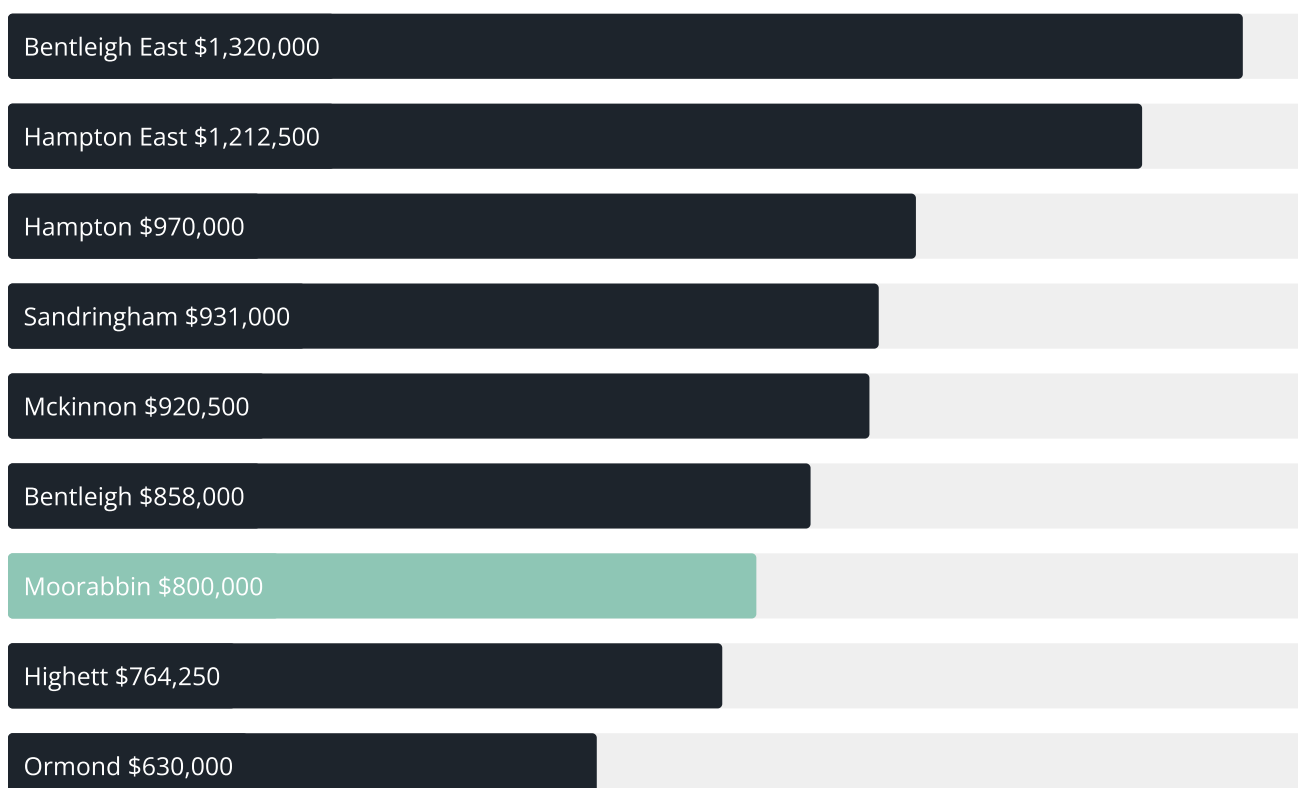
\$800k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



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

MOORABBIN SUBURB REPORT

Sale Method*



● Auction 59%

● Private 41%

Auction Clearance Rate*

82.76%

Median Days on Market^

27 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^










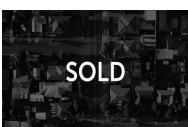
39 years

Median Household Size^











2.5 people

MOORABBIN SUBURB REPORT







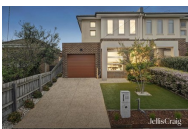



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/97 Rowans Rd Moorabbin	2	Unit	\$715,000	21 Dec 2025
 39 Chapel Rd Moorabbin	3	House	\$1,250,000	20 Dec 2025
 8 Rica St Moorabbin	5	House	\$2,280,000	16 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
 22 Narooma St Moorabbin	3	House	\$1,180,000	24 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

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 2/97 Rowans Rd Moorabbin	2	Unit	\$680,000	01 Nov 2025
 807/6 Station St Moorabbin	2	Apartment	\$600,000	31 Oct 2025

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/225 Chesterville Rd Moorabbin	2	Flat/Unit/Apartment	\$800,000	28 Oct 2025
 2 Dactyl Rd Moorabbin	3	House	\$1,420,000	28 Oct 2025
 3/23 Genoa St Moorabbin	3	Apartment	\$527,000	27 Oct 2025
 37 Gwenda Av Moorabbin	3	House	\$1,620,000	25 Oct 2025
 6b Bruthen St Moorabbin	4	Townhouse	\$1,335,000	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



Bentleigh Office
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03 9593 4500

jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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