



Moorabbin

# Suburb Report



Your connection to property insights



**JellisCraig**

MOORABBIN SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.30m

Quarterly price change

2.36% ↑

Median unit price<sup>1</sup>

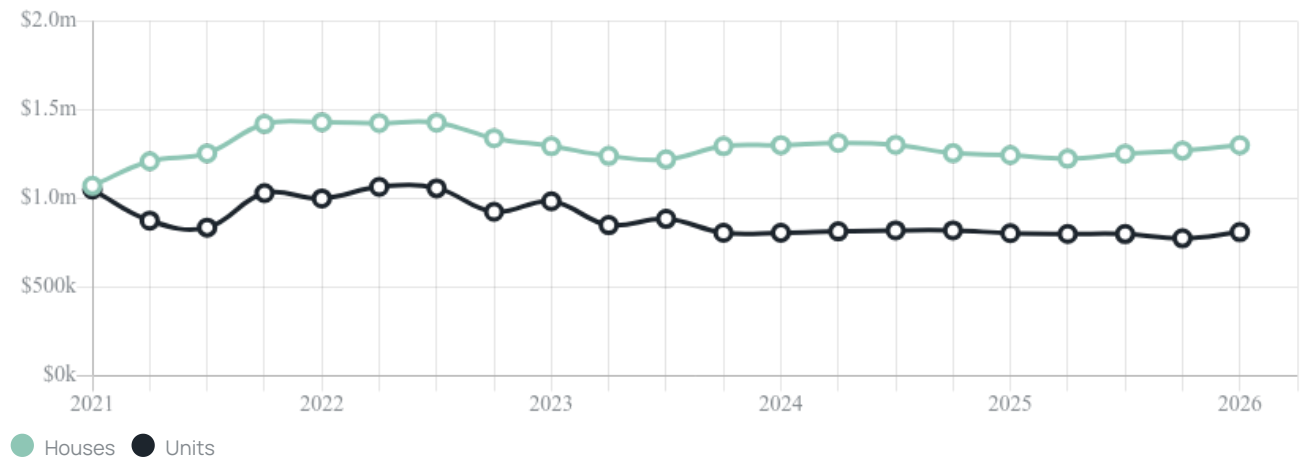
Median

\$810k

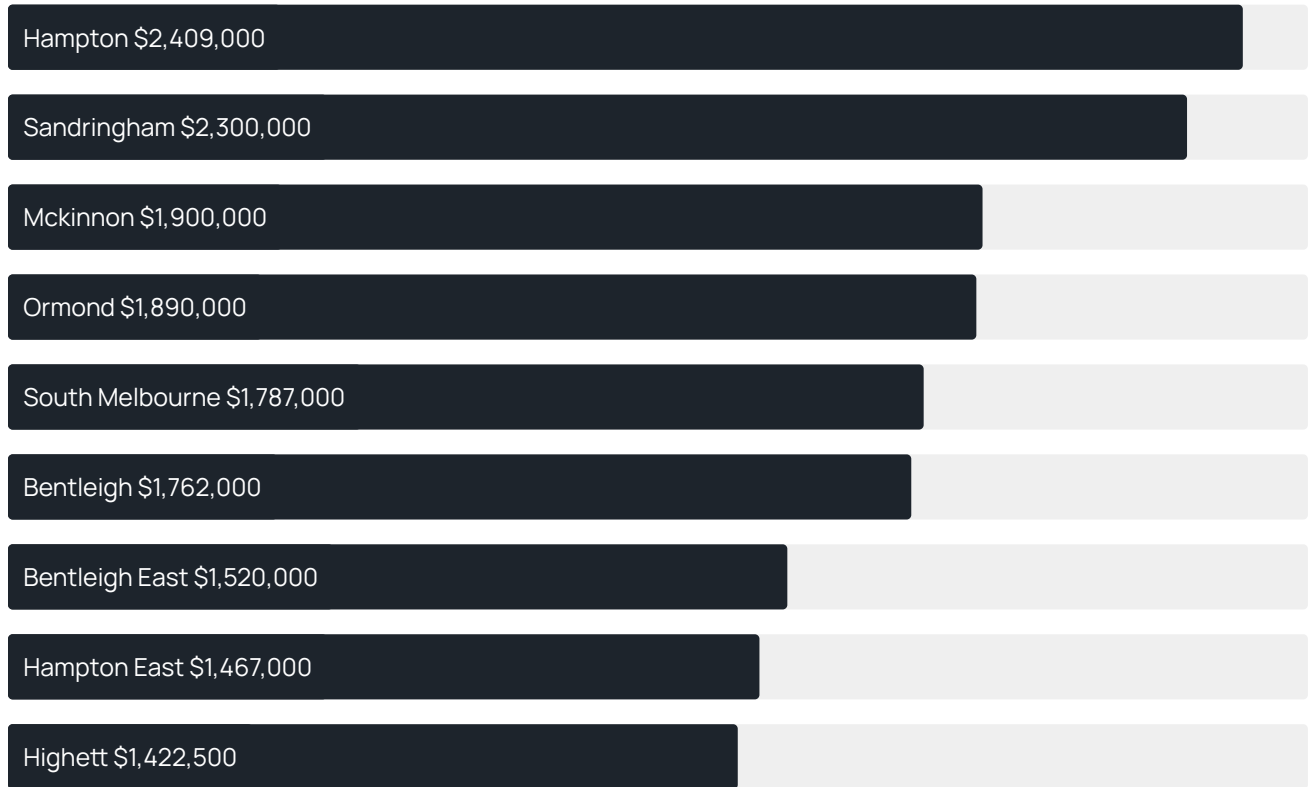
Quarterly price change

4.51% ↑

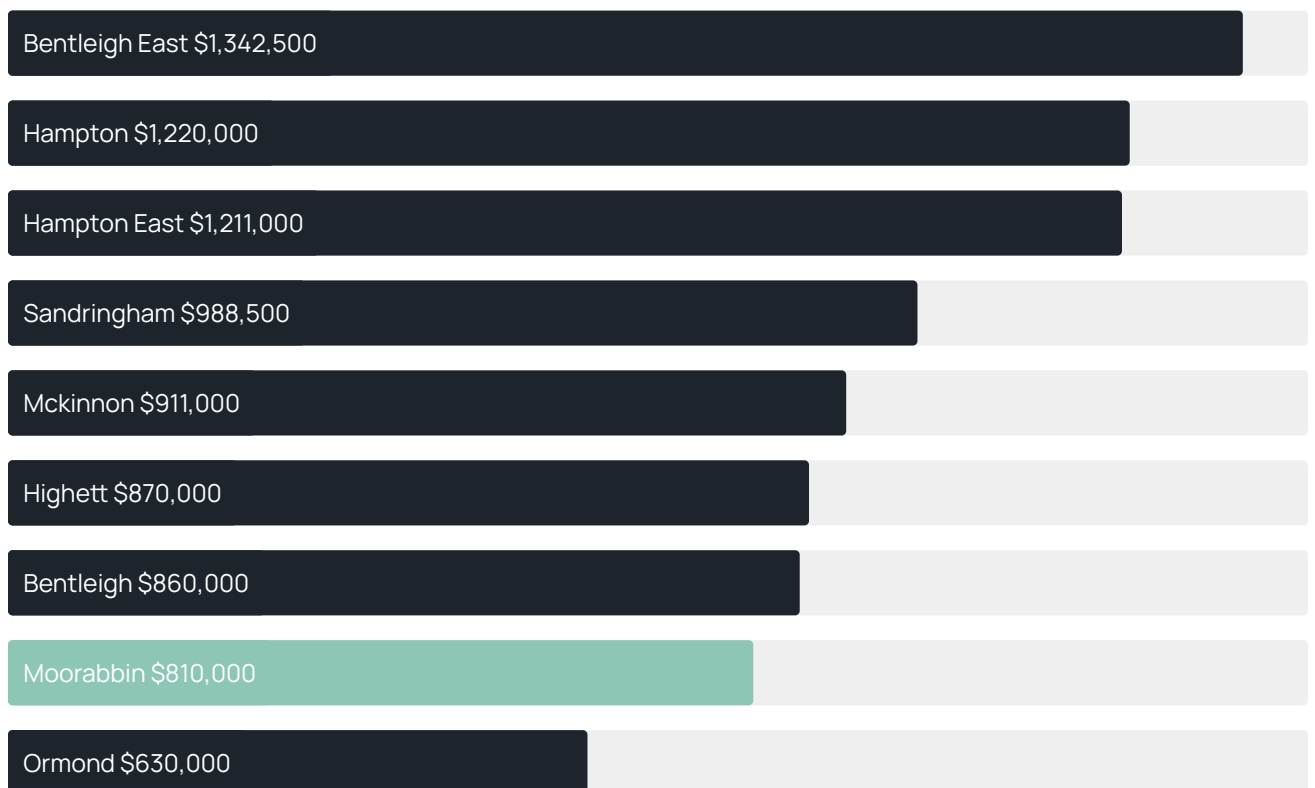
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 57%  
● Private 43%

Auction clearance rate<sup>3</sup>

58.82%

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

39 days

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

39 groups

Average hold period<sup>1</sup>

6.2 years

Dwelling type<sup>5</sup>



● Houses 77% ● Units 23%

Ownership<sup>5</sup>



● Owned outright 33% ● Mortgaged 42% ● Rented 25%

Population<sup>5</sup>

6,287

Median asking rent<sup>1</sup>

\$780 per week

Population growth<sup>5</sup>

6.65%

Rental yield<sup>1</sup>

2.73%

Median age<sup>5</sup>

39 years







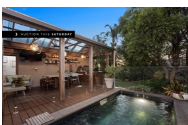



Median household size<sup>5</sup>

2.5 people











## MOORABBIN SUBURB REPORT

### Recent Moorabbin sales









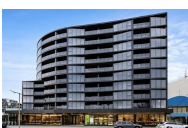

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2A Le Page St Moorabbin	3	House	\$975,000	27 Jun 2026
 1/235-237 Wickham Rd Moorabbin	2	Townhouse	\$705,000	24 Jun 2026
 16 Healey St Moorabbin	4	House	\$1,180,000	14 Jun 2026
 23 Marrbridge Rd Moorabbin	3	House	\$1,050,000	30 May 2026
 903/17 Taylor St Moorabbin	3	Apartment	\$1,200,000	29 May 2026
 1/23 Genoa St Moorabbin	1	Apartment	\$410,000	25 May 2026
 3 Grandview Gr Moorabbin	4	House	\$1,505,000	23 May 2026
 7 Barbara St Moorabbin	2	House	\$1,260,000	15 May 2026
 701/17 Taylor St Moorabbin	2	Apartment	\$610,000	10 May 2026
 63 Bulli St Moorabbin	3	House	\$1,215,000	09 May 2026

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 201/4a Horscroft PI Moorabbin	2	Apartment	\$645,500	02 May 2026
 404b South Rd Moorabbin	3	Townhouse	\$1,120,000	30 Apr 2026
 5B Ronald St Moorabbin	3	Townhouse	\$1,400,000	28 Apr 2026
 307/11 Central Av Moorabbin	2	Apartment	\$520,000	18 Apr 2026
 9 Hamer St Moorabbin	4	House	\$1,366,000	18 Apr 2026
 43A Hillston Rd Moorabbin	2	House	\$909,000	18 Apr 2026
 2/43 Hillston Rd Moorabbin	3	House	\$909,000	18 Apr 2026
 19b Clay St Moorabbin	4	Townhouse	\$1,559,000	05 Apr 2026
 5/1025 Nepean Hwy Moorabbin	2	Strata Unit/Townhouse	\$740,000	02 Apr 2026
 13 Franklin St Moorabbin	3	House	\$1,190,000	28 Mar 2026

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Walsh Av Moorabbin	3	House	\$1,200,000	28 Mar 2026
 1 Hillston Rd Moorabbin	3	House	\$1,235,000	27 Mar 2026
 14 Wimmera St Moorabbin	4	House	\$1,350,000	25 Mar 2026
 4b Sheppard St Moorabbin	4	Townhouse	\$1,500,000	25 Mar 2026
 22b Franklin St Moorabbin	4	Townhouse	\$1,530,000	21 Mar 2026
 20 Marrbridge Rd Moorabbin	4	House	\$1,120,000	21 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
 205/6 Station St Moorabbin	2	Apartment	\$450,000	19 Mar 2026
 6a Cooma St Moorabbin	4	Townhouse	\$1,380,000	19 Mar 2026



**Jellis Craig Bentleigh**

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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.

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Data is current as of PDF generation date 01/07/2026

- 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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