



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>

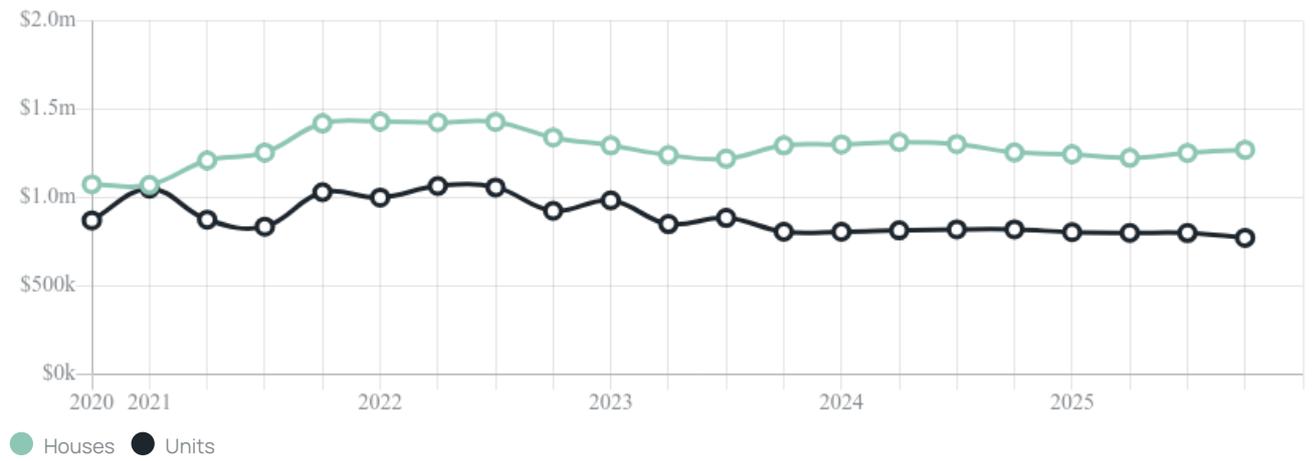
Median

\$773k

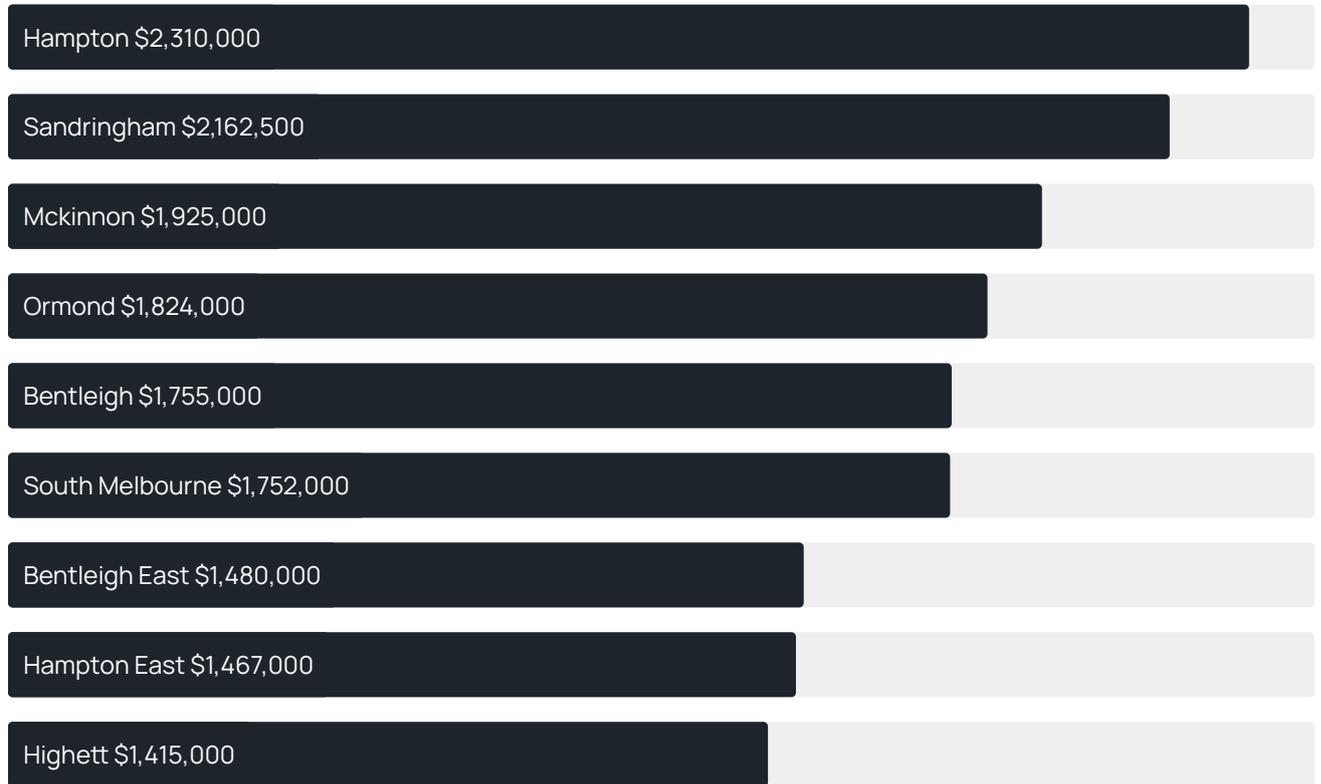
Quarterly price change

-3.37% ↓

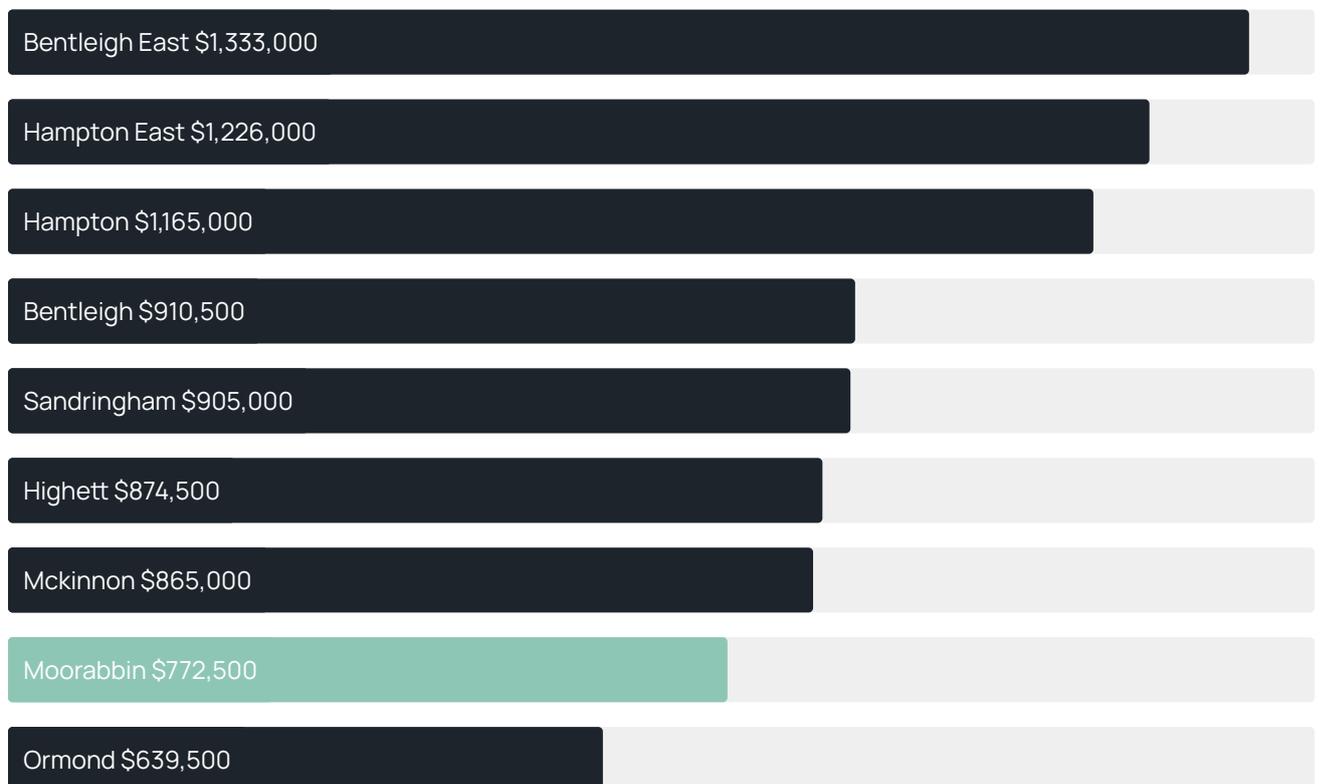
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 39%  
● Private 61%

Auction clearance rate<sup>3</sup>

63.64%

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

47 days

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

47 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>

\$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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 713/6 Station St Moorabbin	1	Apartment	\$365,000	13 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
 504/17 Taylor St Moorabbin	1	Apartment	\$430,000	16 Jan 2026
 301/215 Chesterville Rd Moorabbin	2	Apartment	\$815,000	10 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

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 22b Hamer St Moorabbin	3	Townhouse	\$959,000	26 Nov 2025
 22 Narooma St Moorabbin	3	House	\$1,180,000	24 Nov 2025

## MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/13 Chapel Rd Moorabbin	1	Apartment	\$300,000	23 Nov 2025
 8/3 William St Moorabbin	2	Apartment	\$465,000	20 Nov 2025
 28 Barbara St Moorabbin	3	House	\$1,370,000	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
 15 Perry St Moorabbin	3	House	\$1,550,000	15 Nov 2025
 241 Chesterville Rd Moorabbin	3	House	\$1,171,000	15 Nov 2025
 93 Chapel Rd Moorabbin	3	House	\$980,000	15 Nov 2025
 150 Rowans Rd Moorabbin	3	House	\$1,250,000	15 Nov 2025
 602/17 Taylor St Moorabbin	2	Apartment	\$680,000	13 Nov 2025



**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 01/03/2026

- 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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