Moorabbin

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$1.25m

Monthly median price change[2]

-2.73% ↓

Median unit price

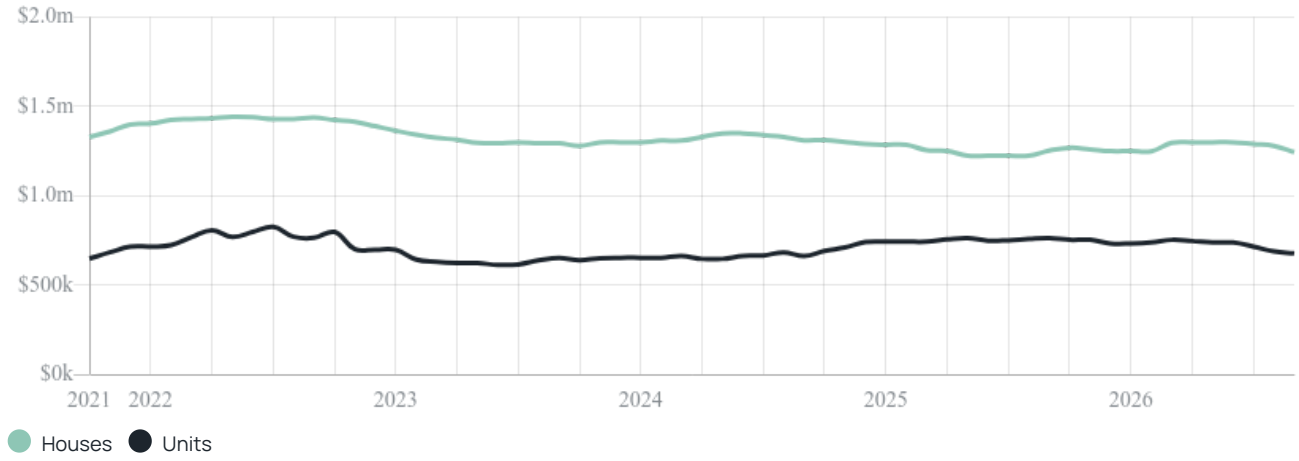
Median[1]

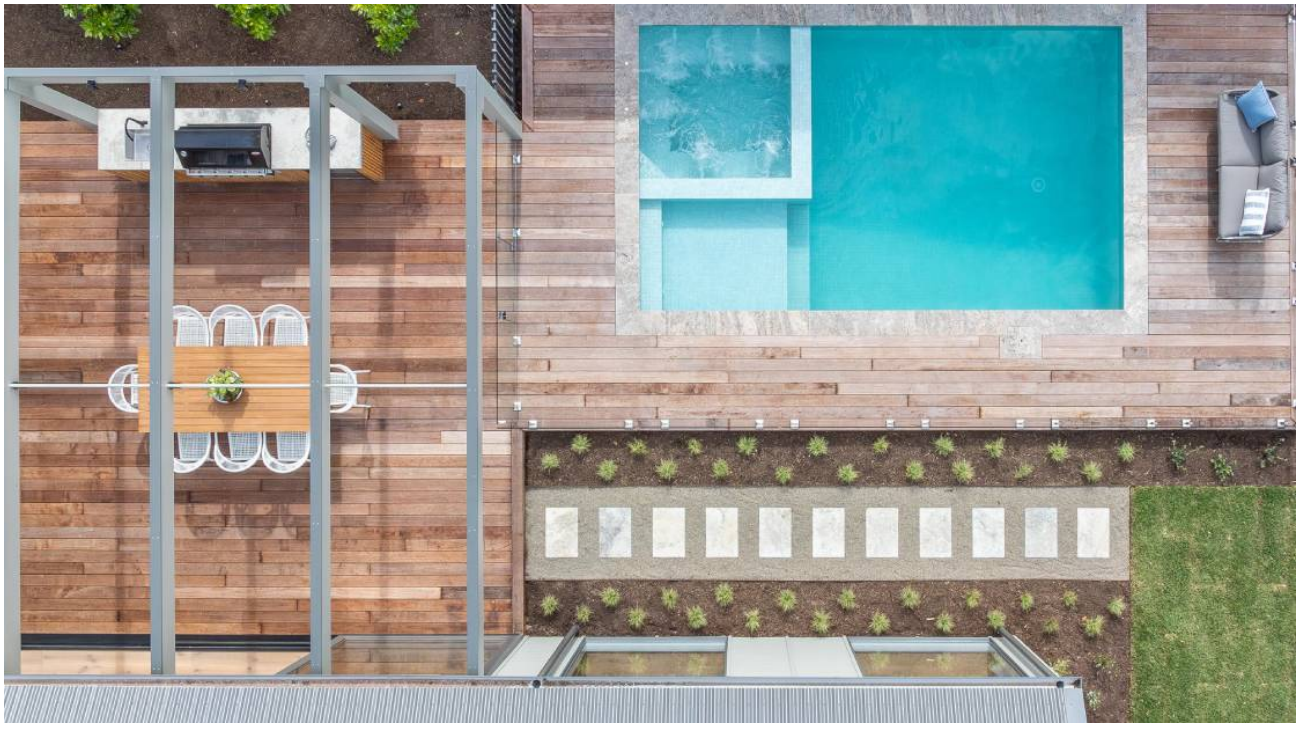
$680k

Monthly median price change[2]

-1.45% ↓

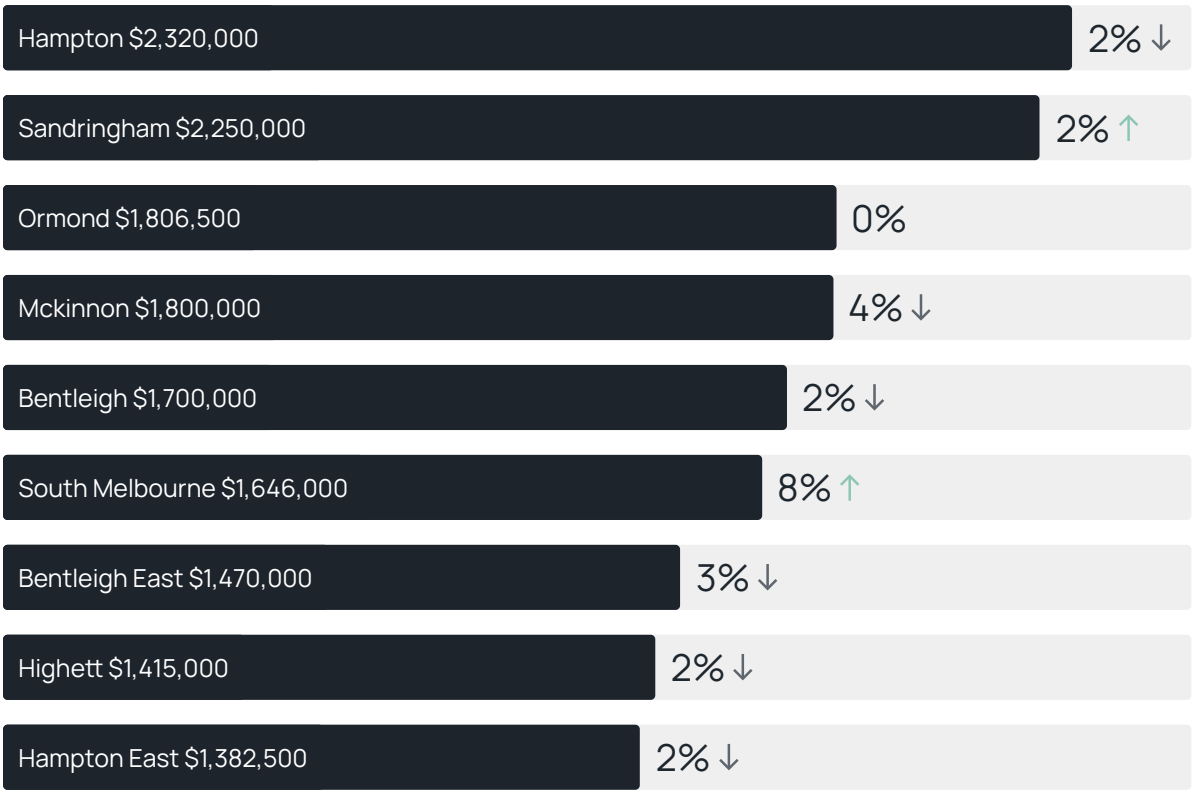
Moorabbin monthly median property prices[3]



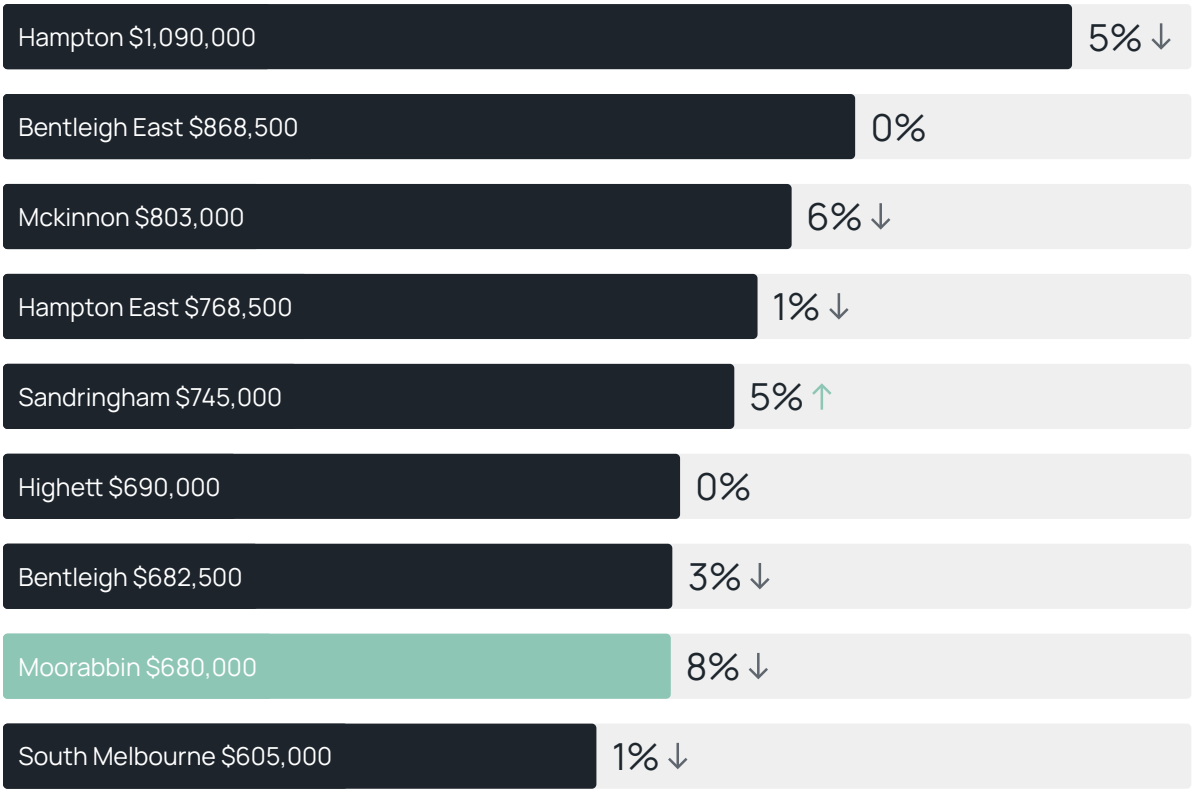


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

56%

Median days on market[5]

House	Unit
29 days	44 days

Jellis Craig average inspection attendance per listing[6]

35 groups

Average hold period[1]

House	Unit
18.7 years	8.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,287

Population growth[7]

6.65%

Median age[7]

39 years

Median household size[7]

2.5 people

Median asking rent per week[1]

House	Unit
$845	$650

Rental yield[8]

House	Unit
3.62%	4.69%

Recent Moorabbin sales[5]

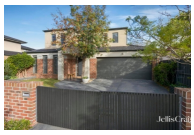
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	702/17 Taylor Street Moorabbin	2	Apartment	$625,000	30 Oct 2026
	11a Narooma Street Moorabbin	3	House	$990,000	24 Oct 2026
	57 Fletcher Street Moorabbin	2	House	$672,500	23 Oct 2026
	169A Wickham Road Moorabbin	4	House	$1,040,000	23 Oct 2026
	604/6 Station Street Moorabbin	2	Apartment	$562,000	22 Oct 2026
	32 Gavin Street Moorabbin	3	House	$1,271,000	20 Oct 2026
	1/205 Wickham Road Moorabbin	3	Unit	$1,011,000	17 Oct 2026
	1/7 Joan Street Moorabbin	3	House	$1,000,000	17 Oct 2026
	2/55 Clay Street Moorabbin	3	Townhouse	$940,000	14 Oct 2026
	4 Hamer Street Moorabbin	4	House	$1,305,000	12 Oct 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 504/11 Central Avenue Moorabbin	2	Apartment	$547,000	09 Oct 2026
 G02/4A Horscroft Place Moorabbin	1	Apartment	$510,000	01 Oct 2026
 3/3 Linton Street Moorabbin	2	Townhouse	Undisclosed	28 Sep 2026
 42 Royena Road Moorabbin	3	House	Undisclosed	22 Sep 2026
 11 Gwenda Avenue Moorabbin	3	House	$1,225,500	19 Sep 2026
 6 Marrbridge Road Moorabbin	3	House	$1,150,000	19 Sep 2026
 601/6 Station Street Moorabbin	2	Apartment	Undisclosed	14 Sep 2026
 106/19 Central Avenue Moorabbin	2	Apartment	Undisclosed	13 Sep 2026
 1/22 Stayner Grove Moorabbin	4	Townhouse	$1,455,000	12 Sep 2026
 2/17 Central Avenue Moorabbin	2	Unit	Undisclosed	11 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	440 South Road Moorabbin	3	House	$970,000	09 Sep 2026
	30 Isabella Street Moorabbin	4	House	Undisclosed	07 Sep 2026
	9A Fletcher Street Moorabbin	3	Townhouse	Undisclosed	06 Sep 2026
	1/4 Avon Street Moorabbin	4	Townhouse	$1,160,000	02 Sep 2026
	37 Franklin Street Moorabbin	3	House	Undisclosed	31 Aug 2026
	5/15 Baker Street Moorabbin	2	Unit	$618,000	25 Aug 2026
	32 Hillston Road Moorabbin	3	House	$965,000	19 Aug 2026
	1/1 Barbara Street Moorabbin	2	Unit	Undisclosed	19 Aug 2026
	1065 Nepean Highway Moorabbin	4	House	Undisclosed	18 Aug 2026
	24 Grandview Grove Moorabbin	3	House	$1,350,000	18 Aug 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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