



Moorabbin

Suburb Report



Your connection to property insights



JellisCraig

MOORABBIN SUBURB REPORT

Median house price¹

Median

\$1.30m

Quarterly price change

0.00% ↓

Median unit price¹

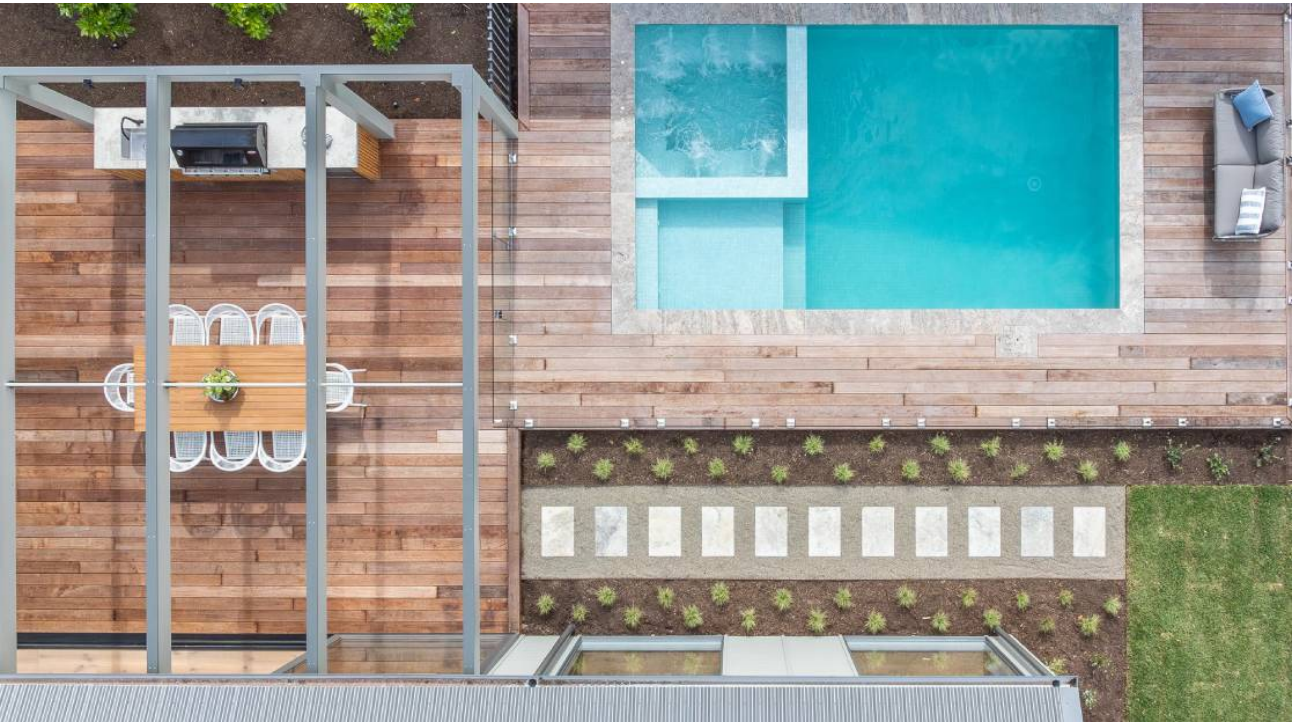
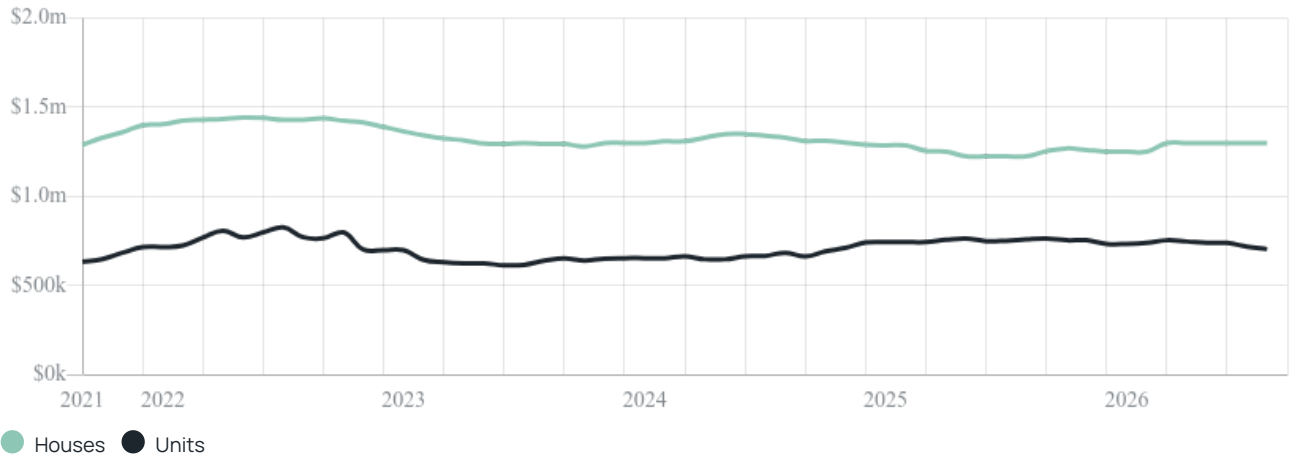
Median

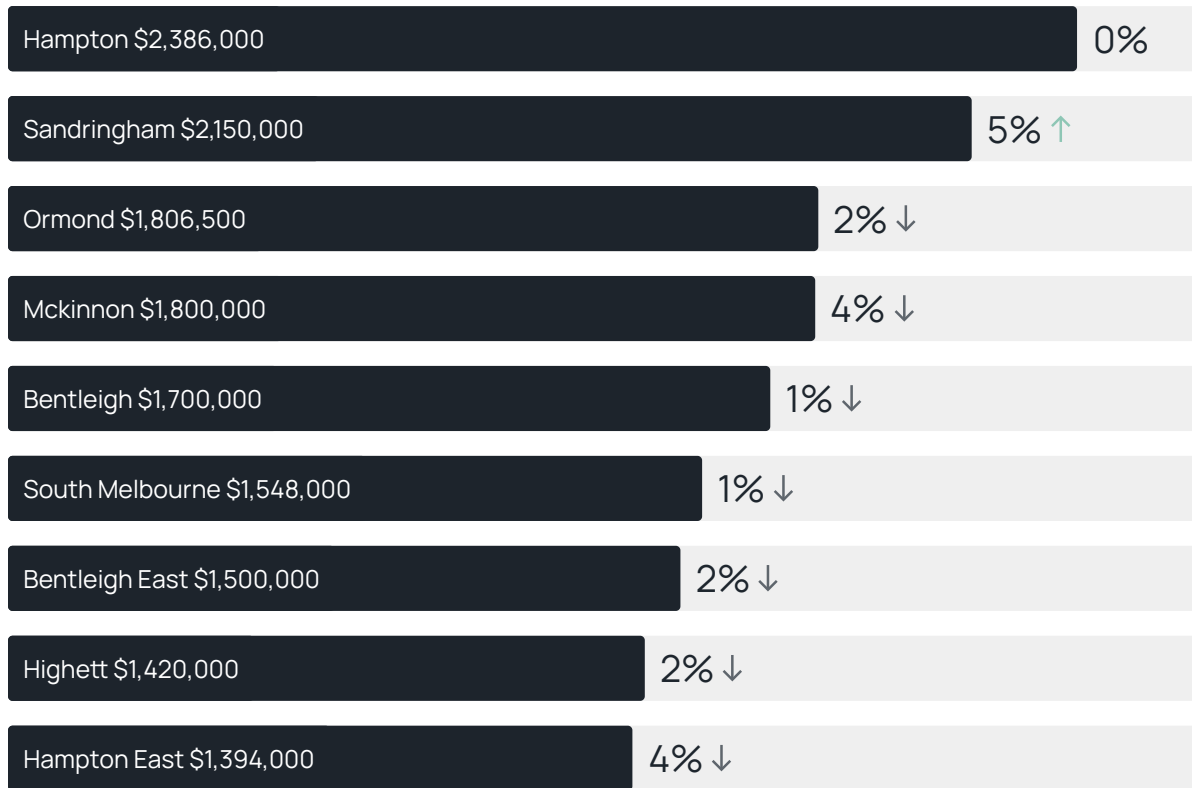
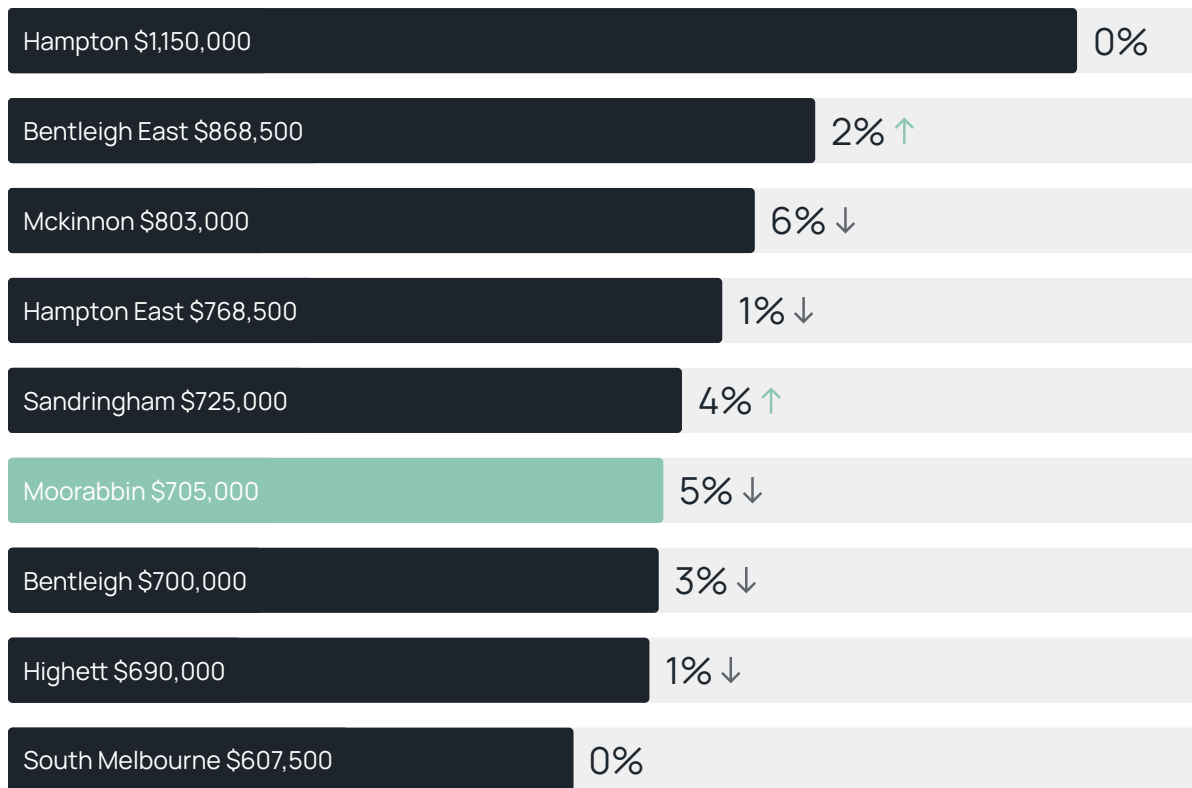
\$705k

Quarterly price change

-2.08% ↓

Moorabbin quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 34%
● Private 66%

Auction clearance rate³

33.33%

Median days on market³

House

Unit

27 days

40 days

Jellis Craig average inspection attendance per listing⁴

36 groups

Average hold period¹

House

Unit

17.9 years

8.9 years

Dwelling type⁵

● Houses 84% ● Units 16%

Ownership⁵

● Owned outright 31% ● Mortgaged 40% ● Rented 30%

Population⁵

6,287

Median asking rent per week¹

Unit

\$850

\$650

Population growth⁵

6.65%

Rental yield¹

House

Unit

3.6%

4.77%

Median age⁵

39 years

Median household size⁵

2.5 people

Recent Moorabbin sales²

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

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	12 Sep 2026
 2/17 Central Avenue Moorabbin	2	Unit	Undisclosed	11 Sep 2026
 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

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1B Buchan Street Moorabbin	4	Townhouse	\$1,470,000	17 Aug 2026
 8 Cooma Street Moorabbin	4	House	Undisclosed	12 Aug 2026
 37 Matilda Road Moorabbin	3	House	\$1,185,000	01 Aug 2026

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 411/4-6 Station Street Moorabbin	2	Apartment	\$465,000	29 Jul 2026
 44A Worthing Road Moorabbin	3	House	Undisclosed	24 Jul 2026
 161 Wickham Road Moorabbin	3	House	Undisclosed	22 Jul 2026
 5/25 Genoa Street Moorabbin	2	Apartment	\$505,000	21 Jul 2026
 9 Rosebud Avenue Moorabbin	3	House	Undisclosed	14 Jul 2026
 9 Fiddes Street Moorabbin	5	House	\$1,635,000	09 Jul 2026
 4 Hillston Road Moorabbin	3	House	Undisclosed	07 Jul 2026
 1/15 Central Avenue Moorabbin	2	Apartment	\$720,000	03 Jul 2026
 3 Mayswood Court Moorabbin	3	House	Undisclosed	27 Jun 2026
 2A Le Page Street Moorabbin	3	House	\$975,000	27 Jun 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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