



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

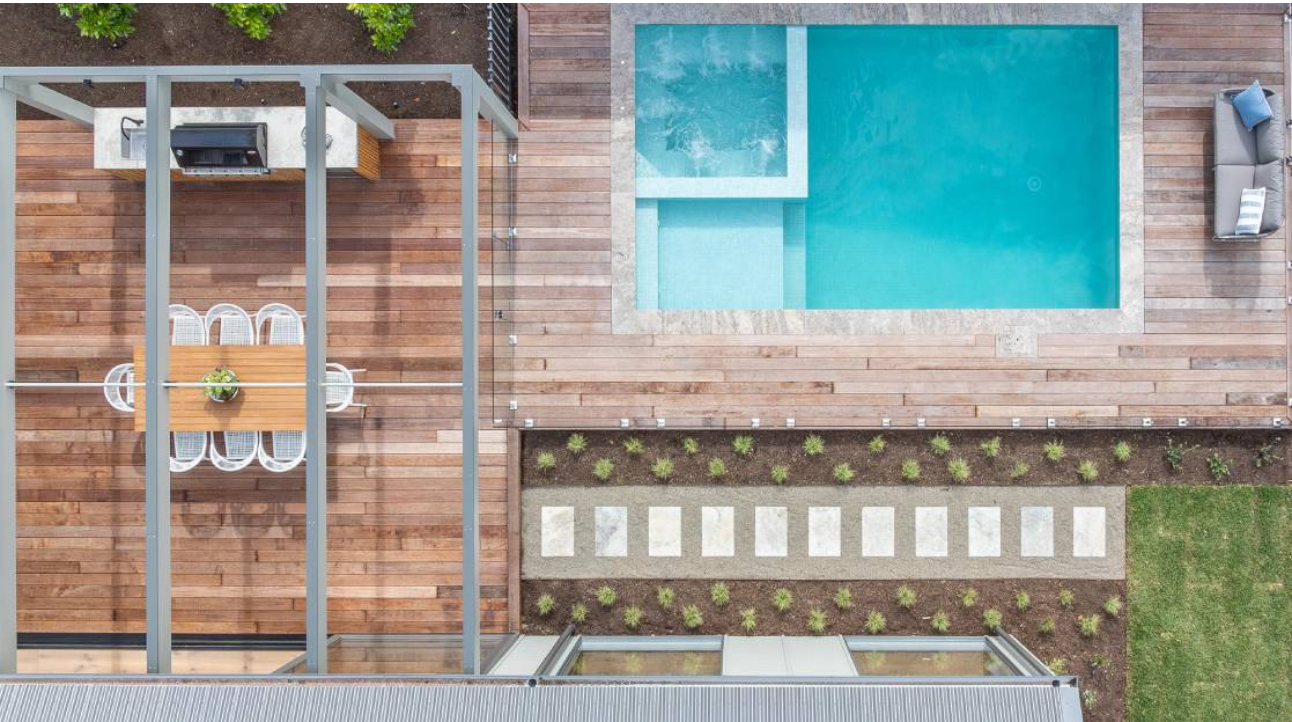
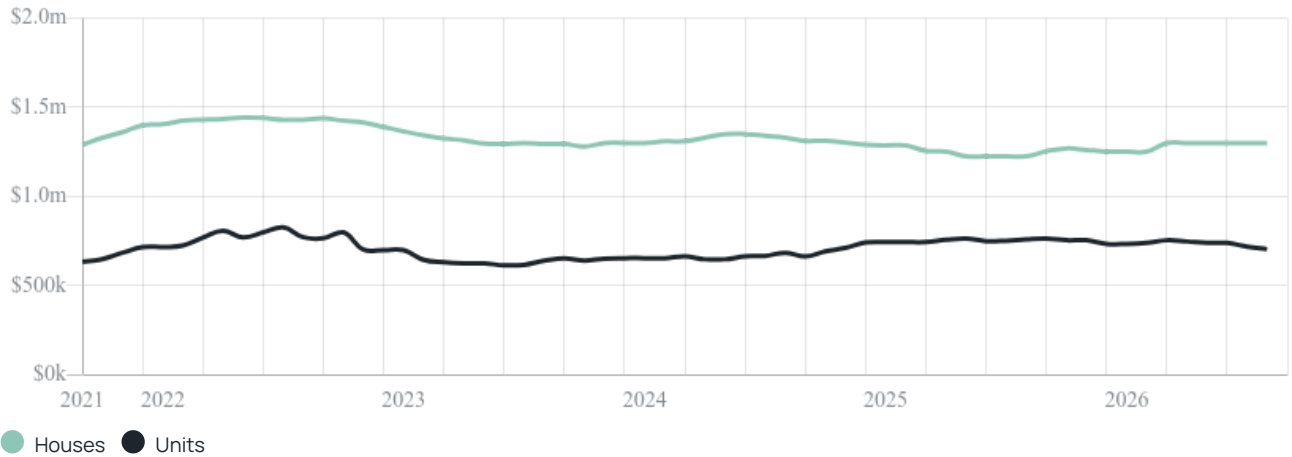
Median

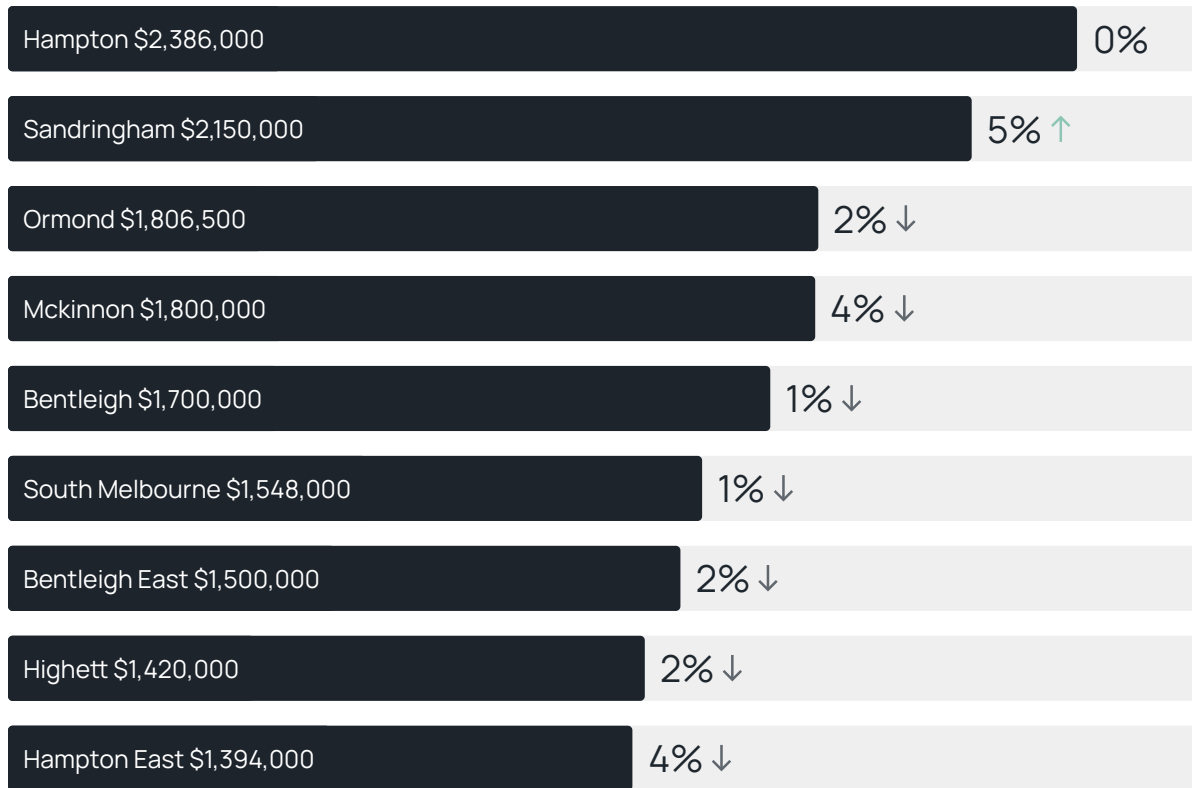
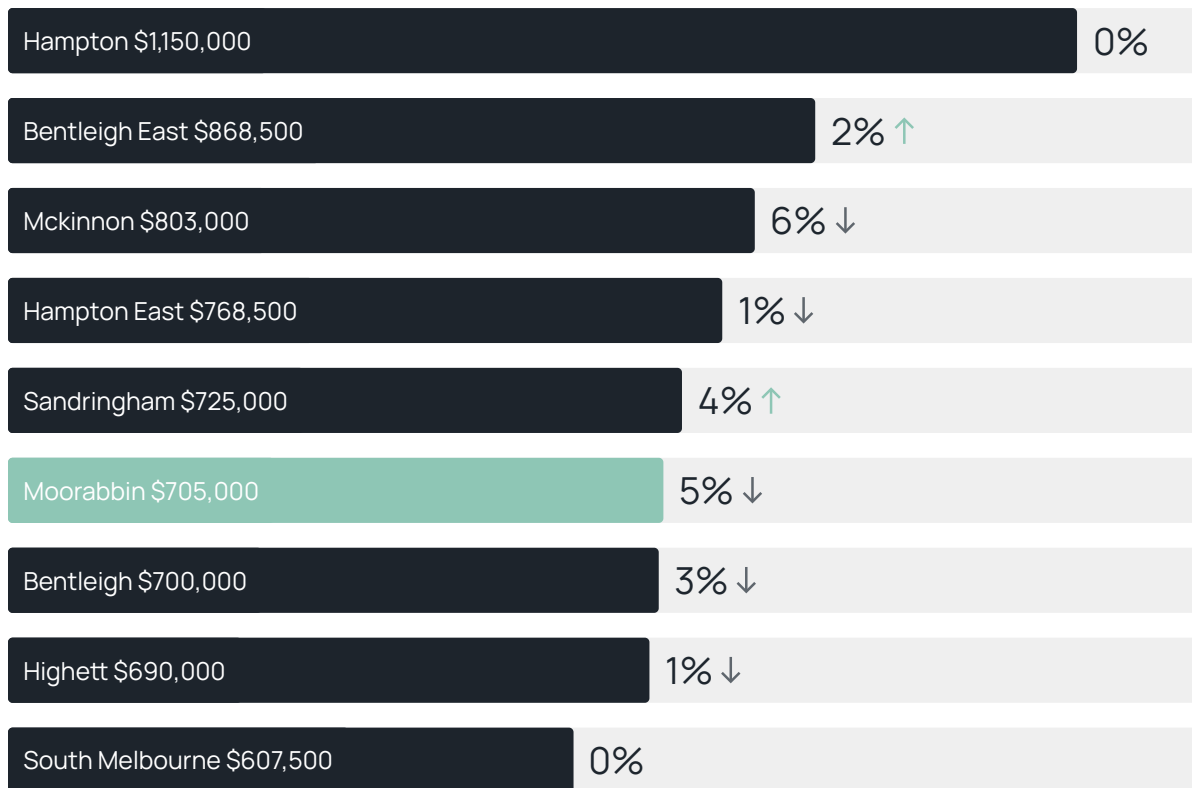
\$705k

Quarterly price change

-2.08% ↓

Moorabbin quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 36%
● Private 64%

Auction clearance rate³

20%

Median days on market³

House

Unit

27 days

40 days

Jellis Craig average inspection attendance per listing⁴

38 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

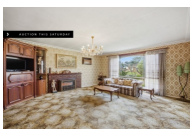
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/4 Avon Street Moorabbin	4	Townhouse	\$1,160,000	02 Sep 2026
 37 Franklin Street Moorabbin	3	House	Undisclosed	31 Aug 2026
 32 Hillston Road Moorabbin	3	House	Undisclosed	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
 411/4-6 Station Street Moorabbin	2	Apartment	Undisclosed	29 Jul 2026

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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	Undisclosed	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
 106 Rowans Road Moorabbin	3	House	\$765,000	25 Jun 2026

MOORABBIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/235-237 Wickham Road Moorabbin	2	Townhouse	\$705,000	24 Jun 2026
 610/6 Station Street Moorabbin	2	Apartment	\$455,000	18 Jun 2026
 16 Healey Street Moorabbin	4	House	\$1,180,000	14 Jun 2026
 65A Bulli Street Moorabbin	4	Townhouse	\$1,340,000	12 Jun 2026
 5/1025 Nepean Highway Moorabbin	2	Townhouse	Undisclosed	09 Jun 2026
 102/42 Healey St Moorabbin	2	Retire	Undisclosed	09 Jun 2026
 3 Otford Close Moorabbin	4	House	Undisclosed	03 Jun 2026
 23 Marrbridge Road Moorabbin	3	House	\$1,050,000	30 May 2026
 903/17 Taylor Street Moorabbin	3	Apartment	\$1,200,000	26 May 2026
 1/23 Genoa Street Moorabbin	1	Apartment	\$410,000	26 May 2026



Jellis Craig Bentleigh
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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 06/09/2026

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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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