



Moorooduc

Suburb Report



Your connection to property insights



JellisCraig

MOOROODUC SUBURB REPORT

Median house price¹

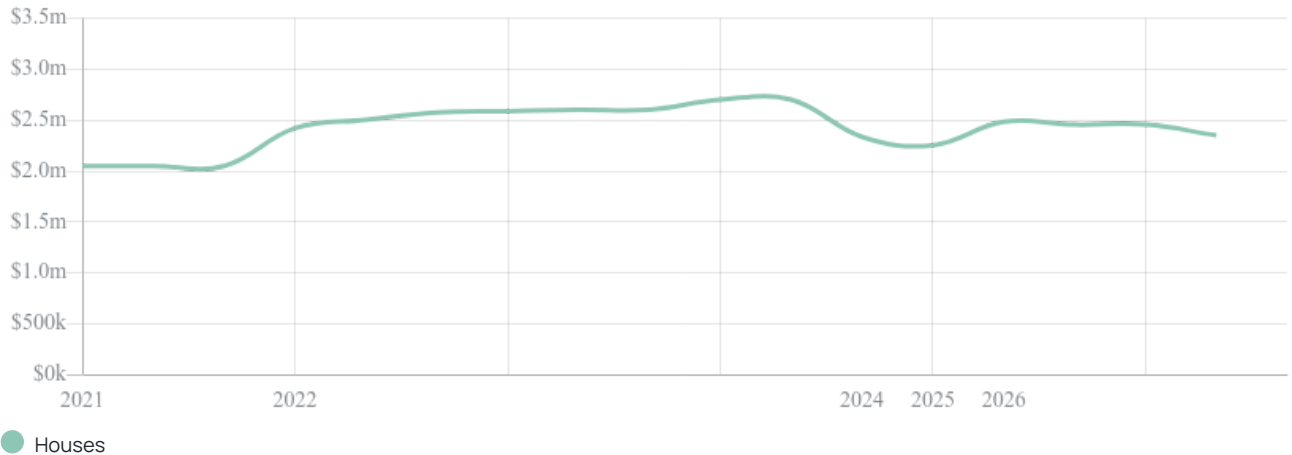
Median

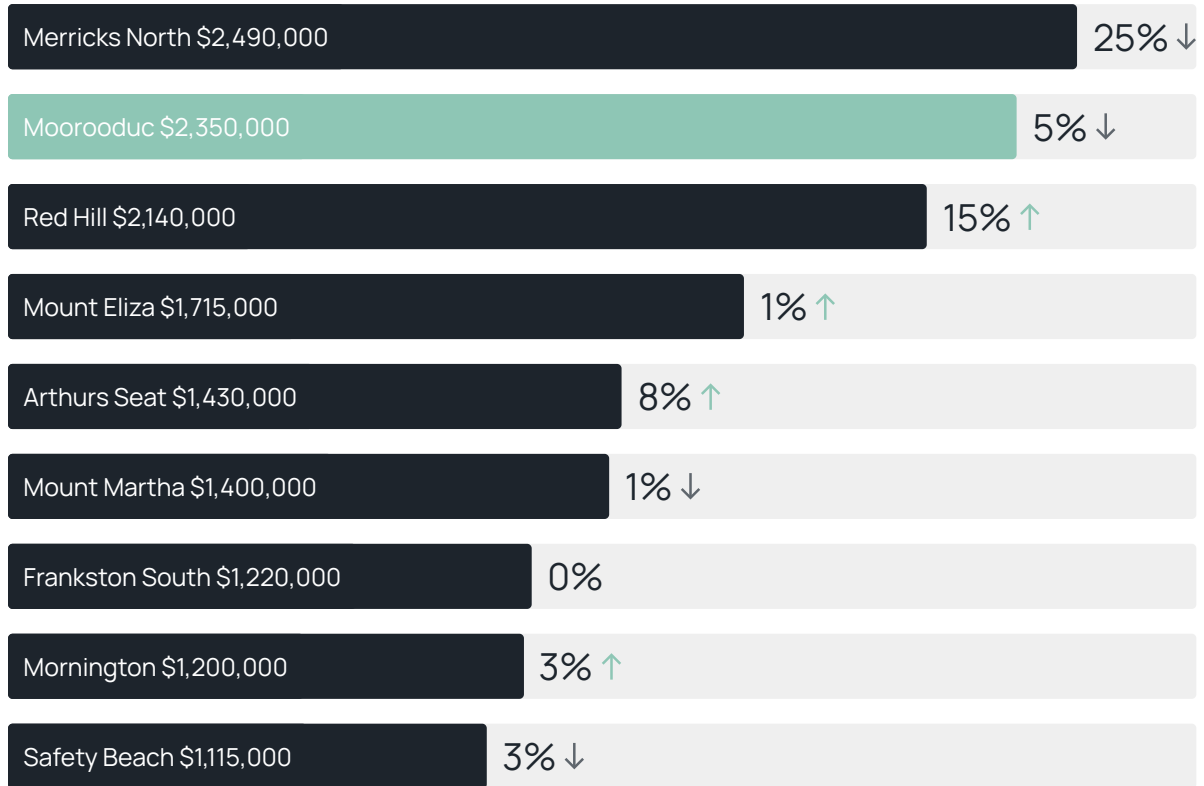
\$2.35m

Quarterly price change

-4.28% ↓

Moorooduc quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 7%
● Private 93%

Median days on market³

House

Unit

134 days

136 days

Average hold period¹

House

23.6 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 51% ● Mortgaged 38% ● Rented 12%

Population⁵

1,004

Median asking rent per week¹

Unit

\$440

N/A

Population growth⁵

0

Rental yield¹

House

Unit

2.18%

N/A

Median age⁵

48 years

Median household size⁵

2.8 people

Recent Moorooduc 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
 1511 Stumpy Gully Road Moorooduc	3	House	\$2,350,000	04 Sep 2026
 95 Loders Road Moorooduc	4	House	\$900,000	08 Aug 2026
 245 Mornington Tyabb Road Moorooduc	5	House	\$1,405,000	19 Jun 2026
 206 Coolart Road Moorooduc	0	Lifestyle	Undisclosed	28 May 2026
 284 Coolart Road Moorooduc	4	House	\$2,200,000	22 May 2026
 1452 Stumpy Gully Road Moorooduc	5	House	\$2,510,000	04 May 2026
 1064 Stumpy Gully Road Moorooduc	2	House	Undisclosed	01 May 2026
 1137 Stumpy Gully Road Moorooduc	4	House	\$2,765,000	21 Apr 2026
 271 Mornington Tyabb Road Moorooduc	6	House	\$3,450,000	10 Apr 2026
 210 Bungower Road Moorooduc	5	House	\$3,030,000	26 Feb 2026

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Address		Bedrooms	Type	Price	Sold
 1216 Stumpy Gully Road Moorooduc		6	House	\$4,700,000	12 Dec 2025
 2 Binnak Way Moorooduc		4	House	\$2,455,000	13 Oct 2025
 270 Coolart Road Moorooduc		4	House	\$10,000,000	09 Sep 2025



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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