



THE BAYSIDE GROUP

29 & 31 Wren Road Moorabbin

INFORMATION MEMORANDUM



Buy one.
Buy both.
Your call.

COMBINED RENTAL INCOME
\$100,000 - \$120,000 PER ANNUM

Executive Summary

ADDRESS

29 WREN ROAD, MOORABBIN 3189

METHOD OF SALE

ON-SITE AUCTION WED 25 FEB AT 3PM

LOCAL COUNCIL

KINGSTON CITY COUNCIL.

ZONING

INDUSTRIAL 1 ZONE (IN1Z)

RENTAL INCOME

\$50,000 - \$60,000* PER ANNUM PLUS GST

PLUS OUTGOINGS



PROPERTY HIGHLIGHTS

- Large warehouse/workshop on 783 sqm (approx.)
- High ceilings and excellent natural light
- Roller door access for deliveries and vehicles
- Two separate offices with window blinds

*Approx.

Pricing excludes GST

Property Overview

Land Size 787sqm approx

Floor Area 534sqm approx

Ceiling Height 7m approx

ESTIMATED OUTGOINGS

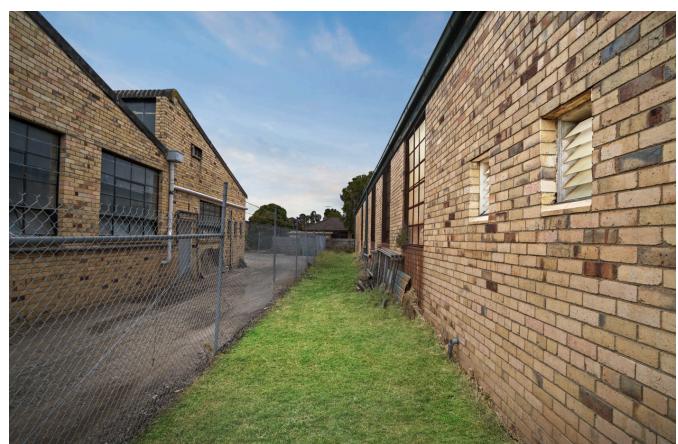
Council Rates \$4,391.38 per annum

Water Rates \$1,325 per annum

Land Tax \$3,459 per annum

RELEVANT SALES

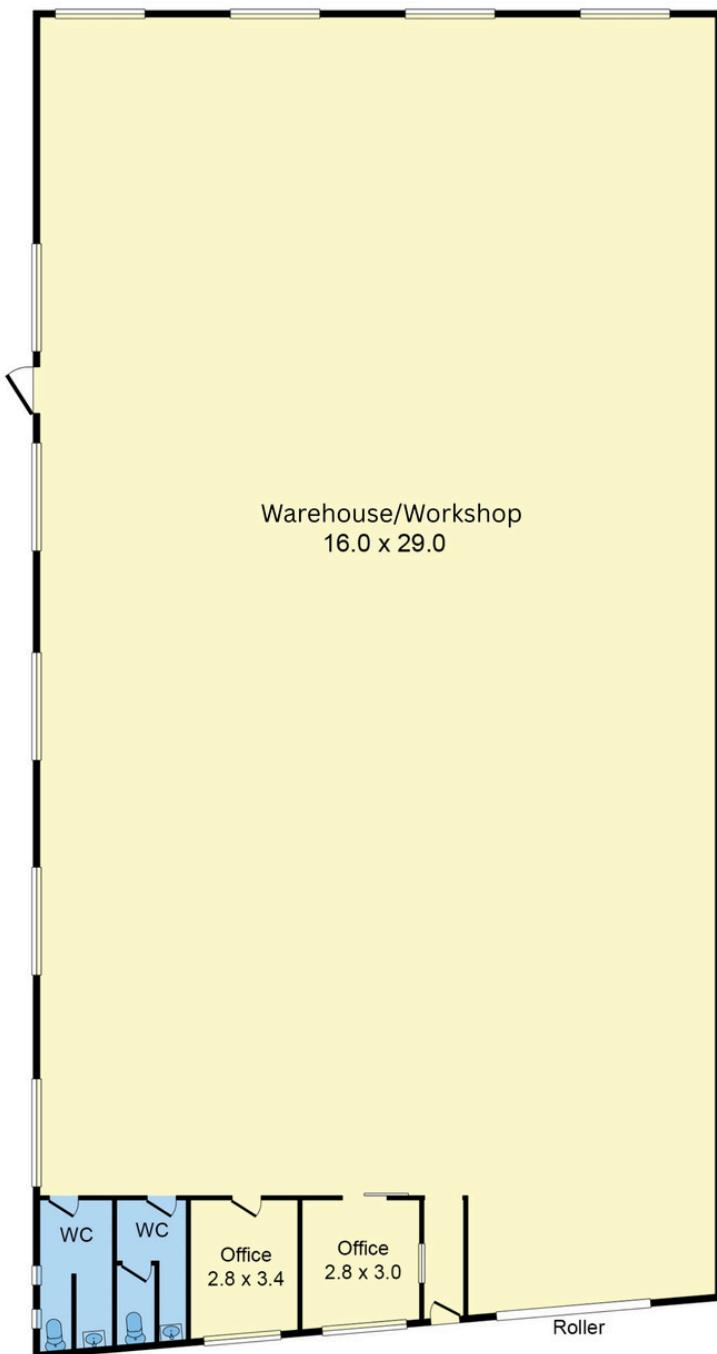
Address	Sale Price	Sale Date	Land Size
14 Roper Street, Moorabbin	\$1,605,000	31 Oct 2024	670sqm
17 Nelson Street, Moorabbin	\$1,400,000	10 Dec 2025	671sqm
8 Horscroft Place, Moorabbin	\$1,750,000	18 Dec 2025	729sqm



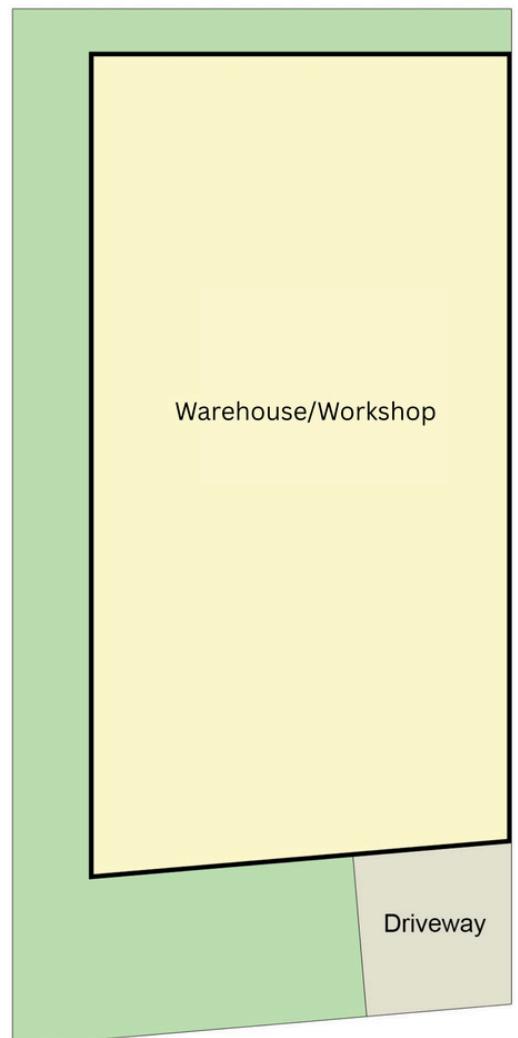
* Approximately

Prospective purchasers conduct due diligence investigations of the property strictly at their own risk and expense and acknowledge the vendor will have no liability in relation to any such expense incurred.

29 Wren Road, Moorabbin



Land Size: 787sqm approx.
Floor Area: 534sqm approx.



Site Plan

Executive Summary

ADDRESS

31 WREN ROAD, MOORABBIN 3189

METHOD OF SALE

ON-SITE AUCTION WED 25 FEB AT 3PM

LOCAL COUNCIL

KINGSTON CITY COUNCIL.

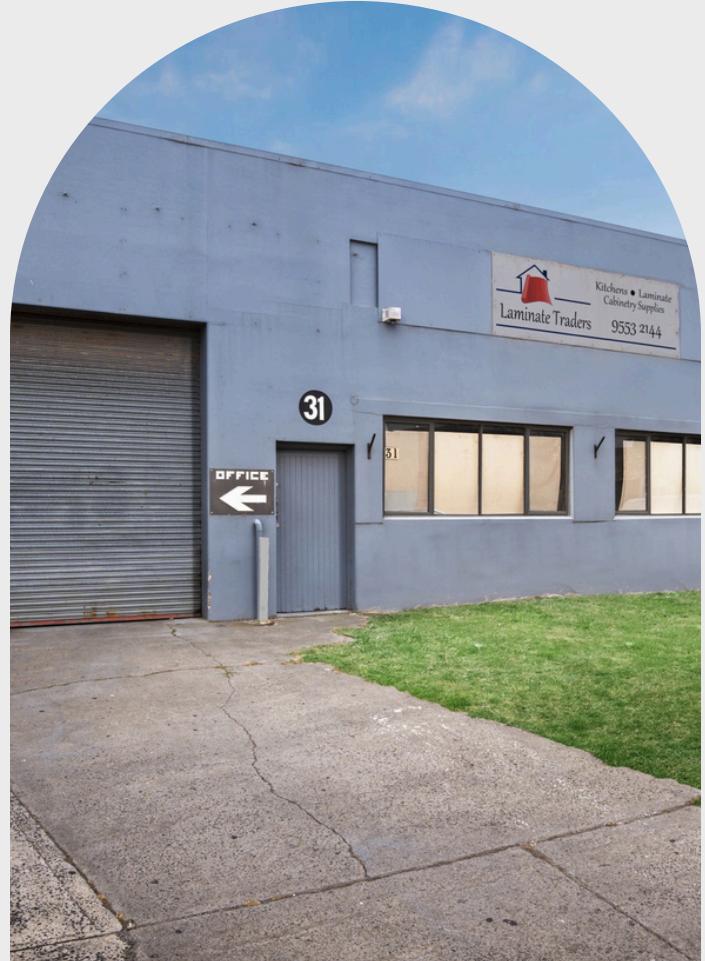
ZONING

INDUSTRIAL 1 ZONE (IN1Z)

RENTAL INCOME OF WHOLE SITE

\$50,000 - \$60,000 PER ANNUM PLUS GST

PLUS OUTGOINGS



PROPERTY HIGHLIGHTS

- Generous 731sqm* land size
- High-clearance warehouse with excellent natural light
- Roller door access and flexible floorplan
- Two offices with blinds and front windows

*Approx.

Pricing excludes GST

Property Overview

Land Size 738sqm approx

Floor Area 473sqm approx

Ceiling Height 7m approx

ESTIMATED OUTGOINGS

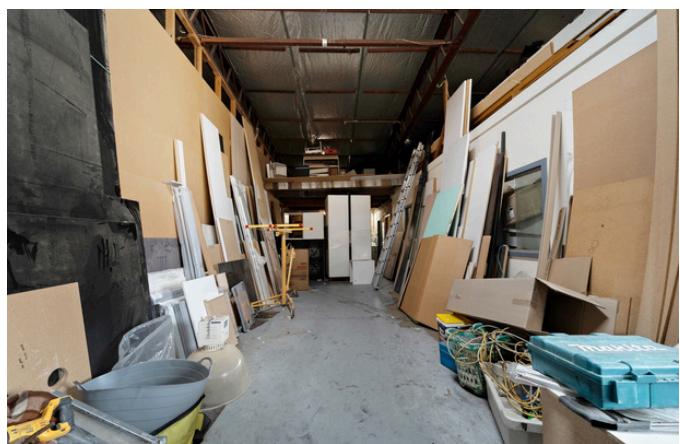
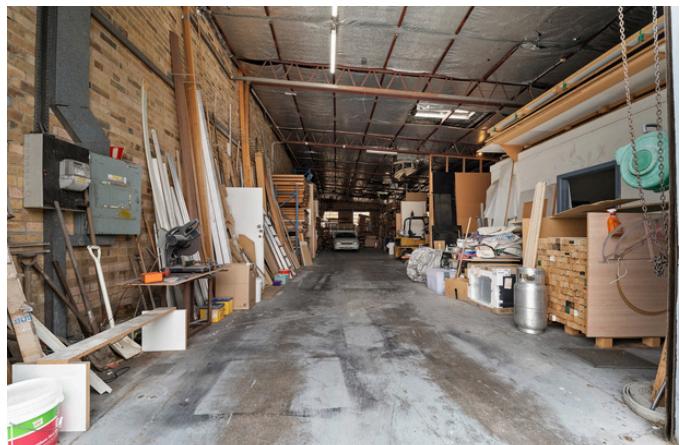
Council Rates \$4,391.38 per annum

Water Rates \$1,325 per annum

Land Tax \$3,000 per annum (approx)

RELEVANT SALES

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31 Wren Road, Moorabbin



Land Size: 738sqm approx.
Floor Area: 473sqm approx.



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Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



The Location

Situated in the heart of Moorabbin's tightly held industrial and commercial precinct, 29 & 31 Wren Road benefit from a strategic position within one of Melbourne's most established inner-south business hubs. Renowned for its strong occupier demand, connectivity and proximity to major arterials, Moorabbin continues to attract a diverse mix of national tenants, owner-occupiers and investors seeking long-term fundamentals and accessibility.

LOCATION HIGHLIGHTS:

- Prime position within Moorabbin's established commercial precinct
- Immediate access to Nepean Highway, Warrigal Road and South Road
- Approx. 15 km from Melbourne CBD
- Proximity to Moorabbin Airport and key freight routes
- Surrounded by strong commercial and industrial amenity
- Well serviced by public transport and local infrastructure

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 29 January 2026 03:06 PM

PROPERTY DETAILS

Address: **29 WREN ROAD MOORABBIN 3189**
Lot and Plan Number: **Lot 22 LP50206**
Standard Parcel Identifier (SPI): **22\LP50206**
Local Government Area (Council): **KINGSTON** www.kingston.vic.gov.au
Council Property Number: **466206**
Planning Scheme: **Kingston** [Planning Scheme - Kingston](#)
Directory Reference: **Melway 78 D6**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

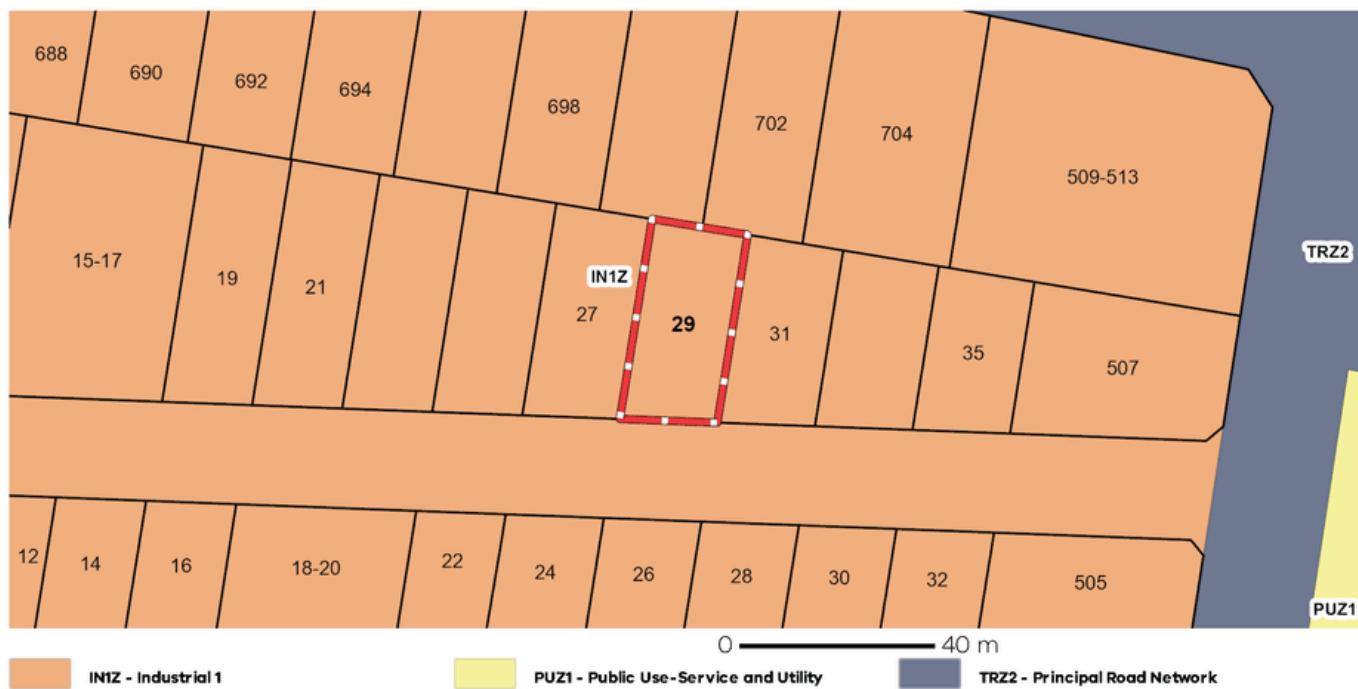
Legislative Council: **SOUTHERN METROPOLITAN**
Legislative Assembly: **BENTLEIGH**
OTHER
Registered Aboriginal Party: **Bunurong Land Council**
Aboriginal Corporation
Fire Authority: **Fire Rescue Victoria**

[View location in VicPlan](#)

Planning Zones

INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 21 January 2026 12:55 PM

PROPERTY DETAILS

Address:	31 WREN ROAD MOORABBIN 3189
Lot and Plan Number:	Lot 21 LP50206
Standard Parcel Identifier (SPI):	21\LP50206
Local Government Area (Council):	KINGSTON
Council Property Number:	466207
Planning Scheme:	Kingston
Directory Reference:	Melway 78 D6
	Planning Scheme - Kingston

UTILITIES

Rural Water Corporation:	Southern Rural Water
Melbourne Water Retailer:	South East Water
Melbourne Water:	Inside drainage boundary
Power Distributor:	UNITED ENERGY

STATE ELECTORATES

Legislative Council:	SOUTHERN METROPOLITAN
Legislative Assembly:	BENTLEIGH
	OTHER
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Fire Authority:	Fire Rescue Victoria

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Planning Zones

INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)



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Your Selling Agents



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