



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



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

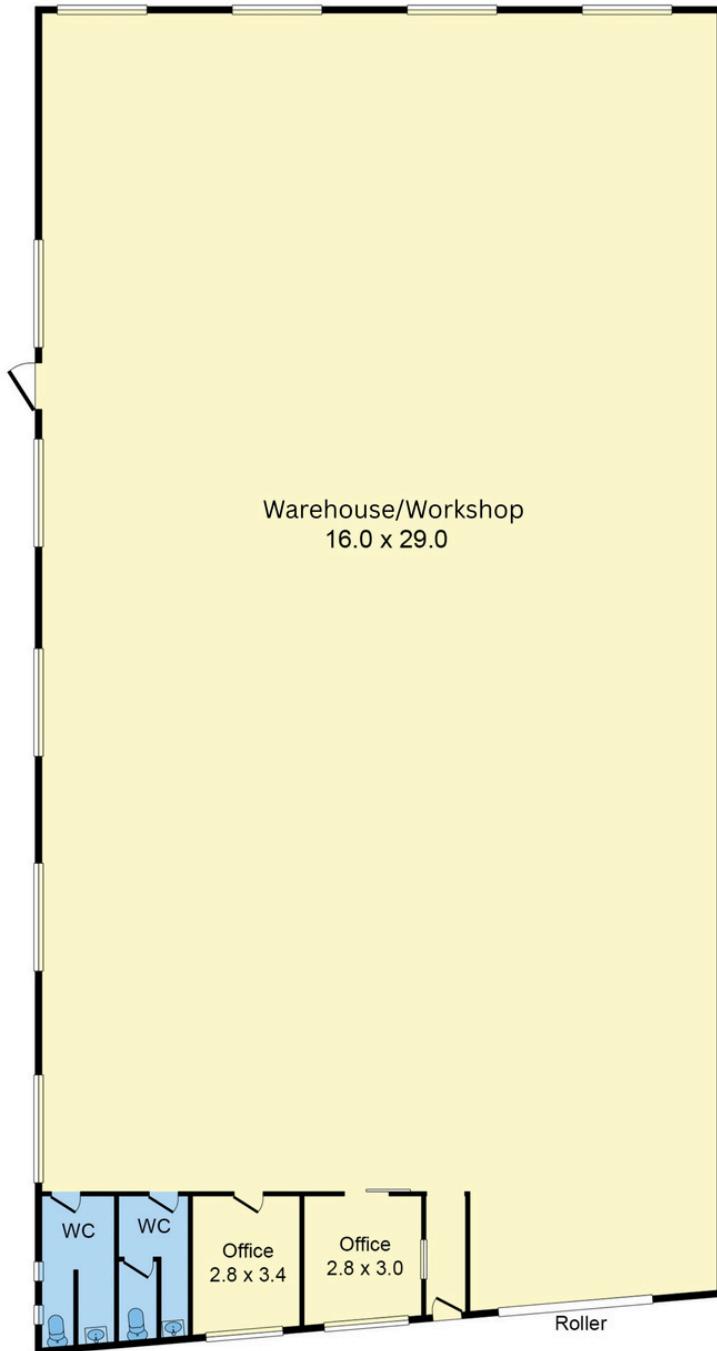
RELEVANT SALES

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

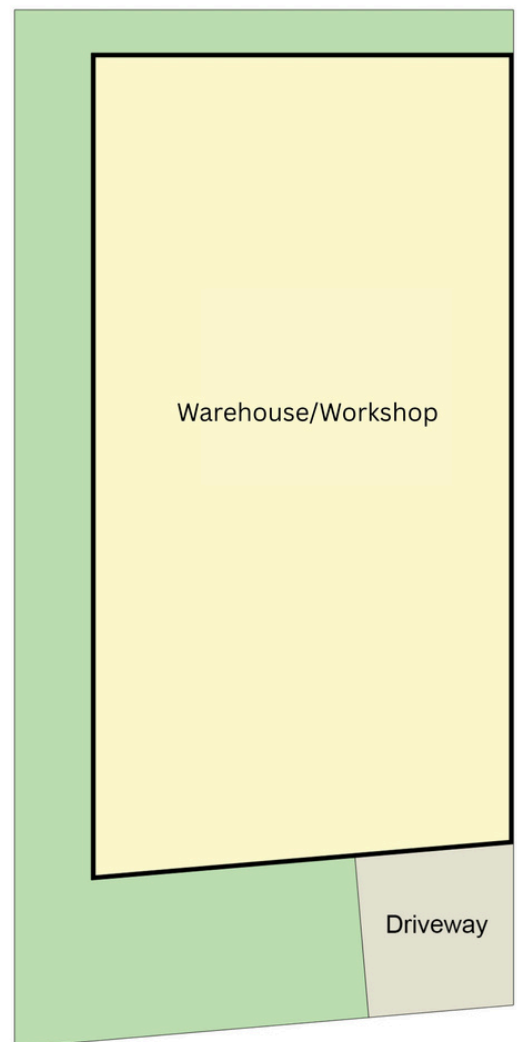


* Approximately
Prospective purchasers conduct due diligence investigations of the property strictly at their own risk and expense and acknowledge the vendor will have no liability in relation to any such expense incurred.

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



Property Overview

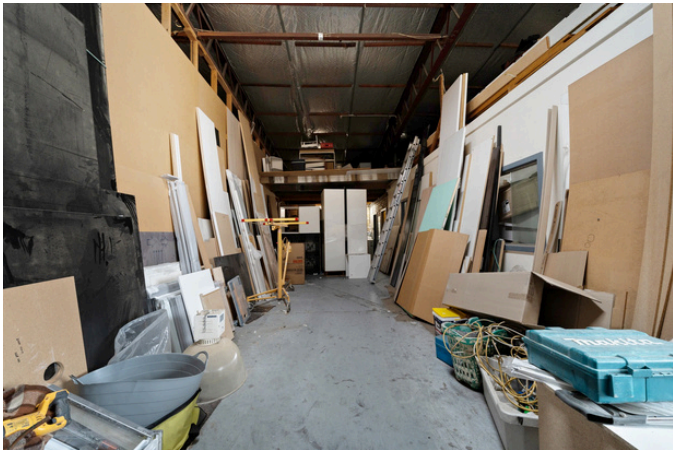
Land Size	738sqm approx
Floor Area	473sqm approx
Ceiling Height	7m approx

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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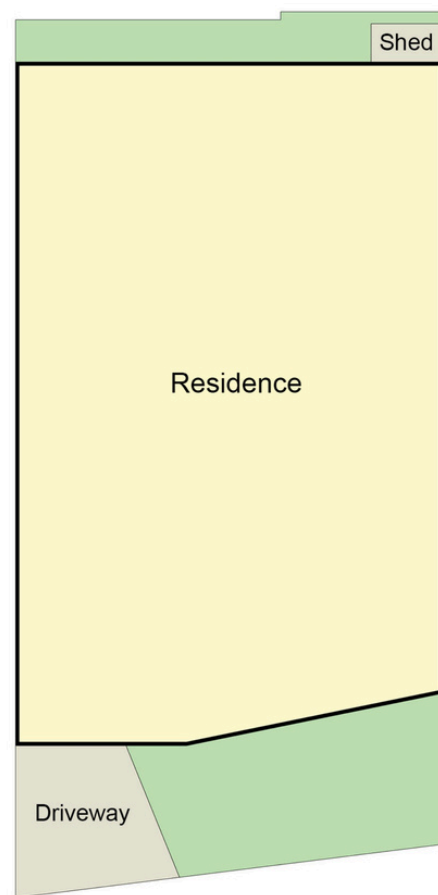
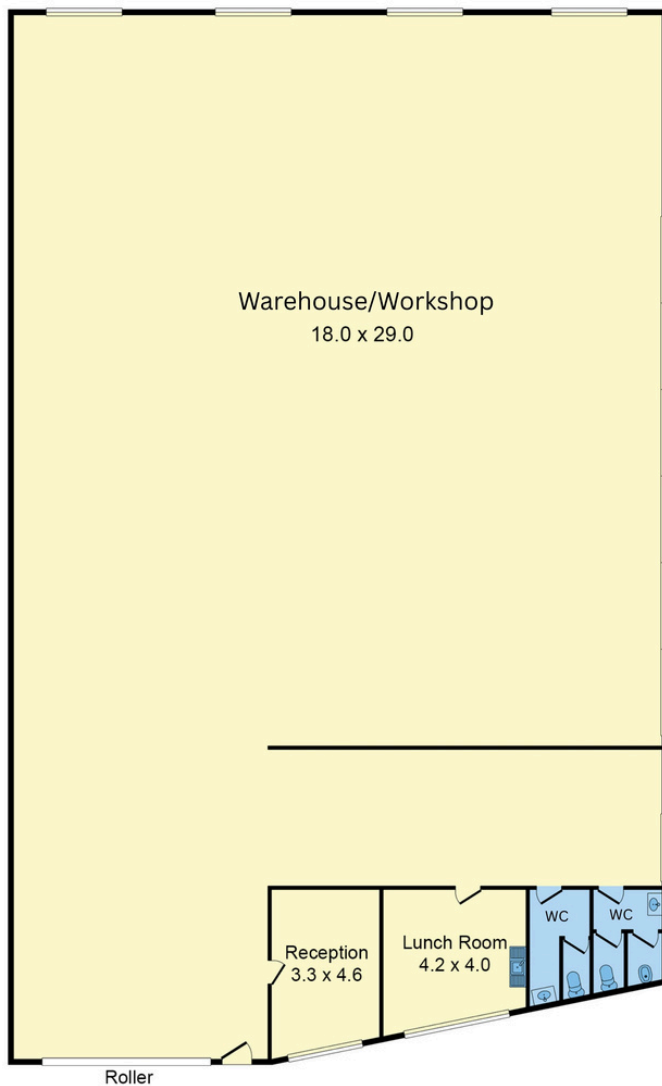


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31 Wren Road, Moorabbin



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



Site Plan



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**
Council Property Number: **466206**
Planning Scheme: **Kingston**
Directory Reference: **Melway 78 D6**

www.kingston.vic.gov.au

[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

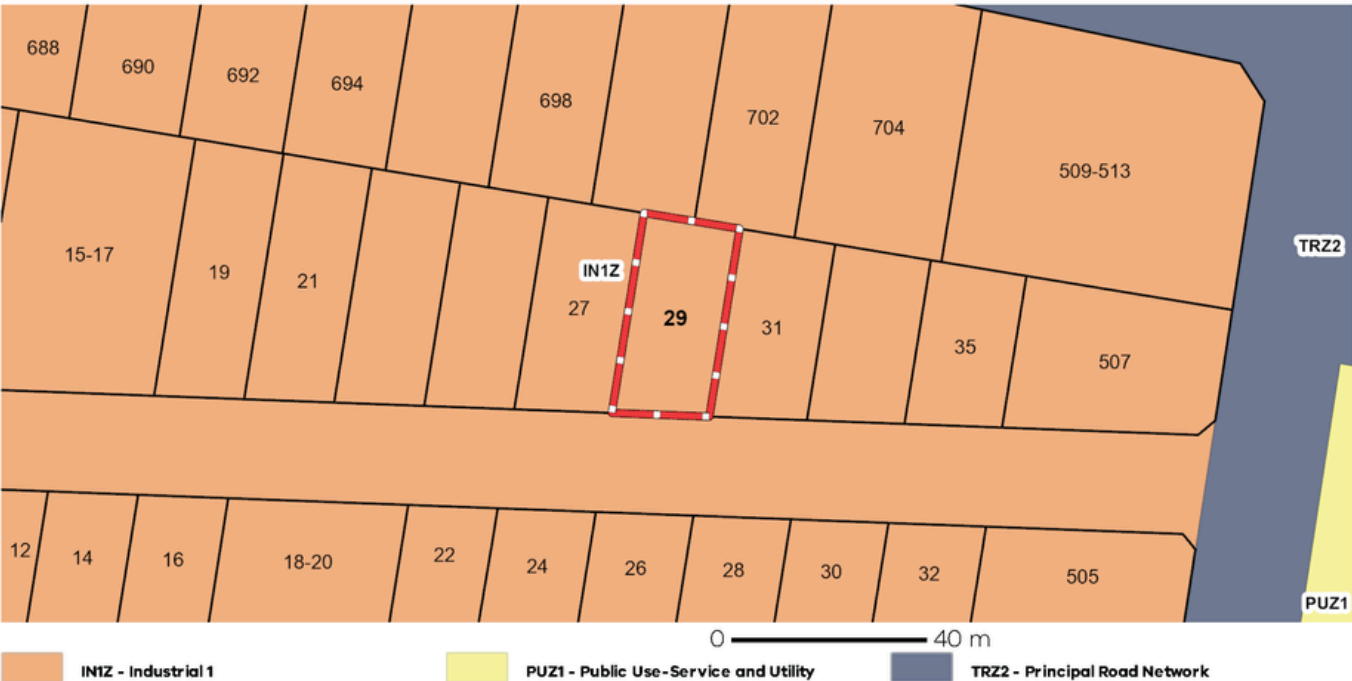
Legislative Council: **SOUTHERN METROPOLITAN**
Legislative Assembly: **BENTLEIGH**
OTHER
Registered Aboriginal Party: **Bunurong Land Council**
Aboriginal Corporation
Fire Authority: **Fire Rescue Victoria**

[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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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).

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**

www.kingston.vic.gov.au

[Planning Scheme - Kingston](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
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Your Selling Agents



Paul Allica

Licensed Estate Agent

0490 794 122

paul.allica@raywhite.com

Ray White The Bayside Group

03 9584 8288

raywhitethebaysidegroup.com.au