

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.65m**

Quarterly Price Change

**1.41% ↑**

## Median Unit Price\*

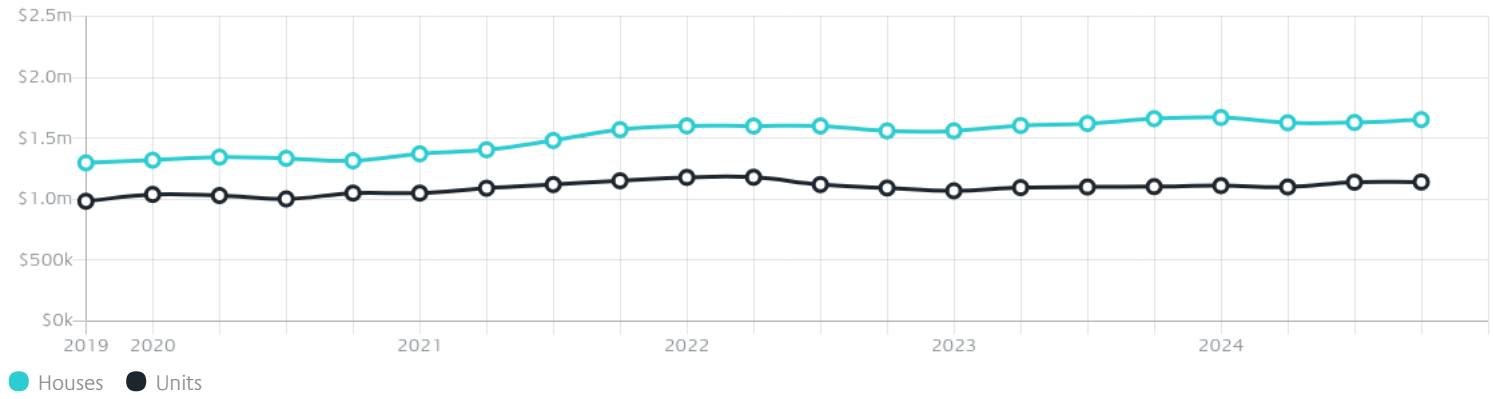
Median

**\$1.14m**

Quarterly Price Change

**0.11% ↑**

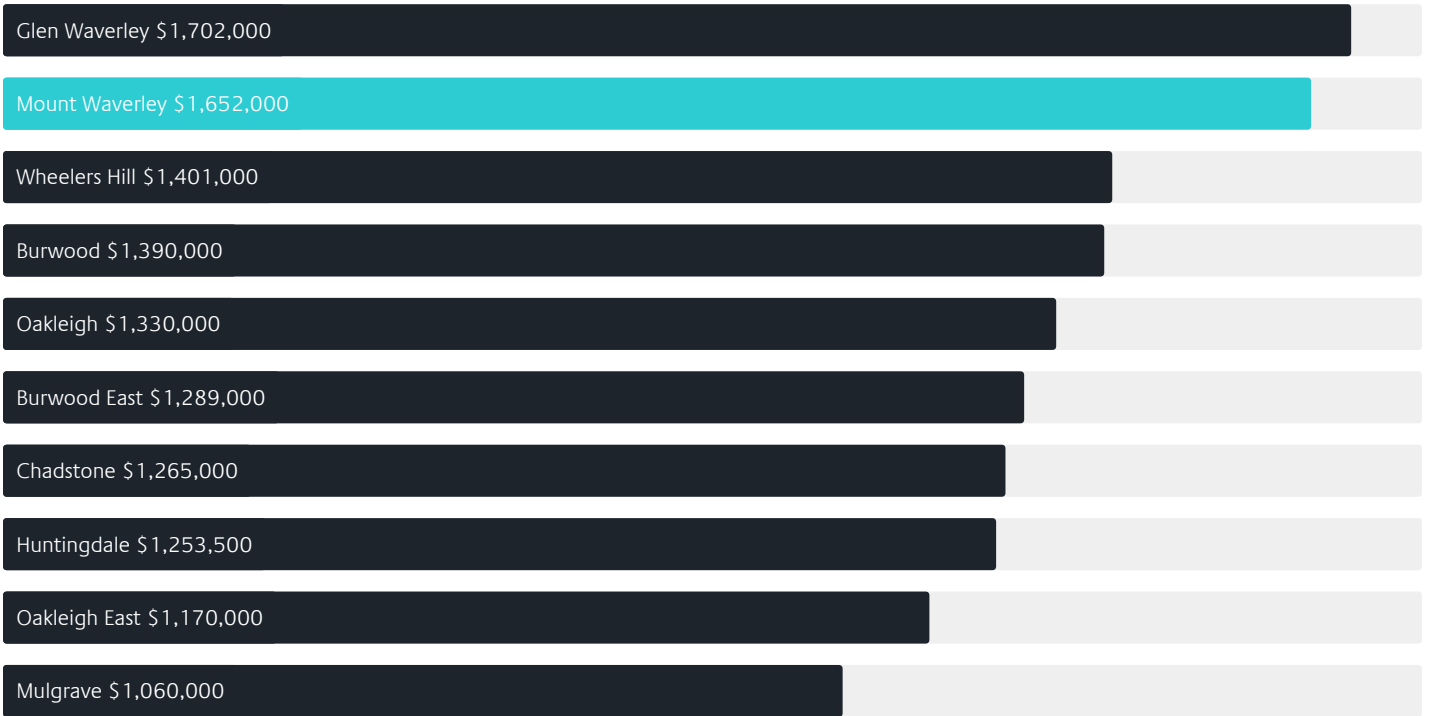
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 80%  
● Private 20%

## Auction Clearance Rate<sup>\*</sup>

85.42%

## Median Days on Market<sup>^</sup>

29 days

## Average Hold Period<sup>\*</sup>

6.8 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



● Owned Outright 45% ● Mortgaged 34% ● Rented 21%

## Population<sup>^</sup>

35,340

## Median Asking Rent per week<sup>\*</sup>

\$700

## Population Growth<sup>^</sup>

5.14%

## Rental Yield<sup>\*</sup>

2.18%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>













2.7 people

# Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 7 Dean Av Mount Waverley	3	House	\$1,210,000	30 Mar 2025
 14 Birralee St Mount Waverley	4	House	\$2,180,000	29 Mar 2025
 292 Huntingdale Rd Mount Waverley	3	House	\$1,265,000	29 Mar 2025
 2/16 Waimarie Dr Mount Waverley	4	Townhouse	\$1,445,800	29 Mar 2025
 1 Marie Ct MOUNT WAVERLEY	3	House	\$1,595,000	29 Mar 2025
 2/17 Forster Rd Mount Waverley	3	Townhouse	\$1,072,000	29 Mar 2025
 36 Sherwood Rd Mount Waverley	3	House	\$1,504,000	29 Mar 2025
 151 Ferntree Gully Rd Mount Waverley	6	Unit	\$1,575,000	25 Mar 2025
 7 Sesame St Mount Waverley	6	House	\$3,401,000	24 Mar 2025
 1/85 Headingley Rd Mount Waverley	3	Unit	\$1,070,000	22 Mar 2025
 21 Clarke Pl Mount Waverley	5	House	\$2,210,000	22 Mar 2025
 18 Bradstreet Rd Mount Waverley	4	House	\$1,506,000	22 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 54 Outlook Rd Mount Waverley	4	House	\$1,566,000	22 Mar 2025
 2/7 Charlton St Mount Waverley	3	Unit	\$1,461,000	22 Mar 2025
 36 Sadie St Mount Waverley	5	House	\$1,440,000	22 Mar 2025
 56 Howard Av Mount Waverley	4	House	\$1,600,000	22 Mar 2025
 4 Nellie Ct Mount Waverley	4	House	\$2,515,000	22 Mar 2025
 3 Jack St Mount Waverley	3	House	\$2,210,000	22 Mar 2025
 25 Cinnabar Av Mount Waverley	4	House	\$1,500,000	21 Mar 2025
 1/16 Elm Gr Mount Waverley	3	Townhouse	\$1,020,000	21 Mar 2025
 2/8 Lee Av Mount Waverley	3	Unit	\$1,247,000	20 Mar 2025
 2/5 Irving St Mount Waverley	2	Unit	\$782,000	20 Mar 2025
 2/37 Windsor Av Mount Waverley	3	Unit	\$1,036,000	15 Mar 2025
 2/16 Kingston St Mount Waverley	2	Unit	\$732,000	15 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Muir St Mount Waverley	3	House	\$1,751,000	15 Mar 2025
 32 Damon Rd Mount Waverley	3	House	\$1,305,000	15 Mar 2025
 13 Bennett Av Mount Waverley	3	House	\$1,850,000	11 Mar 2025
 135 Blackburn Rd Mount Waverley	5	House	\$1,600,000	09 Mar 2025
 34 Cratloe Rd Mount Waverley	3	House	\$3,650,000	08 Mar 2025
 35 Norray Av Mount Waverley	4	House	\$1,938,000	08 Mar 2025
 17 Hillside Rd Mount Waverley	3	House	\$1,721,000	08 Mar 2025
 14 Melissa St Mount Waverley	3	House	\$1,380,000	01 Mar 2025
 50 Swayfield Rd Mount Waverley	3	House	\$1,500,000	01 Mar 2025
 1/11 Wallabah St Mount Waverley	4	Townhouse	\$1,505,000	01 Mar 2025
 53 Josephine Av Mount Waverley	5	House	\$2,760,000	01 Mar 2025
 2/40 Kemp Av Mount Waverley	2	Unit	\$1,160,000	01 Mar 2025



[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.