

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.65m**

Quarterly Price Change

**1.41% ↑**

## Median Unit Price\*

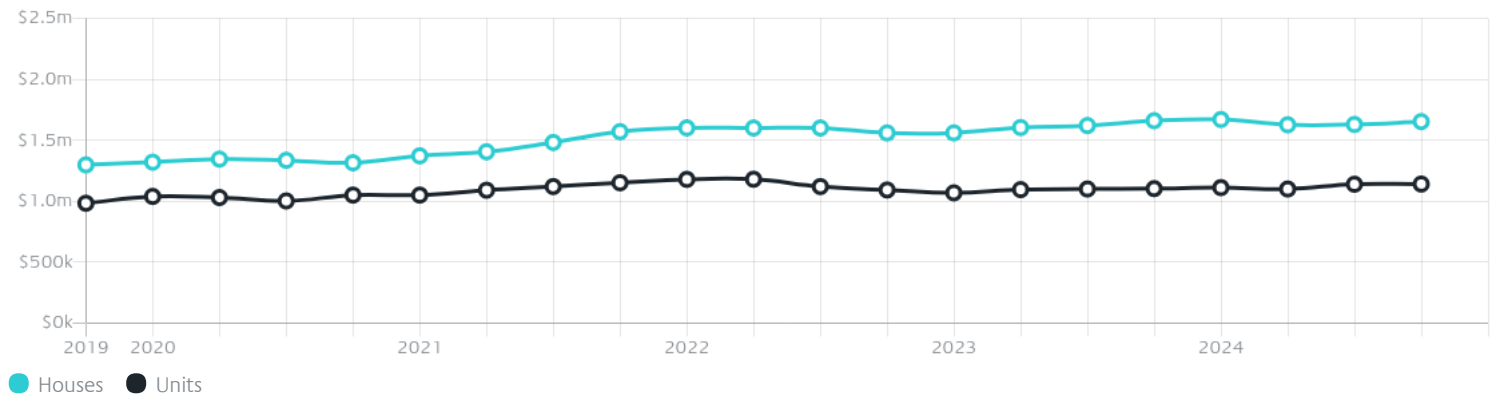
Median

**\$1.14m**

Quarterly Price Change

**0.11% ↑**

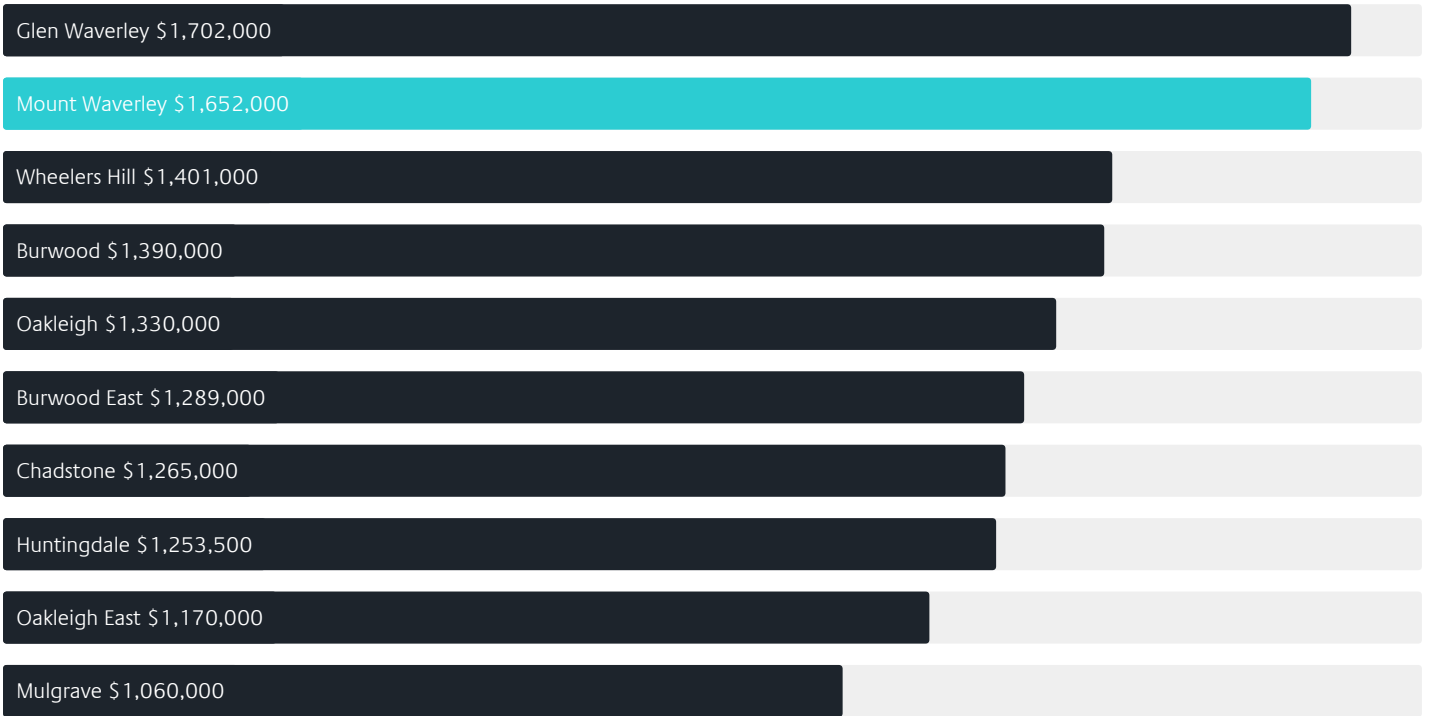
## Quarterly Price Change\*



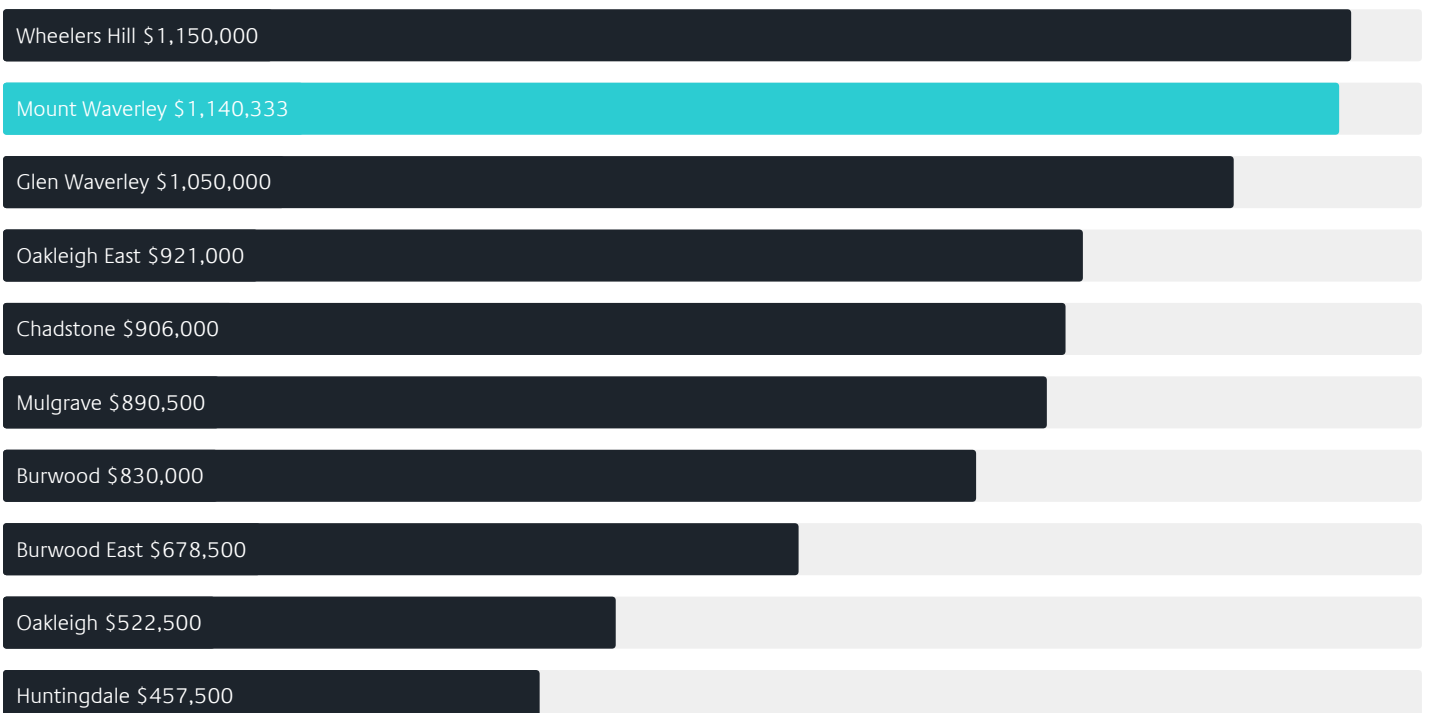
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 59%  
● Private 41%

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

83.75%

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

30 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>



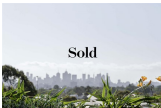









40 years

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









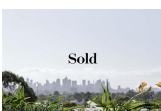



2.7 people

# Sold Properties~









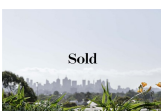
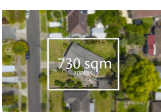


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 29 Hansen St Mount Waverley	3	House	\$1,609,999	16 Jan 2025
 1/52 Virginia St Mount Waverley	3	Unit	\$1,580,000	23 Dec 2024
 Sold 3 Debbie St Mount Waverley	3	House	\$1,550,000	23 Dec 2024
 10 Aldrin Dr Mount Waverley	3	House	\$1,575,000	22 Dec 2024
 2/6 Charles St Mount Waverley	3	Unit	\$1,150,000	21 Dec 2024
 29 Mummery St Mount Waverley	3	House	\$2,061,000	21 Dec 2024
 3/10 Avondale Gr Mount Waverley	4	Townhouse	\$1,430,000	19 Dec 2024
 6/17 Forster Rd Mount Waverley	3	Townhouse	\$990,000	19 Dec 2024
 6 Esperance Rd Mount Waverley	4	House	\$1,652,000	14 Dec 2024
 8 Wills Av Mount Waverley	3	House	\$1,610,000	14 Dec 2024
 8/2 Gowan Rd Mount Waverley	2	Unit	\$805,000	14 Dec 2024
 568c Huntingdale Rd Mount Waverley	3	Townhouse	\$1,009,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Snead Ct Mount Waverley	4	House	\$1,388,888	14 Dec 2024
 1 Oakdene Ct Mount Waverley	6	House	\$2,110,000	14 Dec 2024
 1/13-15 Amber Gr Mount Waverley	4	Townhouse	\$1,620,000	14 Dec 2024
 1/576 Huntingdale Rd Mount Waverley	3	Unit	\$910,000	11 Dec 2024
 2/8 Gwynne St Mount Waverley	3	Flat/Unit/Apartment	\$1,250,000	11 Dec 2024
 26 Marsham Rd Mount Waverley	3	House	\$1,630,000	09 Dec 2024
 12 Fairway Av Mount Waverley	5	House	\$1,385,000	09 Dec 2024
 25 Swayfield Rd Mount Waverley	3	House	\$1,500,000	09 Dec 2024
 <b>Sold</b> 22 Amber Gr Mount Waverley	4	House	\$1,980,000	09 Dec 2024
 30 Leyland Rd Mount Waverley	5	House	\$2,200,000	07 Dec 2024
 1/26 Hayfield Rd Mount Waverley	4	Townhouse	\$1,771,000	07 Dec 2024
 1/40 Darbyshire Rd Mount Waverley	3	Unit	\$982,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/30 Torroodun St Mount Waverley	3	Unit	\$895,000	07 Dec 2024
 73 Larch Cr Mount Waverley	3	House	\$1,753,000	07 Dec 2024
 13 Highclere Av Mount Waverley	3	House	\$1,220,000	07 Dec 2024
 11 Lucerne St Mount Waverley	2	Unit	\$839,500	07 Dec 2024
 23 Adelaide Av Mount Waverley	3	House	\$2,078,000	07 Dec 2024
 2/265 Lawrence Rd Mount Waverley	3	Unit	\$992,000	07 Dec 2024
 23 Walker Rd Mount Waverley	4	House	\$1,760,000	07 Dec 2024
 6 Corowa Ct Mount Waverley	5	House	\$1,650,000	07 Dec 2024
 26 The Highway Mount Waverley	4	House	\$2,202,000	06 Dec 2024
 11 Andrew St Mount Waverley	3	House	\$1,550,000	04 Dec 2024
 1/22 Marsham Rd Mount Waverley	3	Unit	\$1,350,000	03 Dec 2024
 1/5 Edna St Mount Waverley	3	Flat/Unit/Apartment	\$1,080,000	03 Dec 2024



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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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