

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.63m

Quarterly Price Change

-1.27% ↓

Median Unit Price*

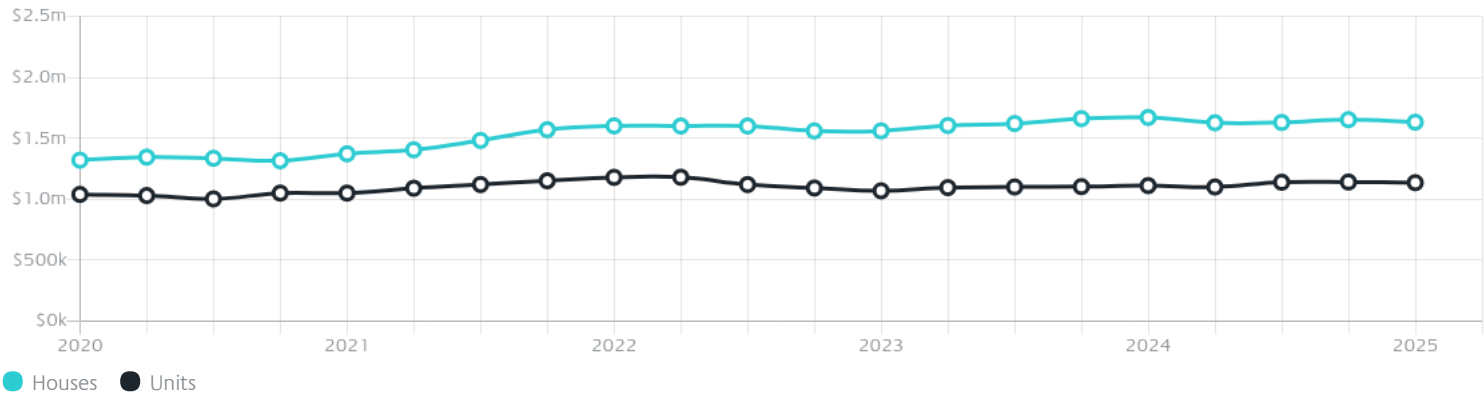
Median

\$1.14m

Quarterly Price Change

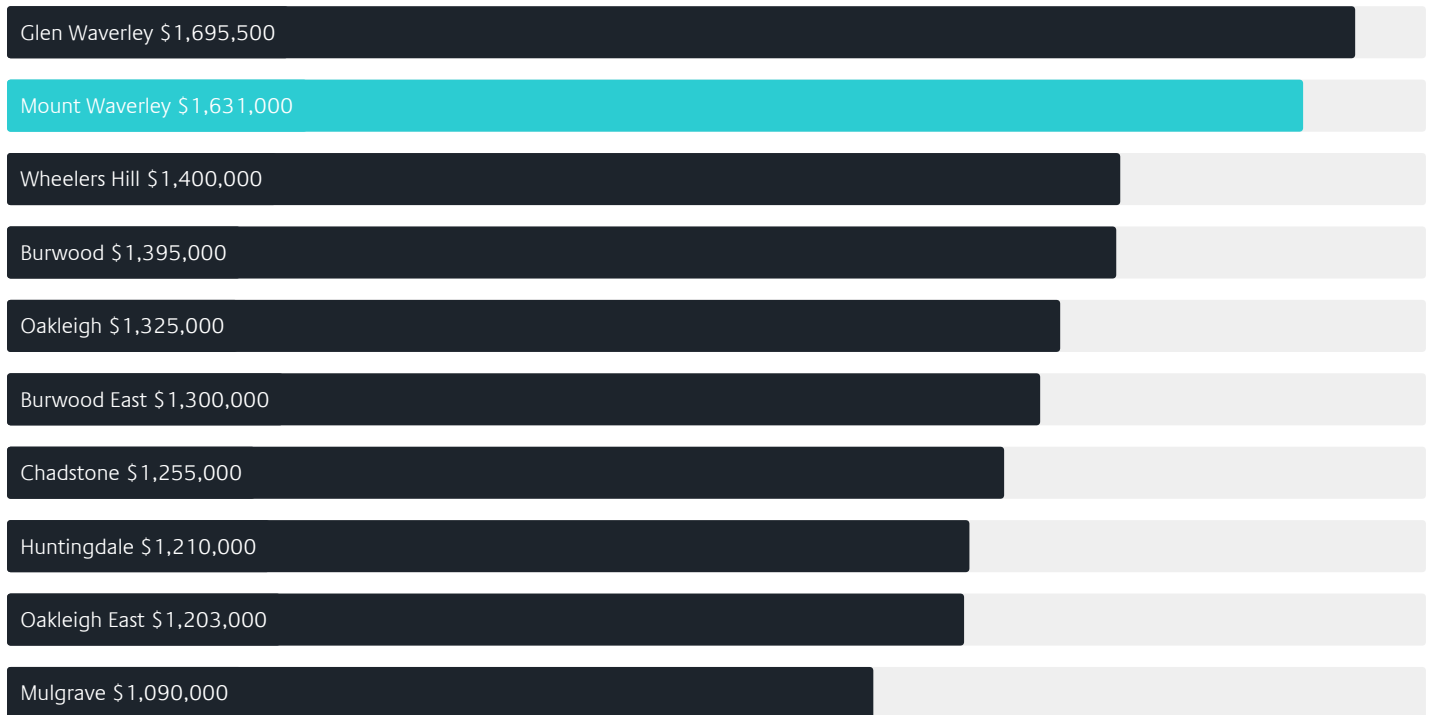
-0.49% ↓

Quarterly Price Change*

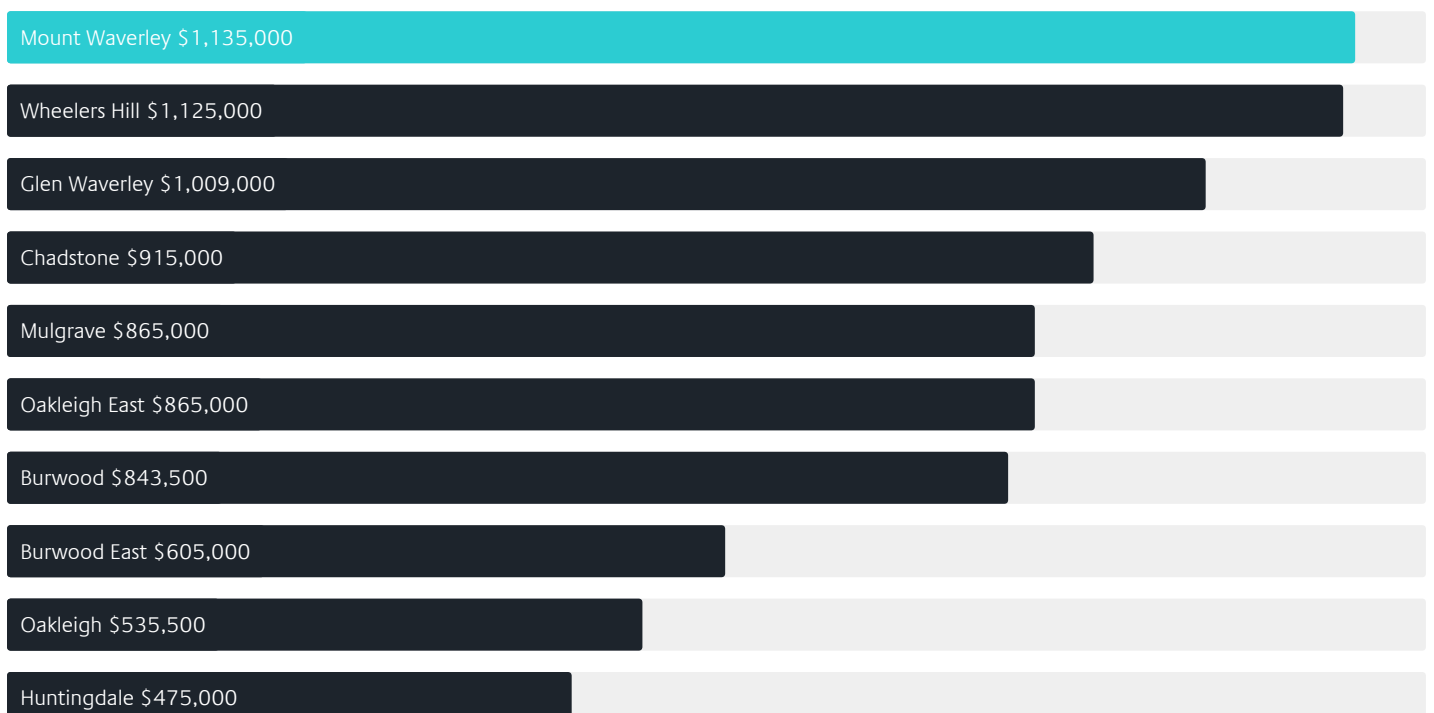


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 69%
● Private 31%

Auction Clearance Rate^{*}

81.1%

Median Days on Market[^]

29 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 69% ● Units 31%

Ownership[^]



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

Population[^]

35,340

Median Asking Rent per week^{*}

\$700

Population Growth[^]

5.14%

Rental Yield^{*}

2.18%

Median Age[^]






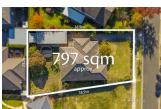






40 years

Median Household Size[^]









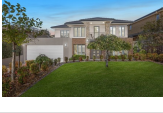
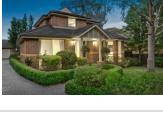


2.7 people

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

Address	Bedrooms	Type	Price	Sold
 2/7 Briggs St Mount Waverley	3	Townhouse	\$1,220,000	30 Jun 2025
 2/73 Stanley Av Mount Waverley	3	Townhouse	\$1,165,000	28 Jun 2025
 24 Lynden Gr Mount Waverley	5	House	\$2,041,000	28 Jun 2025
 7 Joy St Mount Waverley	4	House	\$1,771,000	28 Jun 2025
 27 Lemana Cr Mount Waverley	5	House	\$2,800,000	28 Jun 2025
 13 Kiers Av Mount Waverley	4	House	\$1,748,000	28 Jun 2025
 1/228 Highbury Rd Mount Waverley	4	Townhouse	\$1,099,000	28 Jun 2025
 7a Woodstock Rd Mount Waverley	3	House	\$1,589,000	28 Jun 2025
 3/4 Cora Ct Mount Waverley	4	Townhouse	\$1,270,000	28 Jun 2025
 7c Mclochlan St Mount Waverley	4	House	\$1,455,000	28 Jun 2025
 271 Waverley Rd Mount Waverley	4	House	\$1,385,000	28 Jun 2025
 3/35 Solomon St Mount Waverley	3	Townhouse	\$955,000	24 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 90 Lechte Rd Mount Waverley	4	House	\$1,755,000	24 Jun 2025
 42 Cratloe Rd Mount Waverley	5	House	\$1,560,000	23 Jun 2025
 554 Huntingdale Rd Mount Waverley	3	House	\$1,181,000	21 Jun 2025
 1/394 Highbury Rd Mount Waverley	4	Townhouse	\$1,595,000	21 Jun 2025
 23 Bennett Av Mount Waverley	4	House	\$1,930,000	20 Jun 2025
 2/6 Briggs St Mount Waverley	4	Townhouse	\$1,309,000	15 Jun 2025
 1/28 Darbyshire Rd Mount Waverley	3	House	\$1,239,000	14 Jun 2025
 2/308 Highbury Rd Mount Waverley	3	House	\$1,210,000	14 Jun 2025
 24 Irving St Mount Waverley	5	House	\$3,020,000	14 Jun 2025
 4/7 Devon Ct Mount Waverley	3	Townhouse	\$1,226,000	14 Jun 2025
 83 Therese Av MOUNT WAVERLEY	4	House	\$1,340,800	14 Jun 2025
 257 Lawrence Rd Mount Waverley	5	House	\$2,601,000	14 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/474-476 Waverley Rd Mount Waverley	2	Unit	\$790,000	14 Jun 2025
 2/13 Illuka Cr Mount Waverley	3	Unit	\$1,112,000	14 Jun 2025
 7a Hayfield Rd Mount Waverley	4	House	\$1,906,000	12 Jun 2025
 4/14-18 Sesame St Mount Waverley	3	Townhouse	\$1,190,000	12 Jun 2025
 2/395 Stephenson Rd Mount Waverley	3	Unit	\$1,403,000	07 Jun 2025
 32 Alice St Mount Waverley	2	House	\$1,551,500	07 Jun 2025
 3/37 Larch Cr Mount Waverley	4	Townhouse	\$1,585,000	07 Jun 2025
 30 Regent St Mount Waverley	4	House	\$1,758,800	06 Jun 2025
 2/4 Windsor Av MOUNT WAVERLEY	2	Apartment	\$651,000	05 Jun 2025
 2/37 Larch Cr Mount Waverley	4	Unit	\$1,460,000	04 Jun 2025
 218/436-442 Huntingdale Rd Mount Waverley	2	Apartment	\$470,000	03 Jun 2025
 10 Janfourd Ct Mount Waverley	5	House	\$1,480,000	02 Jun 2025



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Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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