

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.65m

Quarterly Price Change

1.41% ↑

Median Unit Price*

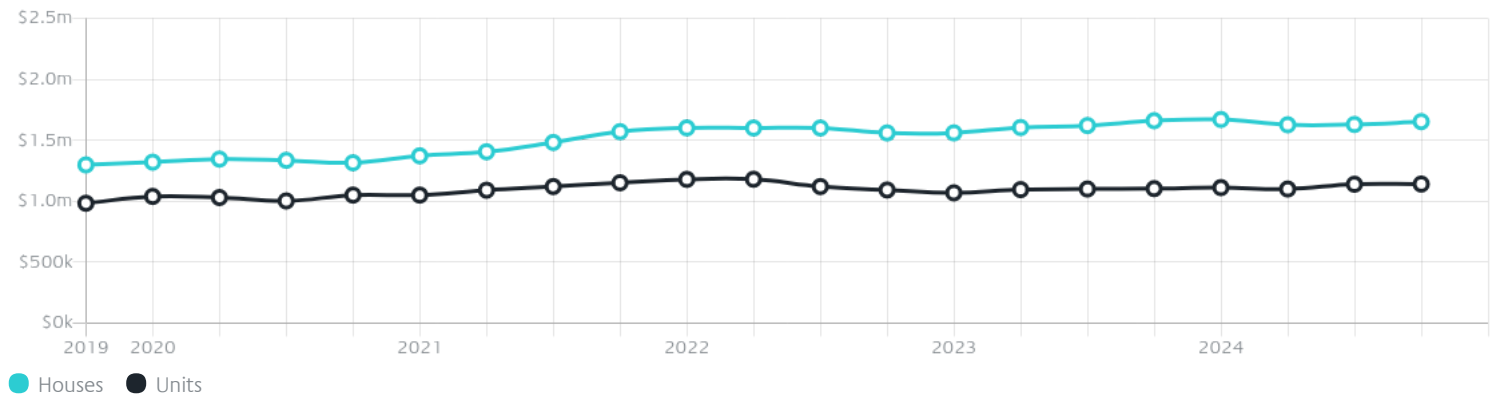
Median

\$1.14m

Quarterly Price Change

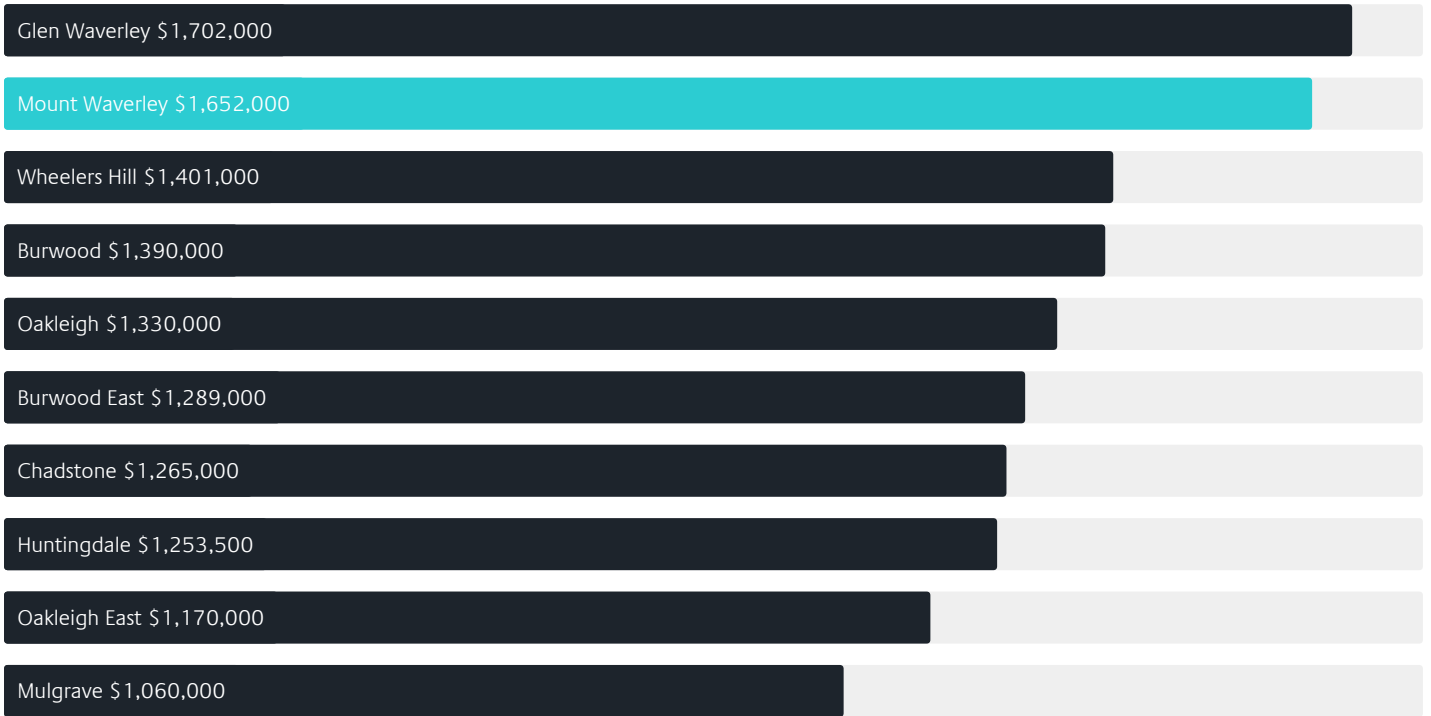
0.11% ↑

Quarterly Price Change*

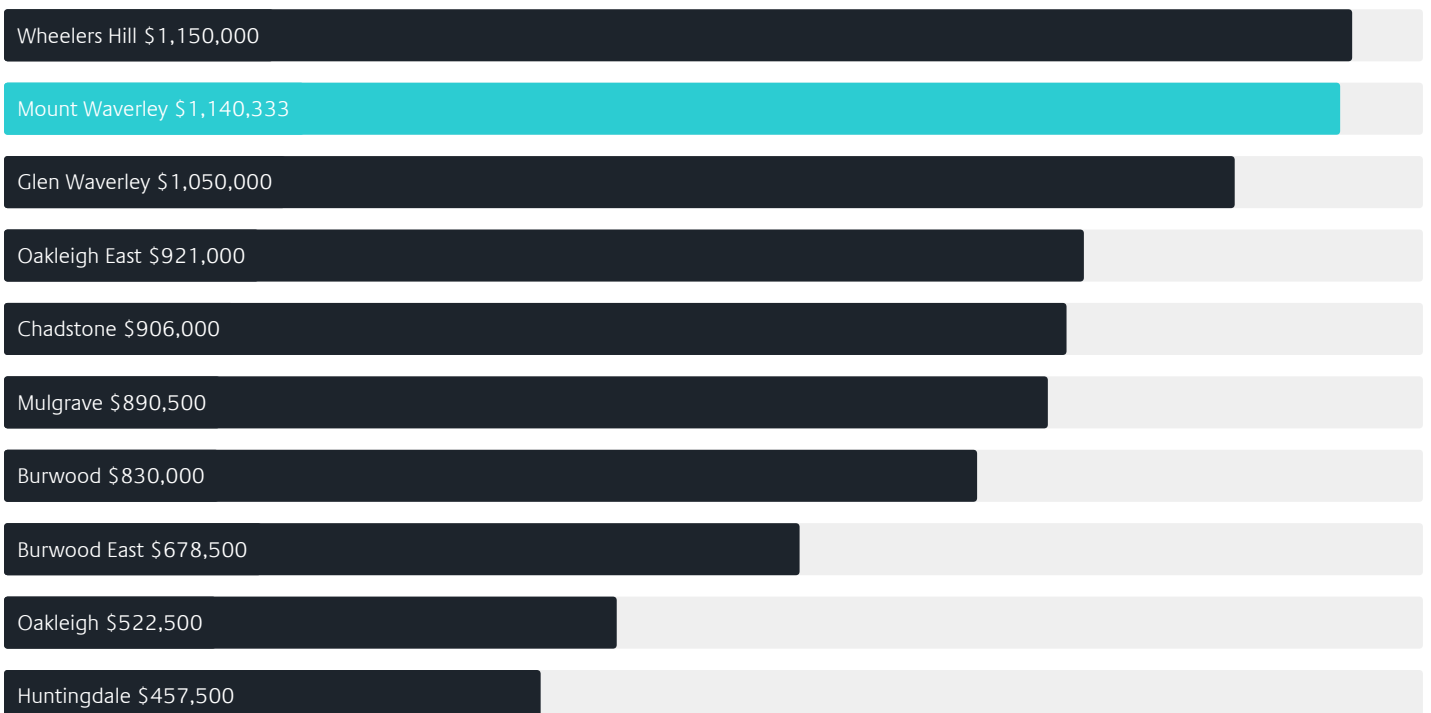


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 61%
● Private 39%

Auction Clearance Rate^{*}

86.67%

Median Days on Market[^]

31 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[^]








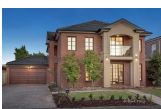

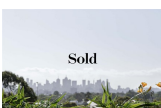


40 years

Median Household Size[^]













2.7 people

Sold Properties~




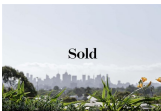








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 8 Darbyshire Rd Mount Waverley	5	House	\$1,600,000	27 Feb 2025
 3/6 Hillview Av Mount Waverley	3	Unit	\$1,005,000	22 Feb 2025
 1/14 William St Mount Waverley	3	Townhouse	\$1,400,000	22 Feb 2025
 292 Lawrence Rd Mount Waverley	5	House	\$1,920,000	22 Feb 2025
 3/16-18 Lee Av Mount Waverley	3	Unit	\$930,000	22 Feb 2025
 9 St Cloud Ct Mount Waverley	3	House	\$1,415,000	22 Feb 2025
 5a Jacqueline Rd Mount Waverley	5	Townhouse	\$1,545,000	22 Feb 2025
 14 Joy St Mount Waverley	5	House	\$2,395,000	19 Feb 2025
 8 Albert St Mount Waverley	3	House	\$1,968,000	15 Feb 2025
 Sold 524 Waverley Rd Mount Waverley	3	House	\$1,360,000	15 Feb 2025
 2 Dargo Ct Mount Waverley	6	House	\$1,790,000	15 Feb 2025
 13 Pindan Ct Mount Waverley	4	House	\$1,472,816	15 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 48 Alice St Mount Waverley	5	House	\$2,000,000	13 Feb 2025
 3/344-346 Waverley Rd Mount Waverley	2	Unit	\$690,000	11 Feb 2025
 294 Lawrence Rd Mount Waverley	5	House	\$1,950,000	10 Feb 2025
 7 Glendowan Rd Mount Waverley	5	House	\$1,731,000	10 Feb 2025
 46 Winbourne Rd MOUNT WAVERLEY	3	House	\$2,207,000	08 Feb 2025
 81 Hilton St Mount Waverley	6	House	\$3,505,000	08 Feb 2025
 1 Carinya Ct Mount Waverley	5	House	\$1,618,000	08 Feb 2025
 18 Outlook Rd Mount Waverley 734m	2	House	\$1,450,000	06 Feb 2025
 4 Bishop Ct Mount Waverley	6	House	\$2,351,000	05 Feb 2025
 1a Pamela St Mount Waverley	3	Unit	\$1,070,000	03 Feb 2025
 2B McLaren St Mount Waverley	4	House	\$1,352,000	01 Feb 2025
 29 Hansen St Mount Waverley	3	House	\$1,609,999	16 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Huntingtower Cr Mount Waverley	5	House	\$1,830,000	15 Jan 2025
 2/23 Park Rd Mount Waverley	5	Townhouse	\$1,660,000	14 Jan 2025
 3/4 Cameron St Mount Waverley	2	Unit	\$728,300	07 Jan 2025
 3 Debbie St Mount Waverley	3	House	\$1,550,000	23 Dec 2024
 1/52 Virginia St Mount Waverley	3	Unit	\$1,580,000	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
 34 Kay St Mount Waverley	4	House	\$1,286,000	16 Dec 2024
 3 Alluvium Way Mount Waverley	4	House	\$1,350,000	14 Dec 2024

Jellis Craig

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jellisraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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