

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.63m

Quarterly Price Change

-1.27% ↓

Median Unit Price*

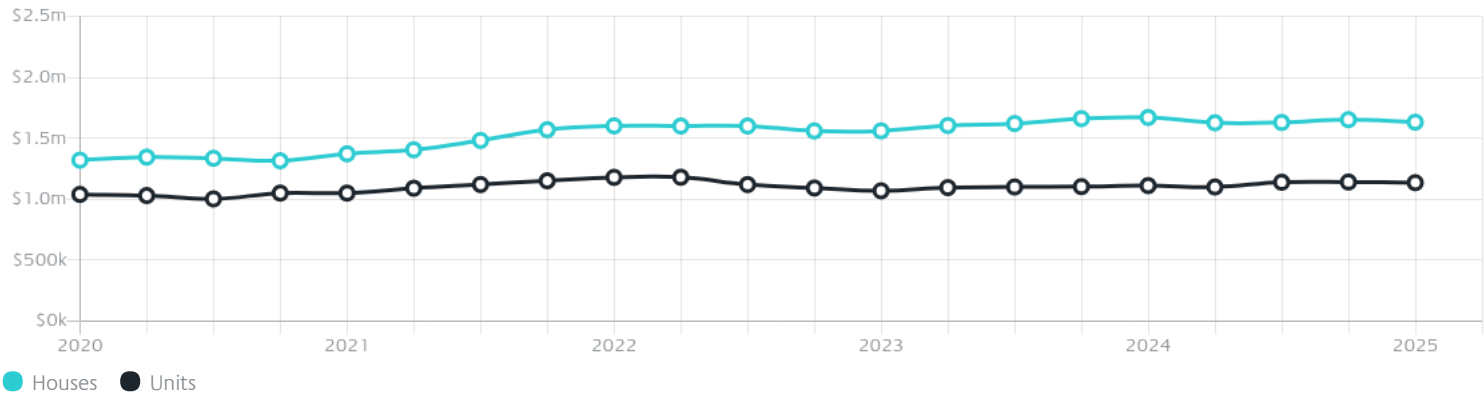
Median

\$1.14m

Quarterly Price Change

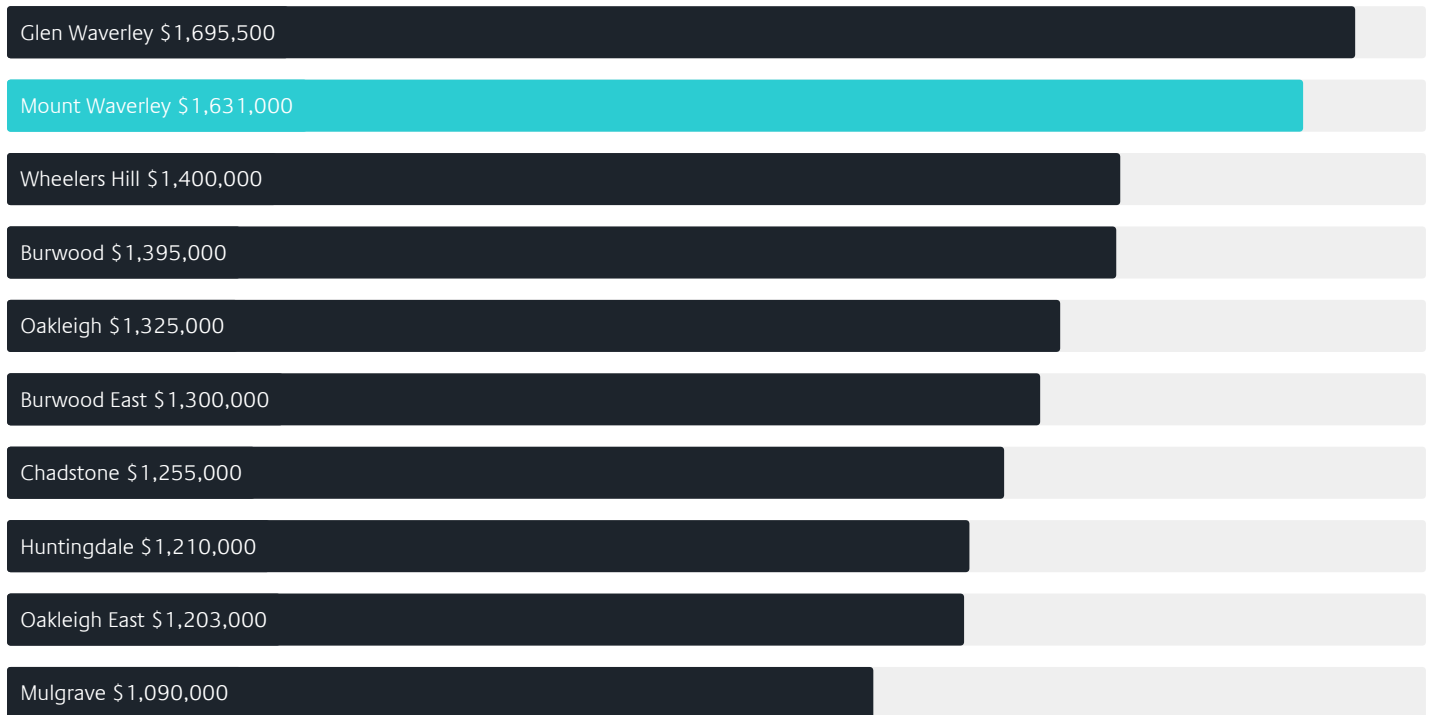
-0.49% ↓

Quarterly Price Change*

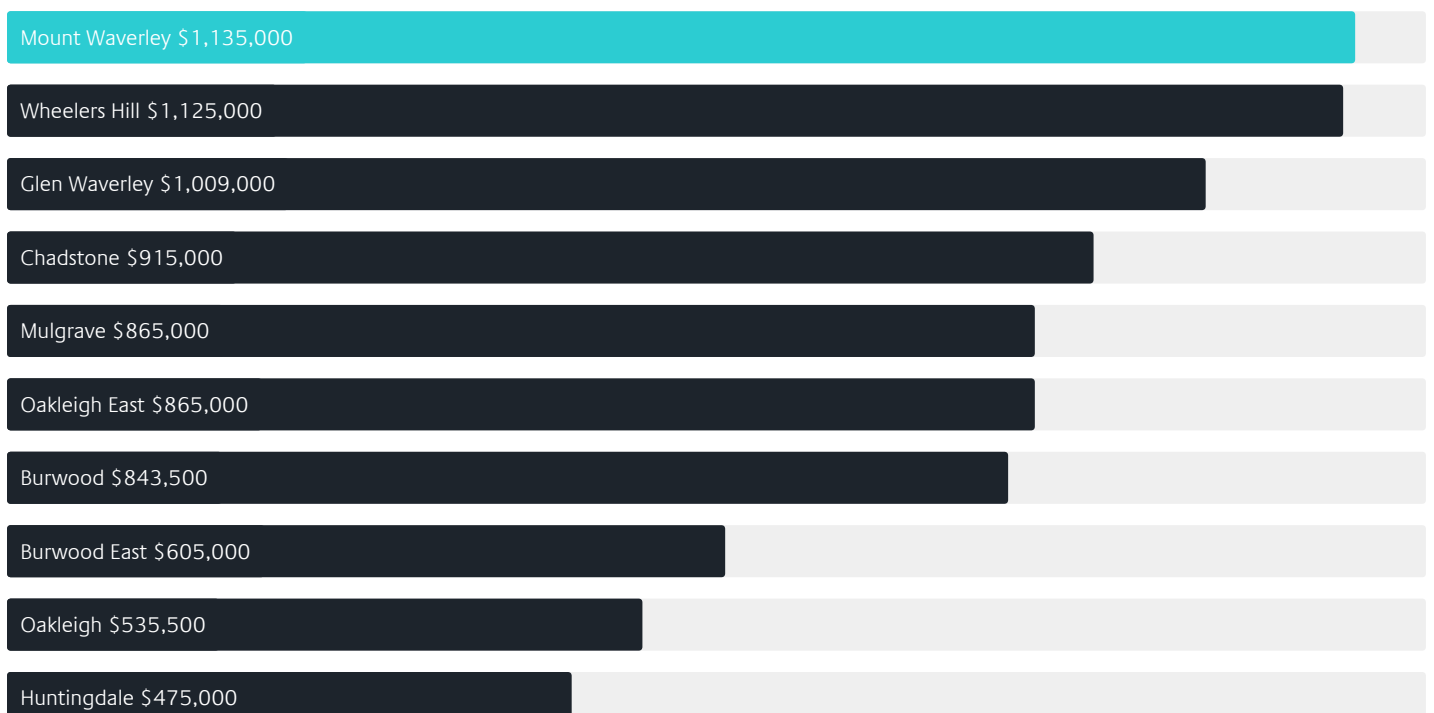


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 74%
● Private 26%

Auction Clearance Rate*

83.72%

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^




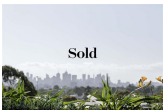

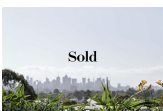






40 years

Median Household Size^









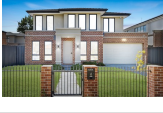
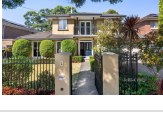


2.7 people

Sold Properties~





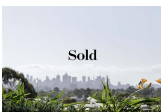







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 304 Huntingdale Rd Mount Waverley	3	House	\$1,305,000	26 Apr 2025
 34 Leyland Rd Mount Waverley	0	Land	\$1,520,000	26 Apr 2025
 18 Ochre Pl Mount Waverley	4	House	\$1,350,000	23 Apr 2025
 8 Birralee St Mount Waverley	4	House	\$2,350,000	23 Apr 2025
 16 Regent St Mount Waverley	5	House	\$2,250,000	22 Apr 2025
 27 McLaren St Mount Waverley	5	House	\$1,700,000	17 Apr 2025
 7 Meadow Cr Mount Waverley	3	House	\$1,650,000	16 Apr 2025
 44 Pascall St Mount Waverley	3	House	\$1,555,000	12 Apr 2025
 1 Nellie Ct Mount Waverley	1	House	\$1,760,000	12 Apr 2025
 1/4 Islay Ct Mount Waverley	4	Townhouse	\$1,341,000	12 Apr 2025
 2/7 Herbert St Mount Waverley	3	Unit	\$1,145,000	12 Apr 2025
 1b Debbie St Mount Waverley	4	Townhouse	\$1,415,000	09 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 67 Headingley Rd Mount Waverley	3	House	\$1,600,000	08 Apr 2025
 2 McNally St Mount Waverley	3	House	\$1,470,000	07 Apr 2025
 3 Kingsley Gr Mount Waverley	3	House	\$1,460,000	07 Apr 2025
 2/35 Briggs St Mount Waverley	3	Townhouse	\$1,160,000	07 Apr 2025
 1/2 Gowan Rd Mount Waverley	2	Unit	\$806,500	06 Apr 2025
 2/298 High Street Rd Mount Waverley	3	Townhouse	\$1,780,000	05 Apr 2025
 5 Keylana Blvd Mount Waverley	4	House	\$1,785,000	05 Apr 2025
 5 Gowan Rd Mount Waverley	3	House	\$1,435,000	05 Apr 2025
 4/3 Una St Mount Waverley	4	Townhouse	\$1,852,000	05 Apr 2025
 8 Josephine Av Mount Waverley	4	House	\$2,098,000	05 Apr 2025
 4 Sneed Ct Mount Waverley	3	House	\$1,350,000	05 Apr 2025
 2/27 Morshead Av Mount Waverley	3	Townhouse	\$1,302,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/5 Tinto Ct Mount Waverley	3	Unit	\$1,133,000	05 Apr 2025
 4 Lyons St MOUNT WAVERLEY	3	House	\$1,665,000	05 Apr 2025
 32 Price Av Mount Waverley	2	Unit	\$1,225,000	04 Apr 2025
 28 Leeds Rd Mount Waverley	5	House	\$1,653,000	03 Apr 2025
 79 Stanley Av Mount Waverley	2	House	\$1,400,000	02 Apr 2025
 553 Stephensons Rd Mount Waverley	3	House	\$1,225,000	31 Mar 2025
 7 Dean Av Mount Waverley	3	House	\$1,210,000	30 Mar 2025
 292 Huntingdale Rd Mount Waverley	3	House	\$1,265,000	29 Mar 2025
 14 Birralea St Mount Waverley	4	House	\$2,180,000	29 Mar 2025
 2/16 Waimarie Dr Mount Waverley	4	Townhouse	\$1,445,800	29 Mar 2025
 3/2 Morrison Ct Mount Waverley	4	Townhouse	\$1,200,000	29 Mar 2025
 1 Marie Ct MOUNT WAVERLEY	3	House	\$1,595,000	29 Mar 2025



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Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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