



Mount Waverley

# Suburb Report



Your connection to property insights



JellisCraig

MOUNT WAVERLEY SUBURB REPORT

Median house price<sup>1</sup>

Median  
\$1.65m

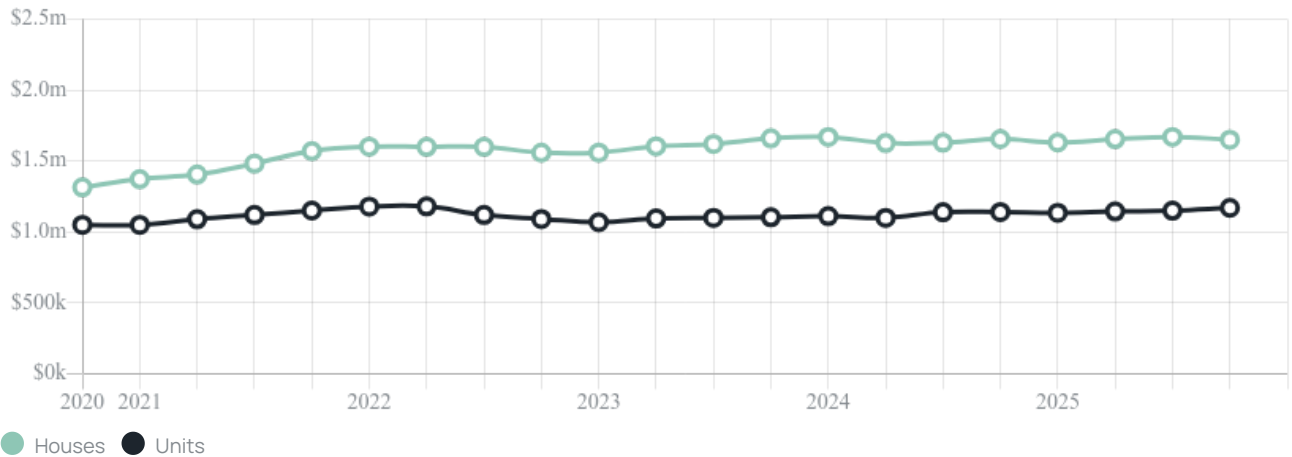
Quarterly price change  
-1.17% ↓

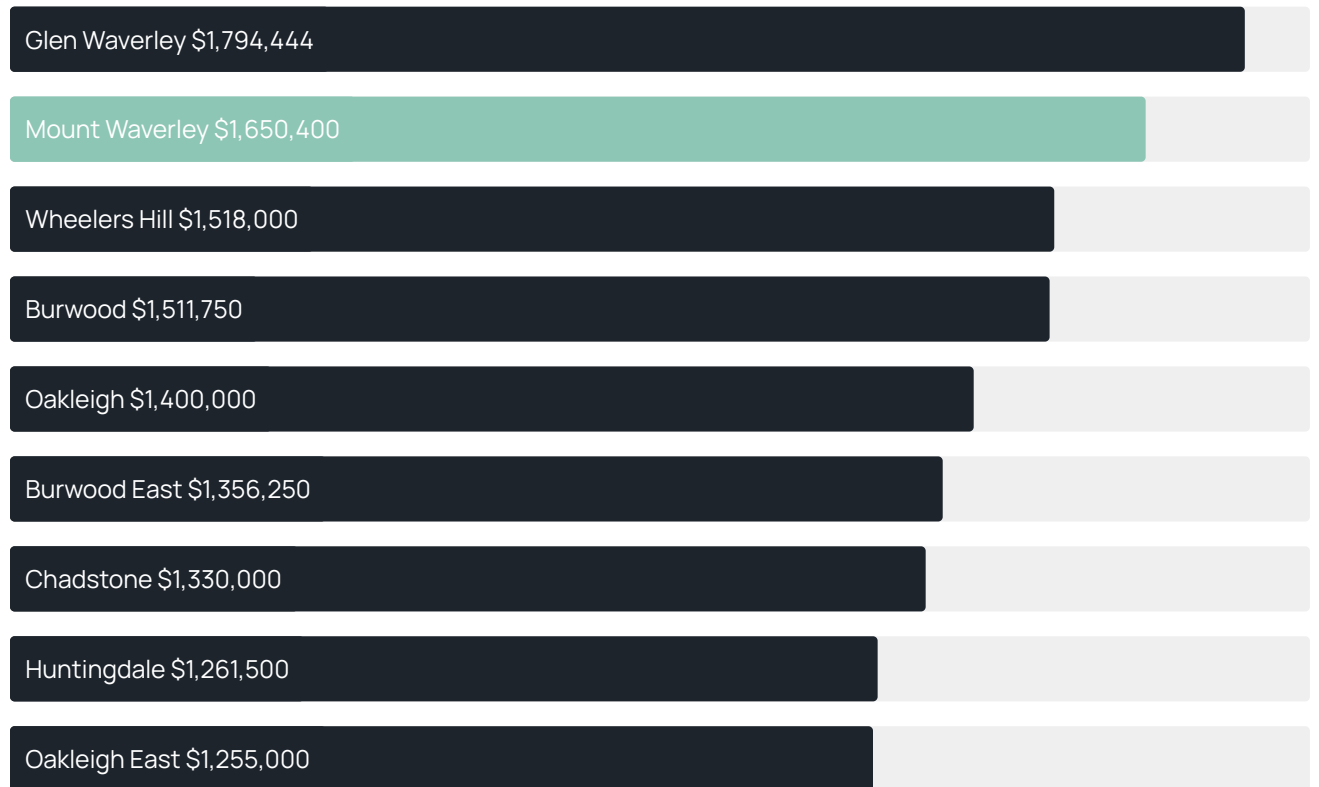
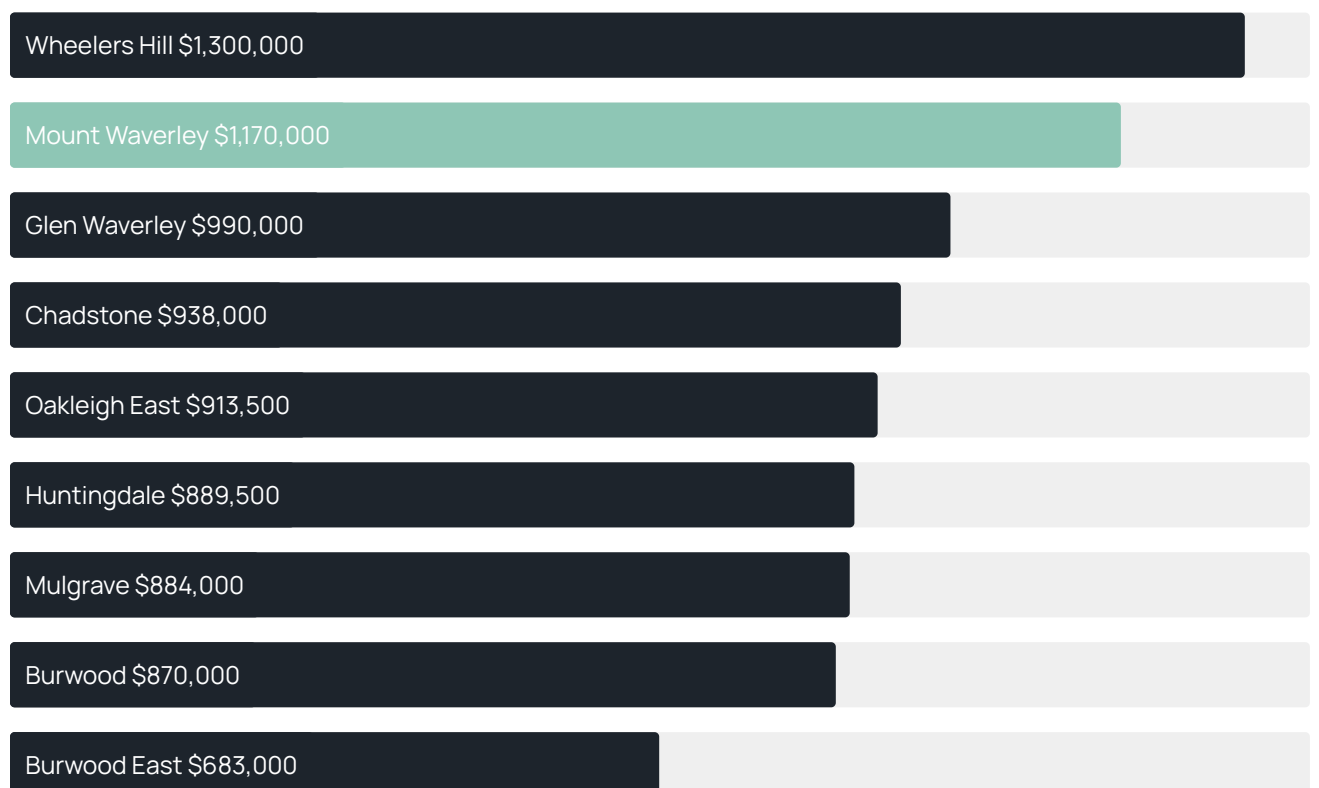
Median unit price<sup>1</sup>

Median  
\$1.17m

Quarterly price change  
1.73% ↑

Quarterly price change<sup>1</sup>



Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 85%  
● Private 15%

Auction clearance rate<sup>3</sup>

---

**76.36%**Median days on market<sup>3</sup>

---

**29 days**Average hold period<sup>1</sup>

---

**6.8 years**Dwelling type<sup>5</sup>

● Houses 69% ● Units 31%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

---

**35,340**Median asking rent<sup>1</sup>

---

**\$700 per week**Population growth<sup>5</sup>

---

**5.14%**Rental yield<sup>1</sup>

---

**2.18%**Median age<sup>5</sup>

---

**40 years**Median household size<sup>5</sup>










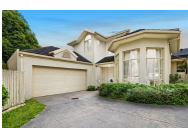
---

**2.7 people**











## MOUNT WAVERLEY SUBURB REPORT

## Recent Mount Waverley sales

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/suburb-reports](https://jellisicraig.com.au/suburb-reports)











Address	Bedrooms	Type	Price	Sold
 20 Wilga St Mount Waverley	5	House	\$2,880,500	31 Jan 2026
 1/1-3 Dorgan St Mount Waverley	2	Unit	\$770,000	24 Jan 2026
 209/436-442 Huntingdale Rd Mount Waverley	1	Apartment	\$375,000	20 Jan 2026
 3 Seaton Ct Mount Waverley	4	House	\$1,560,000	15 Jan 2026
 22b Sunhill Rd Mount Waverley	4	Townhouse	\$1,750,000	08 Jan 2026
 80a Wilga St Mount Waverley	4	Townhouse	\$1,625,000	22 Dec 2025
 2/1 Sadie St Mount Waverley	3	Townhouse	\$950,000	21 Dec 2025
 3/15 Trevor Ct Mount Waverley	2	Strata Unit/Flat	\$1,438,000	18 Dec 2025
 1/37 Lemana Cr Mount Waverley	3	Unit	\$1,020,000	16 Dec 2025
 3/21 Charles St Mount Waverley	4	Townhouse	\$1,210,000	13 Dec 2025

## MOUNT WAVERLEY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/17 Leonie Av Mount Waverley	4	Townhouse	\$1,110,000	13 Dec 2025
 2/48 Torroodun St Mount Waverley	3	Townhouse	\$930,000	13 Dec 2025
 1/3 Maureen St Mount Waverley	2	Unit	\$909,600	13 Dec 2025
 7 Vila Ct Mount Waverley	3	House	\$1,360,000	13 Dec 2025
 15 Oakern St Mount Waverley	4	House	\$1,550,000	13 Dec 2025
 1/16 Birdie St Mount Waverley	2	Unit	\$785,000	13 Dec 2025
 13 Bruce St Mount Waverley	4	House	\$1,665,000	13 Dec 2025
 2/6 Mclochlan St Mount Waverley	3	Townhouse	\$1,173,000	08 Dec 2025
 27 Wills Av Mount Waverley	4	Townhouse	\$1,563,000	06 Dec 2025
 56 Virginia St Mount Waverley	4	House	\$2,100,000	06 Dec 2025



## MOUNT WAVERLEY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/577 High Street Rd Mount Waverley	2	Unit	\$640,000	06 Dec 2025
 49 Oak Hill Rd Mount Waverley	4	House	\$1,600,000	06 Dec 2025
 211 Lawrence Rd Mount Waverley	3	House	\$1,641,000	06 Dec 2025
 2 Kay St Mount Waverley	3	House	\$1,525,000	06 Dec 2025
 2 Walton Heath Cr Mount Waverley	3	House	\$1,210,000	06 Dec 2025
 80 Leeds Rd Mount Waverley	3	House	\$1,601,000	06 Dec 2025
 1/581 High Street Rd Mount Waverley	3	Unit	\$760,500	06 Dec 2025
 25 Curtis Av Mount Waverley	3	House	\$1,290,000	04 Dec 2025
 45 Leyland Rd Mount Waverley	2	House	\$1,500,000	03 Dec 2025
 403 Stephenson Rd Mount Waverley	3	House	\$1,230,000	02 Dec 2025



**Jellis Craig Mount Waverley**  
280 Stephenson's Road, Mount Waverley  
03 8849 8088

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

---

Data is current as of PDF generation date 01/02/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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.