

**RayWhite.**

# Mount Waverley Pocket Bi-Annual Review 2025

Jan 1 - 30 June SOLD Results

Max Turner - RayWhiteMountWaverley





A man in a blue suit, yellow tie, and glasses stands on a wooden bridge over a pond. In the background, there are trees and a building.

**RayWhite.**

**Max Turner**

Auctioneer/AreaManager

**Dear homeowner, I hope you can gain some valuable information on your local marketplace from the following document. Please don't hesitate to get in touch if you require more specific information on your home.**

**Max Turner**

0434 770 384

[max.turner@raywhite.com](mailto:max.turner@raywhite.com)



SCAN ME

**Ray White Mount Waverley**

Level 1/303 Stephenson's Road,

Mount Waverley

03 9831 0000

[raywhitemw.com](http://raywhitemw.com)



# My Sales Surrounding You

**RayWhite**



**16 Mayfield Drive**

5 Beds / 5 Baths / 2 Cars



**18 Bradstreet Road**

4 Beds / 2 Baths / 2 Cars



**64 Smyth Street**

4 Beds / 2 Baths / 2 Cars



**15 Palm Beach Crescent**

5 Beds / 3 Baths / 2 Cars



**2/7 Briggs Street**

3 Beds / 2 Baths / 2 Cars

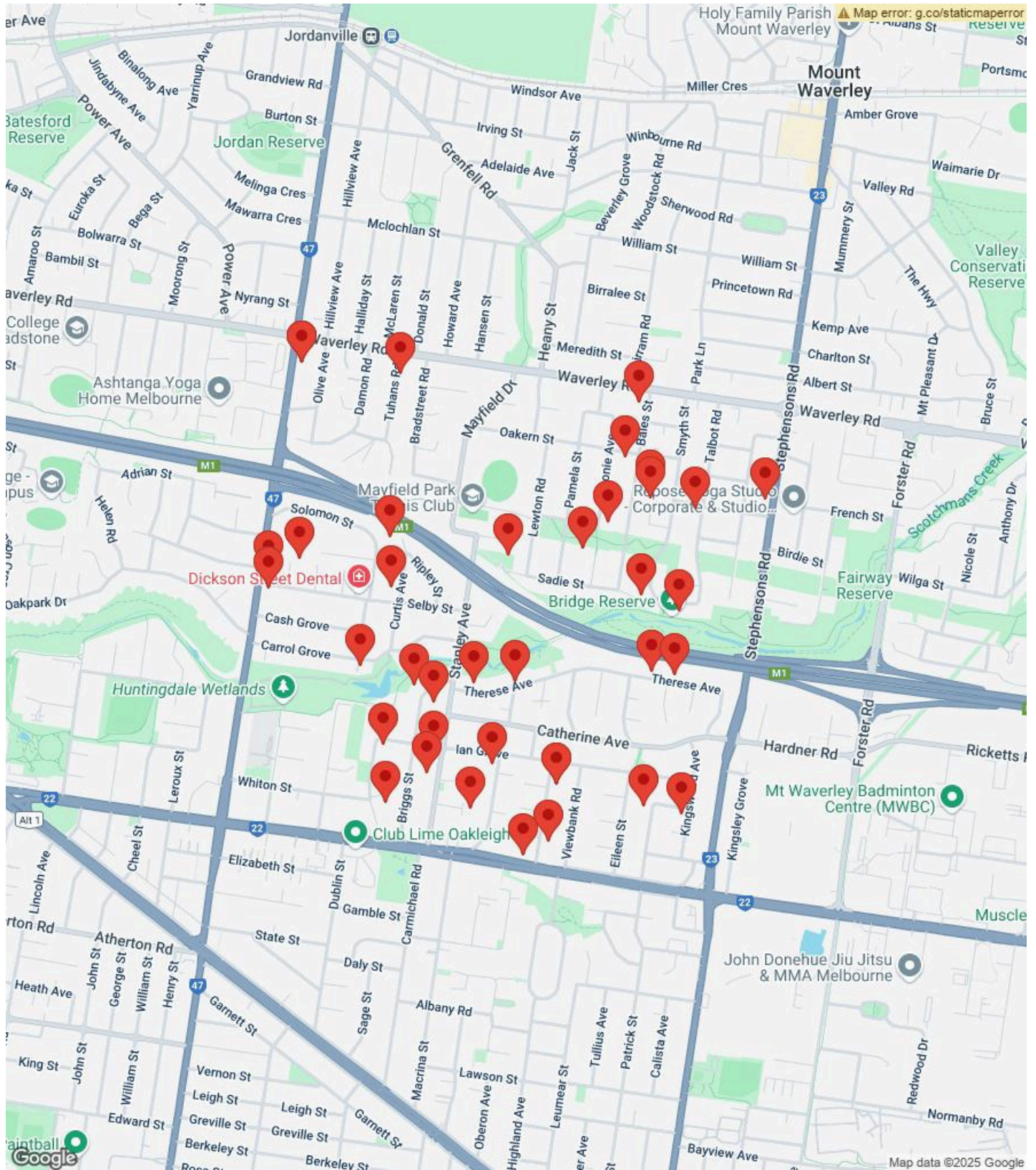


**553 Stephenson's Road**

3 Beds / 1 Bath / 2 Cars



# Sales Map



This report has been compiled on 03/07/2025 by Ray White Mt Waverley. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Pocket Overview (SOLD Prices)

**RayWhite**

Lowest Price: \$339,000

Highest Price: \$2,710,000

Median Price: \$1,267,500



## 2/7 BRIGGS ST, MOUNT WAVERLEY, VIC 3149

UBD Ref: Melbourne - 316 N8  
Distance from Property: 384m



3



2



2



Property Type: Unit  
Area: 224 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$5,438  
R P D : 2//PS441906

Features: IMPROVEMENTS: COURTYARD

Sale Price: **\$1,220,000 (Recent Advice - Sale)**  
Sale Date: 30/06/2025 Days to Sell: **26 Days**  
Last Price: FOR SALE Chg %:  
First Price: CONTACT AGENT TO Chg %:



## 4 SUNNYSIDE RD, MOUNT WAVERLEY, VIC 3149

UBD Ref: Melbourne - 316 P9  
Distance from Property: 605m



3



1



2



Property Type: House  
Area: 803 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,117  
R P D : 47//LP21102

Features:

Sale Price: **\$1,700,000 (Recent Advice - Sale)**  
Sale Date: 28/06/2025 Days to Sell: **26 Days**  
Last Price: Contact Agent Chg %:  
First Price: \$1,300,000 - \$1,430,000 Chg %:



## 2/73 STANLEY AVE, MOUNT WAVERLEY, VIC 3149

UBD Ref: Melbourne - 316 N9  
Distance from Property: 597m



3



2



2



Property Type: Unit  
Area: 242 m<sup>2</sup>  
Area \$/m<sup>2</sup>:  
R P D : 2//PS527675

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, GARDEN

Sale Price: **Price Withheld (Recent Advice - Sale)**  
Sale Date: 28/06/2025 Days to Sell: **16 Days**  
Last Price: Auction this Saturday at Chg %:  
First Price: Contact Agent Chg %:



## 3/4 CORA CRT, MOUNT WAVERLEY, VIC 3149

UBD Ref: Melbourne - 316 Q6  
Distance from Property: 327m



4



2



2



Property Type: Unit  
Area: 330 m<sup>2</sup>  
Area \$/m<sup>2</sup>:  
R P D : 3//PS831823

Features: STUDY

Sale Price: **Price Withheld (Recent Advice - Sale)**  
Sale Date: 28/06/2025 Days to Sell: **26 Days**  
Last Price: Auction this Saturday at Chg %:  
First Price: Contact Agent Chg %:

This report has been compiled on 03/07/2025 by Ray White Mt Waverley. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**3/35 SOLOMON ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M6  
Distance from Property: 443m

3



2



1



Property Type: Unit  
 Area: 196 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,880  
 R P D : 3//PS729645

Sale Price: **\$955,000 (Recent Advice - Sale)**  
 Sale Date: 24/06/2025 Days to Sell: **41 Days**  
 Last Price: Under Contract  
 First Price: \$1,000,000 - \$1,100,000 Chg %:

**-4.5%**

Features: BUILD YR: 2013, DOUBLE STOREY, HIGHSET, BRICK AND TILE, DECK, ENSUITE, GARAGE

**558 HUNTINGDALE RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 L6  
Distance from Property: 775m

3



2



2



Property Type: House  
 Area: 742 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 1, 2//PS818090

Sale Price: **Price Withheld (Recent Advice - Sale)**  
 Sale Date: 23/06/2025 Days to Sell: **14 Days**  
 Last Price: Contact Agent Chg %:  
 First Price: Entry from Dickson Chg %:

Features:

**554 HUNTINGDALE RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 L6  
Distance from Property: 779m

3



1



2



Property Type: House  
 Area: 691 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,708  
 R P D : 5//LP58819

Sale Price: **\$1,181,000 (Recent Advice - Sale)**  
 Sale Date: 21/06/2025 Days to Sell: **26 Days**  
 Last Price: \$1,000,000 - \$1,100,000 Chg %:  
 First Price: \$1,000,000 - \$1,100,000 Chg %:

Features:

**1/42 CARROL GR, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M7  
Distance from Property: 504m

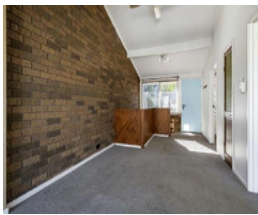
2



1



2



Property Type: Unit  
 Area: 157 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 1//PS823061

Sale Price: **Price Withheld (Recent Advice - Sale)**  
 Sale Date: 17/06/2025 Days to Sell: **21 Days**  
 Last Price: Contact Agent Chg %:  
 First Price: \$590,000 - \$640,000 Chg %:

Features:

**2/6 BRIGGS STREET ST, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 N8  
Distance from Property: 384m

4



3



2



Property Type: Unit  
 Area: 215 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 2//PS740441

Sale Price: **Price Withheld (Recent Advice - Sale)**  
 Sale Date: 15/06/2025 Days to Sell: **122 Days**  
 Last Price: Auction this Sunday at Chg %:  
 First Price: Single Price - Chg %:

Features: IMPROVEMENTS: COURTYARD, DISHWASHER, FLOORBOARDS

**83 THERESE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R7  
Distance from Property: 602m

4



2



2



Property Type: House  
 Area: 655 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 166//LP74659

Features: AIR CONDITIONED

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 14/06/2025 Days to Sell: **30 Days**  
 Last Price: \$1,100,000 - \$1,200,000 Chg %:  
 First Price: \$1,050,000 - \$1,150,000 Chg %:

**4 SUNNYSIDE RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P9  
Distance from Property: 605m

3



1



2



Property Type: House  
 Area: 803 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 47//LP21102

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER, GAS

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 10/06/2025 Days to Sell: **8 Days**  
 Last Price: Contact Agent  
 First Price: \$1,300,000 - \$1,430,000 Chg %:

**15 CURTIS AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M6  
Distance from Property: 374m

4



2



2



Property Type: House  
 Area: 730 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 31//LP50538

Features: DECK, FIRE PLACE, STUDY, IMPROVEMENTS: DISHWASHER, FLOORBOARDS, ALARM SYSTEM

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 07/06/2025 Days to Sell: **107 Days**  
 Last Price: Auction This Saturday at Chg %:  
 First Price: Auction Chg %:

**8 MOOREA CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 L6  
Distance from Property: 690m

4



2



2



Property Type: House  
 Area: 895 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 14//LP60996

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 06/06/2025 Days to Sell: **8 Days**  
 Last Price: UNDER CONTRACT -  
 First Price: Private Sale: \$1,650,000 Chg %:

**218/436-442 HUNTINGDALE RD, MOUNT**UBD Ref: Melbourne - 316 L3  
Distance from Property: 1km

2



1



2



Property Type: Unit  
 Area: 3,079 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$153  
 R P D : 218//PS707860

Features:

Sale Price: **\$470,000 (Recent Advice - Sale)**  
 Sale Date: 03/06/2025 Days to Sell: **60 Days**  
 Last Price: Under Contract Chg %:  
 First Price: \$499,000 Chg %: **-5.8%**

**4 TUHANS RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M4  
Distance from Property: 846m

Property Type: House  
 Area: 730 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 6//LP24972

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**Sale Date: 02/06/2025 Days to Sell: **N/A**

Last Price: For Sale Chg %:

First Price: For Sale Chg %:

**2/322 WAVERLEY RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q4  
Distance from Property: 813m

Property Type: Unit  
 Area: 239 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$5,299  
 R P D : 2//PS806916

Features:

Sale Price: **\$1,265,000 (Recent Advice - Sale)**Sale Date: 01/06/2025 Days to Sell: **33 Days**

Last Price: Contact Agent Chg %:

First Price: \$1,180,000 - \$1,298,000 Chg %:

**3 KAREN CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M9  
Distance from Property: 748m

Property Type: House  
 Area: 724 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 37//LP83895

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**Sale Date: 31/05/2025 Days to Sell: **30 Days**

Last Price: Auction Chg %:

First Price: Auction Chg %:

**15 PALM BEACH CRES, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 R9  
Distance from Property: 798m

Property Type: House  
 Area: 657 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 220//LP78573

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**Sale Date: 31/05/2025 Days to Sell: **23 Days**

Last Price: AUCTION THIS SAT AT Chg %:

First Price: AUCTION \$1,350,000 - Chg %:

**65 STANLEY AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N9  
Distance from Property: 524m

Property Type: House  
 Area: 719 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 18//LP20119

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**Sale Date: 30/05/2025 Days to Sell: **22 Days**

Last Price: Sold by Ray White Chg %:

First Price: Auction \$1,250,000 - Chg %:



**23 THERESE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P8  
Distance from Property: 242m**3****2****2**

Property Type: House  
 Area: 726 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,240  
 R P D : 12//LP43579

Features:

Sale Price: **\$900,000 (Normal Sale)**Sale Date: 28/05/2025 Days to Sell: **N/A**

Last Price: First Price:

Chg %:

Chg %:



Property Type: Unit  
 Area: 234 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$5,587  
 R P D : 2//PS536244

Features:

Sale Price: **\$1,310,000 (Recent Advice - Sale)**Sale Date: 27/05/2025 Days to Sell: **60 Days**

Last Price: \$1,300,000 - \$1,325,000 Chg %:

First Price: \$1,150,000 - \$1,250,000 Chg %:

**2 PALM BEACH CRES, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 R9  
Distance from Property: 895m**4****2****2**

Property Type: House  
 Area: 634 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,050  
 R P D : 63//LP73990

Features:

Sale Price: **\$1,300,000 (Normal Sale)**Sale Date: 26/05/2025 Days to Sell: **N/A**

Last Price: First Price:

Chg %:

Chg %:

**2/44 LEONIE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q5  
Distance from Property: 448m**2****1****1**

Property Type: Unit  
 Area: 146 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 2//PS836705

Features:

Sale Price: **Price Withheld (Recent Advice - Sale)**Sale Date: 23/05/2025 Days to Sell: **57 Days**

Price: \$700,000 - \$750,000 First Chg %:

Price: \$700,000 - \$750,000 Chg %:

**167 FERNTREE GULLY RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 P10  
Distance from Property: 812m**4****2****5**

Property Type: House  
 Area: 678 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 4//LP73203

Features:

Sale Price: **Price Withheld (Recent Advice - Sale)**Sale Date: 21/05/2025 Days to Sell: **20 Days**

Last Price: Sold By Eddy He Chg %:

First Price: Forthcoming Auction Chg %:

**51 SMYTH ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q6  
Distance from Property: 455m

4



2



2



Property Type: House  
 Area: 870 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 16//LP90716

Features: AIR CONDITIONED

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 20/05/2025 Days to Sell: **23 Days**  
 Last Price: Contact Agent Chg %:  
 First Price: Contact Agent Chg %:

**6 MASON CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N9  
Distance from Property: 667m

4



2



2



Property Type: House  
 Area: 689 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 6//LP69684

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 19/05/2025 Days to Sell: **24 Days**  
 Last Price: AUCTION THIS Chg %:  
 First Price: AUCTION Chg %:

**7 THERESE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N8  
Distance from Property: 262m

5



3



3



Property Type: House  
 Area: 721 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,033  
 R P D : 4//LP43579

Features:

Sale Price: **\$1,465,000 (Recent Advice - Sale)**  
 Sale Date: 19/05/2025 Days to Sell: **26 Days**  
 Last Price: FOR SALE Chg %:  
 First Price: AUCTION Chg %:

**2/4 ISLAY CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R5  
Distance from Property: 605m

3



2



1



Property Type: Unit  
 Area: 174 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 2//PS731890

Features: STUDY, IMPROVEMENTS: FLOORBOARDS, INTERCOM, COURTYARD, DISHWASHER

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 18/05/2025 Days to Sell: **24 Days**  
 Last Price: Auction @12:00PM This Chg %:  
 First Price: Auction Chg %:

**75 THERESE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R7  
Distance from Property: 527m

4



1



3



Property Type: House  
 Area: 652 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 170//LP74659

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 13/05/2025 Days to Sell: **19 Days**  
 Last Price: UNDER CONTRACT - Chg %:  
 First Price: Private Sale: \$1,100,000 Chg %:



**33 TALBOT RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R5  
Distance from Property: 712m

Property Type: House  
 Area: 509 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 1//PS335509

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 10/05/2025 Days to Sell: **29 Days**  
 Last Price: Auction this Saturday at Chg %:  
 First Price: Contact Agent Chg %:

**216/436-442 HUNTINGDALE ROAD RD, MOUNT**UBD Ref: Melbourne - 316 L3  
Distance from Property: 1km

Property Type: Unit  
 Area: 3,079 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$127  
 R P D : 216//PS707860

Features:

Sale Price: **\$390,000 (Normal Sale)**  
 Sale Date: 09/05/2025 Days to Sell: **65 Days**  
 Last Price: Contact Agent Chg %:  
 First Price: Contact Agent Chg %:

**82 TALBOT RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R7  
Distance from Property: 575m

Property Type: House  
 Area: 662 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 9//LP70190

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 06/05/2025 Days to Sell: **21 Days**  
 Last Price: Contact Agent Chg %:  
 First Price: Contact Agent Chg %:

**24A SUNNYSIDE RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P10  
Distance from Property: 779m

Property Type: House  
 Area: 513 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,191  
 R P D : 1//PS845222

Features:

Sale Price: **\$2,150,000 (Normal Sale)**  
 Sale Date: 05/05/2025 Days to Sell: **N/A**  
 Last Price: First Price: Chg %:  
 Chg %:

**4/1 ADRIENNE CRES, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P9  
Distance from Property: 511m

Property Type: Unit  
 Area: 195 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 4//PS608775

Features:

Sale Price: **PriceWithheld(RecentAdvice - Sale)**  
 Sale Date: 03/05/2025 Days to Sell: **140 Days**  
 Last Price: \$700,000 Or Best Offer Chg %:  
 First Price: Private Sale: \$680,000 -Chg %:

**109/436-442 HUNTINGDALE RD, MOUNT**UBD Ref: Melbourne - 316 L3  
Distance from Property: 1km

Property Type: Unit  
 Area: 3,079 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$110  
 R P D : 109//PS707860

Features:

Sale Price: **\$339,000 (Normal Sale)**  
 Sale Date: 01/05/2025 Days to Sell: **85 Days**  
 Last Price: \$339,000 Chg %:  
 First Price: \$419,000 Chg %: **-19.1%**

**425 STEPHENSONS RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 317 A5  
Distance from Property: 931m

Property Type: House  
 Area: 732 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,585  
 R P D : 64//LP34202

Features:

Sale Price: **\$1,160,000 (Normal Sale)**  
 Sale Date: 01/05/2025 Days to Sell: **27 Days**  
 Last Price: \$1,150,000 - \$1,250,000 Chg %:  
 First Price: \$1,150,000 - \$1,250,000 Chg %:

**4/1 SADIE ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P6  
Distance from Property: 179m

Property Type: Unit  
 Area: 170 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$5,176  
 R P D : 4//PS710271

Features: AIR CONDITIONED, IMPROVEMENTS: FLOORBOARDS, COURTYARD,  
 DISHWASHER

Sale Price: **\$880,000 (Normal Sale)**  
 Sale Date: 16/04/2025 Days to Sell: **125 Days**  
 Last Price: ~~UNDER CONTRACT!~~  
 First Price: \$860,000 to \$900,000 Chg %:

**2 MELISSA ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M8  
Distance from Property: 596m

Property Type: House  
 Area: 661 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,989  
 R P D : 23//LP71706

Features:

Sale Price: **\$1,315,000 (Normal Sale)**  
 Sale Date: 16/04/2025 Days to Sell: **48 Days**  
 Last Price: Auction this Saturday at Chg %:  
 First Price: Contact Agent Chg %:

**1/4 ISLAY CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R5  
Distance from Property: 620m

Property Type: Unit  
 Area: 332 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,035  
 R P D : 1//PS731890

Features:

Sale Price: **\$1,341,000 (Normal Sale)**  
 Sale Date: 12/04/2025 Days to Sell: **24 Days**  
 Last Price: Auction Chg %:  
 First Price: Auction Chg %:



**2/35 BRIGGS ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M9  
Distance from Property: 631m

Property Type: Unit  
 Area: 240 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,827  
 R P D : 2//PS644234

Features:

Sale Price: **\$1,160,000 (Normal Sale)**  
 Sale Date: 06/04/2025 Days to Sell: **32 Days**  
 Last Price: For Sale Chg %:  
 First Price: \$1,080,000 - \$1,160,000 Chg %:

**5/1 ADRIENNE CRES, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P9  
Distance from Property: 526m

Property Type: Unit  
 Area: 197 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 5//PS608775

Features: AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
 IMPROVEMENTS: COURTYARD, CLOSE TO SHOPS

Sale Price: **Price Withheld (Recent Advice - Sale)**  
 Sale Date: 05/04/2025 Days to Sell: **199 Days**  
 Last Price: FOR SALE (Under Chg %:  
 First Price: Contact Agent Chg %:

**4 SNEAD CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P8  
Distance from Property: 332m

Property Type: House  
 Area: 655 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,062  
 R P D : 385//LP77606

Features:

Sale Price: **\$1,350,000 (Recent Advice - Sale)**  
 Sale Date: 05/04/2025 Days to Sell: **31 Days**  
 Last Price: \$1,200,000 - Chg %:  
 First Price: Contact Agent Chg %:

**2 MCNALLY ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 317 A5  
Distance from Property: 894m

Property Type: House  
 Area: 754 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,950  
 R P D : 12//TP824730

Features:

Sale Price: **\$1,470,000 (Normal Sale)**  
 Sale Date: 04/04/2025 Days to Sell: **36 Days**  
 Last Price: FOR SALE (Under Chg %:  
 First Price: AUCTION (Under Offer) Chg %:

**553 STEPHENSONS RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 R10  
Distance from Property: 1km

Property Type: House  
 Area: 654 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,873  
 R P D : 114//LP74658

Features:

Sale Price: **\$1,225,000 (Normal Sale)**  
 Sale Date: 31/03/2025 Days to Sell: **N/A**  
 Last Price: For Sale Chg %:  
 First Price: For Sale Chg %:

**64 SMYTH ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 R6  
Distance from Property: 517m

Property Type: House  
 Area: 684 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,959  
 R P D : 5//LP90716

Features:

Sale Price: **\$1,340,000 (Normal Sale)**  
 Sale Date: 29/03/2025 Days to Sell: **45 Days**  
 Last Price: \$1,250,000 - \$1,350,000 Chg %:  
 First Price: FORTHCOMING Chg %: **-0.7%**

**79 STANLEY AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N9  
Distance from Property: 647m

Property Type: House  
 Area: 736 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,902  
 R P D : 11//LP20119

Features:

Sale Price: **\$1,400,000 (Normal Sale)**  
 Sale Date: 29/03/2025 Days to Sell: **N/A**  
 Last Price: For Sale Chg %:  
 First Price: For Sale Chg %:

**1 MARIE CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M9  
Distance from Property: 620m

Property Type: House  
 Area: 695 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,295  
 R P D : 27//LP71706

Features:

Sale Price: **\$1,595,000 (Normal Sale)**  
 Sale Date: 29/03/2025 Days to Sell: **26 Days**  
 Last Price: Auction this Saturday at Chg %:  
 First Price: Contact Agent Chg %:

**151 FERNTREE GULLY RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 N10  
Distance from Property: 778m

Property Type: Unit  
 Area: 966 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,630  
 R P D : 9//LP19151

Features:

Sale Price: **\$1,575,000 (Recent Advice - Sale)**  
 Sale Date: 25/03/2025 Days to Sell: **N/A**  
 Last Price: First Price: Chg %:  
 Chg %:

**36 SADIE ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q6  
Distance from Property: 333m

Property Type: House  
 Area: 727 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,981  
 R P D : 1//LP95417

Features: DECK, FIRE PLACE, AIR CONDITIONED, IMPROVEMENTS: DISHWASHER

Sale Price: **\$1,440,000 (Normal Sale)**  
 Sale Date: 22/03/2025 Days to Sell: **25 Days**  
 Last Price: \$1,350,000 - \$1,450,000 Chg %:  
 First Price: \$1,350,000 - \$1,450,000 Chg %:



**18 BRADSTREET RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N5  
Distance from Property: 528m

4



2



2



Property Type: House  
 Area: 727 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,072  
 R P D : 30//LP50239

Features:

Sale Price: **\$1,506,000 (Normal Sale)**Sale Date: 21/03/2025 Days to Sell: **31 Days**

Last Price: AUCTION

Chg %:

First Price: FOR SALE

Chg %:

**4A IAN GR, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M9  
Distance from Property: 582m

-



-



-



Property Type: House  
 Area: 308 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,594  
 R P D : 1//PS834904

Features:

Sale Price: **\$1,415,000 (Normal Sale)**Sale Date: 20/03/2025 Days to Sell: **141 Days**

Price: Contact Agent (Under First Chg %:

Price: Contact Agent (Under Chg %:

**32 DAMON RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M5  
Distance from Property: 747m

3



1



2



Property Type: House  
 Area: 873 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,495  
 R P D : 24//LP43310

Features: STUDY, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
 IMPROVEMENTS: CLOSE TO SHOPS

Sale Price: **\$1,305,000 (Normal Sale)**Sale Date: 15/03/2025 Days to Sell: **24 Days**

Last Price: \$1,305,000 First Chg %:

Price: Auction \$1,050,000 - Chg %:

**25B BRIGGS ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M8  
Distance from Property: 533m

3



2



2



Property Type: House  
 Area: 172 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$5,712  
 R P D : 2//PS740877

Features: BUILT IN ROBES, IMPROVEMENTS: DISHWASHER, ALARM SYSTEM,  
 COURTYARD, INTERCOM, GARDEN / COURTYARD

Sale Price: **\$982,500 (Normal Sale)**Sale Date: 07/03/2025 Days to Sell: **44 Days**

Last Price: Contact Agent (Under Chg %:

First Price: Contact Agent (Under Chg %:

**5 ALISON ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 317 A5  
Distance from Property: 821m

2



1



2



Property Type: House  
 Area: 286 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,937  
 R P D : 1//PS442003

Features: AIR CONDITIONED

Sale Price: **\$840,000 (Normal Sale)**Sale Date: 05/03/2025 Days to Sell: **35 Days**

Last Price: PRIVATE SALES

Chg %:

First Price: \$800,000 - \$880,000

Chg %:

**1/19 BALES ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q5  
Distance from Property: 650m

Property Type: House  
 Area: 767 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,696  
 R P D : 1, 2//PS536244

Features:

Sale Price: **\$1,300,000 (Recent Advice - Sale)**  
 Sale Date: 01/03/2025 Days to Sell: **121 Days**  
 Last Price: Sold Before Auction Chg %:  
 First Price: \$1,250,000 to Chg %:

**14 MELISSA ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M9  
Distance from Property: 709m

Property Type: House  
 Area: 652 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,117  
 R P D : 33//LP83895

Features:

Sale Price: **\$1,380,000 (Normal Sale)**  
 Sale Date: 01/03/2025 Days to Sell: **23 Days**  
 Last Price: \$1,100,000 - \$1,200,000 Chg %:  
 First Price: \$1,100,000 - \$1,200,000 Chg %:

**22 OLIVE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 L4  
Distance from Property: 877m

Property Type: House  
 Area: 726 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,718  
 R P D : 1//LP50292

Features:

Sale Price: **\$1,247,500 (Normal Sale)**  
 Sale Date: 28/02/2025 Days to Sell: **28 Days**  
 Last Price: Auction This Friday 6.30 Chg %:  
 First Price: \$1,200,000 - \$1,300,000 Chg %:

**1/19 BALES ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q5  
Distance from Property: 658m

Property Type: Unit  
 Area: 532 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,444  
 R P D : 1//PS536244

Features:

Sale Price: **\$1,300,000 (Normal Sale)**  
 Sale Date: 28/02/2025 Days to Sell: **N/A**  
 Last Price: First Price: Chg %:  
 Chg %:

**8 WENDOVER CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N4  
Distance from Property: 755m

Property Type: House  
 Area: 732 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,384  
 R P D : 8//LP50537

Features:

Sale Price: **\$1,745,000 (Normal Sale)**  
 Sale Date: 28/02/2025 Days to Sell: **N/A**  
 Last Price: For Sale Chg %:  
 First Price: For Sale Chg %:



**2/24 SELBY ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N7  
Distance from Property: 156m**2****-****-**

Property Type: Unit  
 Area: 259 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,867  
 R P D : 2//PS434654

Features:

Sale Price: **\$742,500 (Normal Sale)**Sale Date: 23/02/2025 Days to Sell: **N/A**

Last Price: First Price:

Chg %:

Chg %:



Property Type: Unit  
 Area: 743 m<sup>2</sup>  
 Area \$/m<sup>2</sup>:  
 R P D : 1, 2//PS434654

Features:

Sale Price: **Price Withheld (Recent Advice - Sale)**Sale Date: 23/02/2025 Days to Sell: **30 Days**

Last Price: For Sale

Chg %:

First Price: \$700,000 - \$770,000

Chg %:

**9 ST CLOUD CRT, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 P9  
Distance from Property: 645m**3****1****2**

Property Type: House  
 Area: 654 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,164  
 R P D : 26//LP73203

Features:

Sale Price: **\$1,415,000 (Normal Sale)**Sale Date: 22/02/2025 Days to Sell: **24 Days**

Last Price: Auction this Saturday

Chg %:

First Price: \$1,150,000 - \$1,250,000

Chg %:

**23 BRIGGS ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 M8  
Distance from Property: 514m**5****3****2**

Property Type: House  
 Area: 757 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$2,774  
 R P D : 72//LP20119

Features:

Sale Price: **\$2,100,000 (Normal Sale)**Sale Date: 21/02/2025 Days to Sell: **36 Days**

Last Price: For Sale \$1,950,000 -

Chg %:

First Price: AUCTION

Chg %:

**1/65 WAVE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 317 A6  
Distance from Property: 723m**3****2****2**

Property Type: Unit  
 Area: 286 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,307  
 R P D : 1//PS842304

Features:

Sale Price: **\$1,230,000 (Normal Sale)**Sale Date: 20/02/2025 Days to Sell: **21 Days**

Last Price: SOLD PRIOR TO

Chg %:

First Price: Auction |

Chg %:

**401 STEPHENSONS RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 317 A4  
Distance from Property: 1.1km

4



2



2



Property Type: House  
 Area: 756 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,329  
 R P D : 8//LP34202

Features:

Sale Price: **\$1,005,000 (Normal Sale)**  
 Sale Date: 15/02/2025 Days to Sell: **38 Days**  
 Last Price: \$1,200,000 - \$1,320,000 Chg %: **-16.3%**  
 First Price: \$1,200,000 - \$1,320,000 Chg %: **-16.3%**

**1/44 LEONIE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q5  
Distance from Property: 438m

4



3



2



Property Type: Unit  
 Area: 240 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,247  
 R P D : 1//PS836705

Features:

Sale Price: **\$1,020,000 (Normal Sale)**  
 Sale Date: 15/02/2025 Days to Sell: **127 Days**  
 Last Price: Auction this Saturday at Chg %:  
 First Price: Contact Agent Chg %:

**3/344-346 WAVERLEY RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 R4  
Distance from Property: 915m

2



1



1



Property Type: Unit  
 Area: 205 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$3,366  
 R P D : 3//LP76820

Features:

Sale Price: **\$690,000 (Normal Sale)**  
 Sale Date: 11/02/2025 Days to Sell: **31 Days**  
 Price: FOR SALE First Chg %:  
 Price: FORTHCOMING Chg %:

**16 MAYFIELD DR, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N5  
Distance from Property: 510m

5



5



2



Property Type: House  
 Area: 721 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$3,578  
 R P D : 65//LP50537

Features:

Sale Price: **\$2,580,000 (Normal Sale)**  
 Sale Date: 11/02/2025 Days to Sell: **62 Days**  
 Price: FORTHCOMING First Chg %:  
 Price: FORTHCOMING Chg %:

**218/436-442 HUNTINGDALE RD, MOUNT**UBD Ref: Melbourne - 316 L3  
Distance from Property: 1km

2



1



2



Property Type: Other  
 Area: 3,049 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$0  
 R P D : 218//PS707860

Features:

Sale Price: **\$0 (Nils And Wills)**  
 Sale Date: 06/02/2025 Days to Sell: **N/A**  
 Last Price: \$499,000 (Under Offer) Chg %:  
 First Price: \$499,000 Chg %:



**1A PAMELA ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q4  
Distance from Property: 748m

3 2 2



Property Type: House  
 Area: 274 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$3,905  
 R P D : 1//PS616646

Features: AIR CONDITIONED

Sale Price: **\$1,070,000 (Normal Sale)**Sale Date: 03/02/2025 Days to Sell: **74 Days**

Price: Contact Agent (Under First Chg %:

Price: Contact Agent (Under Chg %:

**5 OLIVE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 L4  
Distance from Property: 1km

5 5 2



Property Type: House  
 Area: 710 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$3,817  
 R P D : 25//LP14052

Features:

Sale Price: **\$2,710,000 (Normal Sale)**Sale Date: 01/02/2025 Days to Sell: **80 Days**

Last Price: AUCTION \$2,600,000 -Chg %:

First Price: AUCTION Chg %:

**13/30 KEVIN STREET ST, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 L9  
Distance from Property: 886m

3 1 1



Property Type: Unit  
 Area: 171 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,398  
 R P D : 13//RP10164

Features:

Sale Price: **\$749,950 (Normal Sale)**Sale Date: 24/01/2025 Days to Sell: **N/A**

Last Price: First Price: Chg %:

Chg %:

**2/41 WAVE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 317 A6  
Distance from Property: 777m

3 2 2



Property Type: Unit  
 Area: 239 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$3,969  
 R P D : 2//PS610137

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: GAS, ALARM SYSTEM, DISHWASHER, COURTYARD

Sale Price: **\$950,000 (Normal Sale)**Sale Date: 19/01/2025 Days to Sell: **30 Days**

Last Price: Contact Agent Chg %:

First Price: \$890,000 - \$975,000 Chg %:

**26 CARROL GR, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 L7  
Distance from Property: 619m

3 2 4



Property Type: House  
 Area: 701 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,947  
 R P D : 27//LP12505

Features:

Sale Price: **\$1,365,000 (Normal Sale)**Sale Date: 18/01/2025 Days to Sell: **66 Days**

Price: EOI Close 3 Dec 5PM First Chg %:

Price: EOI Close 3 Dec 5PM Chg %:

**2/43 STANLEY AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 N8  
Distance from Property: 428m

Property Type: Unit  
 Area: 240 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$4,373  
 R P D : 2//PS924941

Features:

Sale Price: **\$1,050,000 (Normal Sale)**

Sale Date: 13/01/2025 Days to Sell: N/A

Last Price: First Price: Chg %:  
 Chg %:

**38 WAVE AVE, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 317 A6  
Distance from Property: 809m

Property Type: Other  
 Area: 729 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$0  
 R P D : 35//LP34202

Features:

Sale Price: **\$0 (Nils And Wills)**

Sale Date: 08/01/2025 Days to Sell: N/A

Last Price: First Price: Chg %:  
 Chg %:

**4/344-346 WAVERLEY RD, MOUNT WAVERLEY, VIC**UBD Ref: Melbourne - 316 R4  
Distance from Property: 905m

Property Type: Other  
 Area: 207 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$0  
 R P D : 4//LP76820

Features:

Sale Price: **\$0 (Nils And Wills)**

Sale Date: 27/03/2025 Days to Sell: N/A

Last Price: First Price: Chg %:  
 Chg %:

**15 EILEEN ST, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 Q10  
Distance from Property: 825m

Property Type: Other  
 Area: 660 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$0  
 R P D : 17//LP65830

Features:

Sale Price: **\$0 (Nils And Wills)**

Sale Date: 19/02/2025 Days to Sell: N/A

Last Price: First Price: Chg %:  
 Chg %:

**46 DAMON RD, MOUNT WAVERLEY, VIC 3149**UBD Ref: Melbourne - 316 L5  
Distance from Property: 846m

Property Type: Other  
 Area: 728 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$0  
 R P D : 10//LP50292

Features:

Sale Price: **\$0 (Nils And Wills)**

Sale Date: 06/02/2025 Days to Sell: N/A

Last Price: First Price: Chg %:  
 Chg %:





4 MAYFIELD DR, MOUNT WAVERLEY, VIC 3149

 UBD Ref: Melbourne - 316 P4  
 Distance from Property: 663m


Property Type: House  
 Area: 720 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$217  
 R P D : 46//LP50537

Features:

Sale Price: **\$156,349 (Normal Sale)**

Sale Date: 28/01/2025 Days to Sell: N/A

Last Price: First Price:

Chg %:

Chg %:

# Thank you for reading, let's stay in touch.

## Mobile: 0434770384

## Instagram: max.turner\_ray.white

