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MONASH

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PROUDLY PRESENTING PROPERTY MARKET INSIGHTS IN REAL TIME

OUTLINE

01
Pricemap chart

Shows property prices and their percentage change across major cities and regional areas. This offers a quick understanding of where market activity is most dynamic and where values are strongest.

02
Pricegrowth 10 year line chart

Displays historical house and unit prices over a 10-year period, revealing their long-term growth and current values. This helps to understand the market's long-term stability and potential for future appreciation.

03
Growth by Price Segment

Shows property prices and their percentage change across major cities and regional areas. This offers a quick understanding of where market activity is most dynamic and where values are strongest.

04
Countof House and Unit Sales per Value Range

Presents the number of house and unit sales within specified price brackets. This offers crucial insight into the affordability and popular price points within the market.

05
Listings growth line chart (3 year)

Tracks new listing volumes over three years, showing the number of properties entering the market. This provides insight into supply levels and their potential impact on buyer competition and prices.

06
Methodology

Outlines our data sources and collection methods, explains the rationale behind selected metrics and statistical approaches, provides guidance on interpreting various data points and visualisations, and details the underlying calculations and methodologies used throughout the analysis
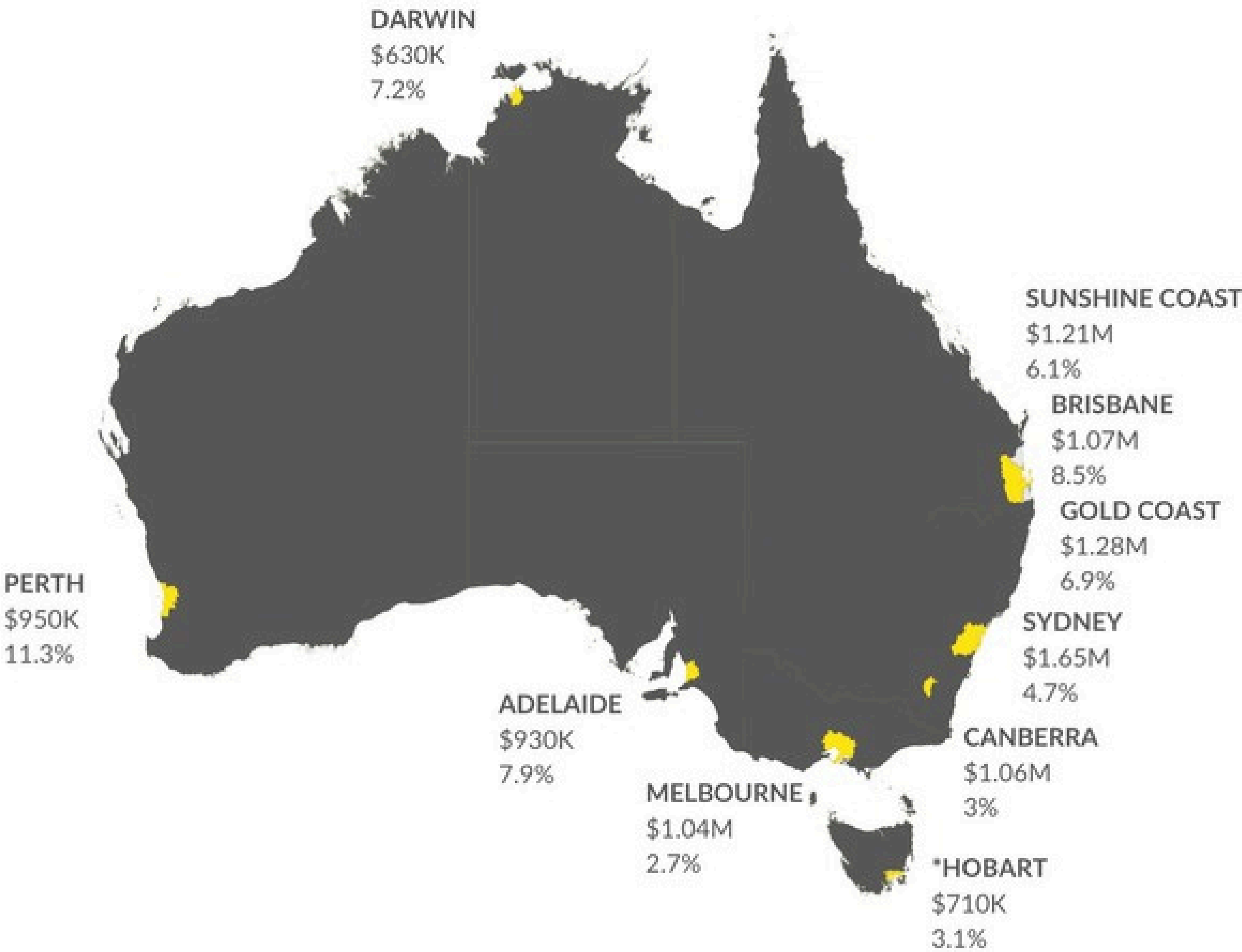
07
Appendix: Top Growth SA2s by Property Type

Identifies the highest performing SA2s in the region based on both absolute dollar gains and percentage growth rates. This breakdown by houses and units reveals which specific locations are driving market momentum and where investment opportunities may be strongest.

MAJOR CITY HOUSE PRICES
(% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA $950K 6.4%	MONASH $1.47M 2.7%

DARWIN
$630K
7.2%

SUNSHINE COAST
$1.21M
6.1%

BRISBANE
$1.07M
8.5%

GOLD COAST
$1.28M
6.9%

PERTH
$950K
11.3%

SYDNEY
$1.65M
4.7%

ADELAIDE
$930K
7.9%

CANBERRA
$1.06M
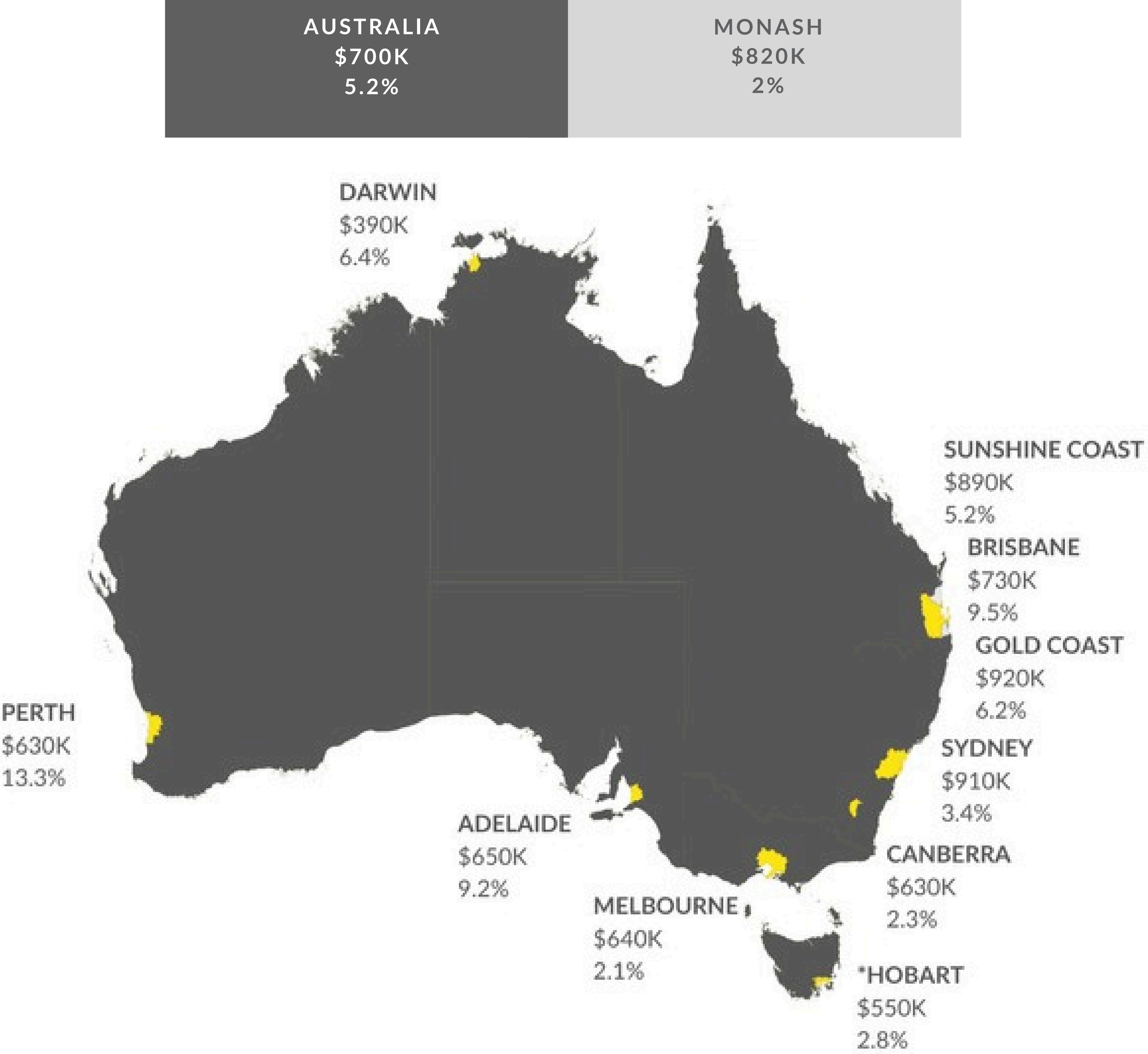3%

MELBOURNE
$1.04M
2.7%

*HOBART
$710K
3.1%

$ HOUSE PRICE
% CHANGE IN PRICE

Source: Neoval
Updated as of July 2025

*Due to the unavailability of Hobart and Regional TAS data on Neoval,
the latest data from Cotality was used to provide an estimate for the Hobart region.*

MAJOR CITY UNIT PRICES
(% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA	MONASH
$700K	$820K
5.2%	2%

DARWIN
$390K
6.4%

SUNSHINE COAST
$890K
5.2%

BRISBANE
$730K
9.5%

GOLD COAST
$920K
6.2%

PERTH
$630K
13.3%

SYDNEY
$910K
3.4%

ADELAIDE
$650K
9.2%

CANBERRA
$630K
2.3%

MELBOURNE
$640K
2.1%

*HOBART
$550K
2.8%

$ UNIT PRICE
% CHANGE IN PRICE

Source: Neoval
Updated as of July 2025

*Due to the unavailability of Hobart and Regional TAS data on Neoval,
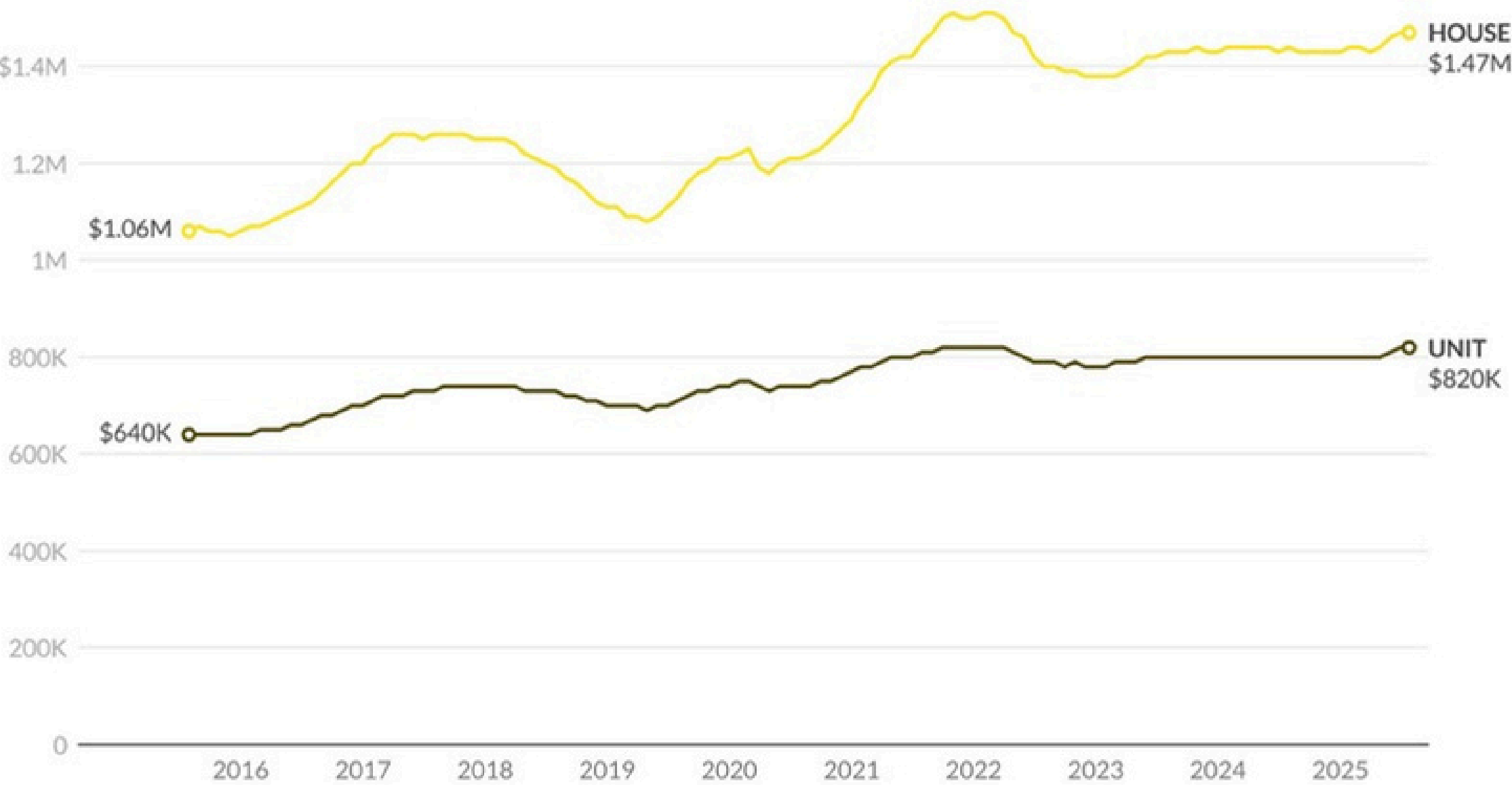the latest data from Cotality was used to provide an estimate for the Hobart region.*

Monash 1 and 10 year price growth

Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
HOUSE	$1.47M	+ $39K	+2.7%	+ $411K	+38.6%
UNIT	$820K	+ $16K	+2.0%	+ $181K	+28.4%

Source: Neoval

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Monash 10 year price trend

Source: Neoval

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Monash's geometric mean price for houses, approximately $1.47M as of July 2025, recorded a solid gain of 2.7% from this same month last year, alongside a substantial 38.6% increase over the past decade. Unit values, approximated at $820K, continued their upward trajectory with a 2.0% yearly rise and a notable 28.4% gain over ten years. This performance reflects consistent local market activity, coinciding with the broader national market acceleration.

Monash growth by price segment

Property	Percentile	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
HOUSE	High (75th percentile)	$1.77M	+ $50K	2.8%	+ $490K	38.7%
HOUSE	Typical (geometric mean)	$1.47M	+ $40K	2.7%	+ $410K	38.6%
HOUSE	Low (25th percentile)	$1.21M	+ $30K	2.7%	+ $330K	37.1%
UNIT	High (75th percentile)	$1.08M	+ $20K	2.1%	+ $280K	35.6%
UNIT	Typical (geometric mean)	$820K	+ $20K	2.0%	+ $180K	28.4%
UNIT	Low (25th percentile)	$630K	+ $10K	1.9%	+ $110K	21.4%

Source: Neoval

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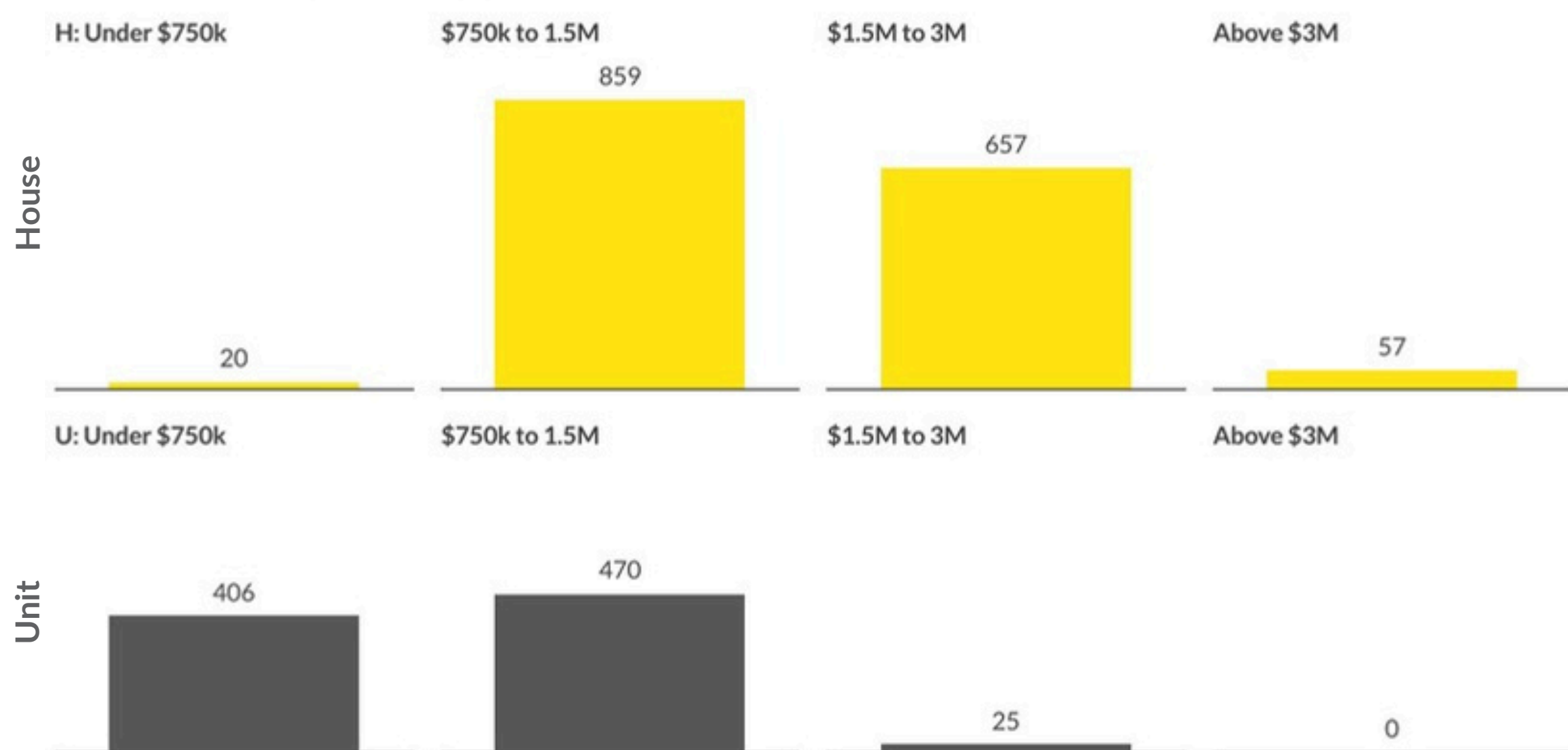
In July 2025, Monash housing continued its upward trajectory. The typical (geometric mean) house price is an approximation of $1.47M, recording a solid 2.7% gain since this same month last year and an impressive 38.6% appreciation over the past decade. This includes entry-level properties (25th percentile) at around $1.21M and high-end properties (75th percentile) maintaining their premium position at $1.77M. For units, the typical price stands at approximately $820K, seeing a 2.0% rise yearly and 28.4% over 10 years. This performance reflects robust local demand across all price brackets, stronger than some capital city trends.

Monash count of house and unit sales per value range reference

Total count of house (H) and unit (U) sales over the past year per sale value range

H: Under $750k	$750k to 1.5M	$1.5M to 3M	Above $3M
20	859	657	57

House

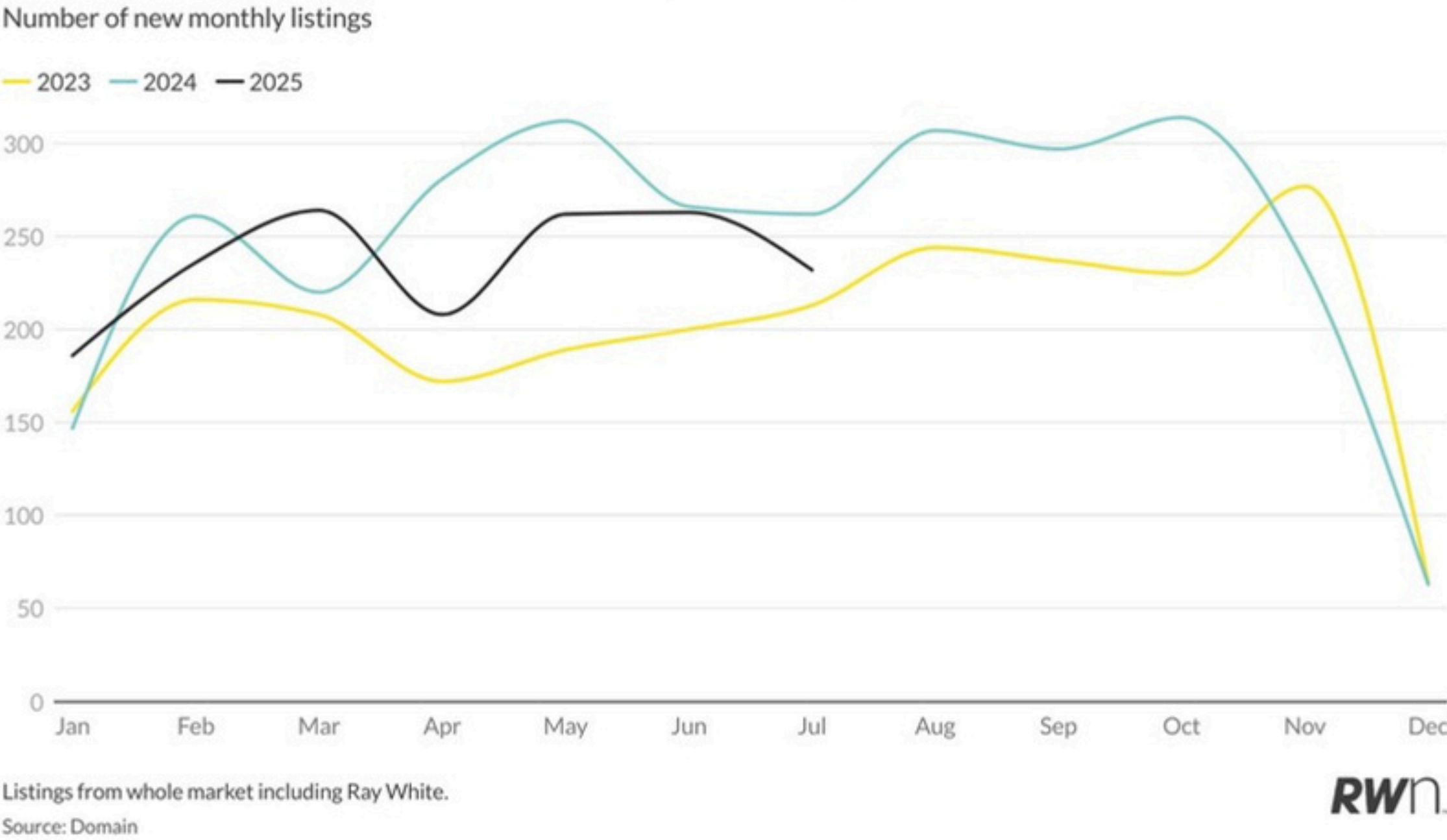| U: Under $750k	$750k to 1.5M	$1.5M to 3M	Above $3M
406	470	25	0

Unit

Source: Australian Property Monitors, Valuer-General

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In Monash, property sales as of July 2025 demonstrate a robust market, particularly within key price brackets. Houses recorded a solid gain, with the $750K to $1.5M range leading with 859 sales, while the $1.5M to $3M bracket saw 657 transactions, reflecting strong demand across mid to premium tiers. A distinct luxury segment of 57 sales above $3M maintains its premium position. For units, the $750K to $1.5M category was dominant with 470 sales, coinciding with 406 units transacting under $750K, providing accessible entry points. The unit market above $1.5M represents a niche segment with 25 sales. This distribution illustrates a balanced market with broad appeal.

Monash monthly volume of new listings over the past 3 years

Number of new monthly listings

— 2023   — 2024   — 2025

Listings from whole market including Ray White.
Source: Domain

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New listings in Monash recorded a modest 11.8% monthly decline in July, reaching 232 properties. This reduction reflects persistent supply constraints, with activity down 11.5% compared to July 2024. Despite this, listing volumes maintained a solid 8.9% gain when compared to July 2023, showcasing a stronger performance than two years prior. This trend is occurring alongside broader market conditions, reinforcing limited vendor activity, a pattern observed across many capital city trends.

METHODOLOGY

Pricing data

Price data is sourced from our research partners at Neoval Research Group, providing comprehensive coverage across all major Australian capital cities and regional markets. Price movements are calculated using geometric mean rather than median or arithmetic mean to ensure more accurate representation of market performance.

Why geometric mean for price standard?

The geometric mean provides superior accuracy for measuring price growth rates over time compared to median or arithmetic mean measures. Unlike arithmetic averages, which can be skewed by extreme values, the geometric mean accounts for the compounding nature of price appreciation and provides a more stable measure of underlying market trends. This methodology is particularly valuable when analysing markets with significant price volatility or when comparing growth rates across different time periods, as it reduces the impact of outliers and provides a truer reflection of consistent market performance. Tasmania exception: due to licensing restrictions, geometric mean data from Neoval is not available for Tasmania. For Tasmanian markets, we utilise the Median Sales AVM Value from Cotality, which represents the median (50th percentile) estimated sales value of all properties based on the hedonic imputation method, irrespective of whether the property transacted or not.

ABS region segmentation and naming convention

Our analysis utilises the Australian Bureau of Statistics (ABS) geographical classification system, employing GCC, SA4, SA3 and SA2 naming conventions as the statistical and computational standard established by the ABS. This hierarchical structure provides a consistent framework for analysing property markets at various geographical scales, from major metropolitan areas down to individual SA2s. The visual representation and practical application of these classifications can be explored through the ABS mapping portal at https://maps.abs.gov.au, which displays the 2021 GCC, SA4, SA3 and SA2 shape files. These are the same shape files and naming conventions used by Neoval in their price modelling computations, ensuring consistency between our data sources and official statistical boundaries.

For comparative analysis purposes, the Sunshine Coast and Gold Coast regions are classified alongside GCC Major City regions. This classification reflects their substantial price growth over recent years and their common comparison with major metropolitan markets. Given their economic significance and market characteristics, these regions are considered Major City regions for the purposes of this analysis.

Listing data

National property listing volumes are sourced from Domain, Australia's leading property portal, providing comprehensive coverage of new property listings across all markets. National listings: presented as monthly counts spanning the last three years (2023-2025) to identify seasonal patterns and year-over-year trends in property supply. Major city and regional listings: current month data is presented with both monthly percentage change (comparison to previous month) and annual percentage change (comparison to same month in previous year) to highlight both short-term fluctuations and longer-term supply trends.

Sales count data

Sales count data by price point is sourced from Australian Property Monitors (APM) and Valuer General records, providing transaction data across all fixed price segments for market segmentation analysis. While filtered for residential properties only, some commercial or rural properties may be incorrectly classified as residential in the source data, potentially affecting data precision.

Temporal framework

All data series are presented on a monthly basis covering the three-year period from 2023 to 2025, enabling identification of seasonal patterns, cyclical trends, and year-over-year comparisons. This timeframe captures the full interest rate cycle from peak rates through to the current cutting cycle, providing context for current market dynamics. All data sources represent substantial market coverage but may not capture 100 per cent of market activity. Price data from Neoval provides broad market representation. Regional variations in data coverage may exist, with metropolitan markets generally providing more comprehensive data.

Commentary Generation Methodology

The market commentary throughout this report was generated using Google's Gemini 2.5 Flash, a state-of-the-art large language model chosen for its exceptional ability to analyse complex datasets and translate them into clear market insights. The model was fed comprehensive data from both our national report along with region specific metrics, enabling it to contextualise local movements within broader market trends. Through multiple iterations of refinement, we optimised the system to provide straightforward, factual descriptions of the data presented in charts and tables, avoiding speculation while highlighting key trends and significant data points. This approach represents our ongoing efforts to deliver consistent, data-driven commentary that accurately reflects underlying market information in accessible language for both property professionals and general readers.

APPENDIX

Monash suburbs based on 10 year growth rate (%)

Top Suburbs	Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
Monash | Wheelers Hill	HOUSE	$1.55M	+ $49K	+3.2%	+ $512K	+49.2%
Monash | Glen Waverley - East	HOUSE	$1.77M	+ $54K	+3.1%	+ $546K	+44.8%
Monash | Mulgrave	HOUSE	$1.1M	+ $33K	+3.1%	+ $326K	+42.4%
Monash | Mount Waverley - South	HOUSE	$1.64M	+ $45K	+2.8%	+ $451K	+37.9%
Monash | Clayton - Central	HOUSE	$1.27M	+ $35K	+2.8%	+ $344K	+37.1%
Monash | Mount Waverley - North	HOUSE	$1.74M	+ $50K	+3.0%	+ $470K	+37.0%
Monash | Clayton (North) - Notting Hill	HOUSE	$1.25M	+ $32K	+2.6%	+ $331K	+36.1%
Monash | Oakleigh - Huntingdale	HOUSE	$1.3M	+ $37K	+2.9%	+ $345K	+36.0%
Monash | Ashwood - Chadstone	HOUSE	$1.42M	+ $38K	+2.7%	+ $372K	+35.6%
Monash | Glen Waverley - West	HOUSE	$1.77M	+ $48K	+2.8%	+ $458K	+34.8%
Monash | Wheelers Hill	UNIT	$990K	+ $25K	+2.5%	+ $295K	+42.4%
Monash | Mulgrave	UNIT	$820K	+ $20K	+2.4%	+ $233K	+39.4%
Monash | Glen Waverley - East	UNIT	$1.06M	+ $26K	+2.5%	+ $279K	+35.6%
Monash | Mount Waverley - South	UNIT	$1.05M	+ $23K	+2.2%	+ $263K	+33.2%
Monash | Mount Waverley - North	UNIT	$1.05M	+ $24K	+2.4%	+ $255K	+32.0%
Monash | Ashwood - Chadstone	UNIT	$850K	+ $17K	+2.1%	+ $192K	+29.0%
Monash | Clayton - Central	UNIT	$710K	+ $15K	+2.2%	+ $155K	+27.7%
Monash | Oakleigh - Huntingdale	UNIT	$730K	+ $16K	+2.2%	+ $146K	+25.1%
Monash | Glen Waverley - West	UNIT	$890K	+ $18K	+2.1%	+ $160K	+21.8%
Monash | Clayton (North) - Notting Hill	UNIT	$480K	+ $9K	+1.8%	+ $53K	+12.5%

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Monash top suburbs based on 10 year absolute dollar ($) value growth

Top Suburbs	Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
Monash | Glen Waverley - East	HOUSE	$1.77M	+ $54K	+3.1%	+ $546K	+44.8%
Monash | Wheelers Hill	HOUSE	$1.55M	+ $49K	+3.2%	+ $512K	+49.2%
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Max Turner
Auctioneer/AreaManager

Max Turner is your trusted real estate professional in the Monash region and its neighbouring communities. With a passion for helping clients achieve their property goals, Max brings a wealth of experience and expertise to the table.

With a background in residential sales and a talent for conducting successful auctions, Max is known for his commitment to delivering exceptional results for his clients. He understands that buying or selling a home is a significant milestone in life, and he's dedicated to making the process as smooth and stress-free as possible.

Max's in-depth knowledge of the Monash area and its real estate market is unparalleled. Whether you're a first-time buyer, a seasoned investor, or a homeowner looking to make a change, Max's keen insights and personalized approach ensures that you're in good hands every step of the way.
If you're considering a move in Monash or the surrounding areas, contact Max Turner for a seamless and successful real estate experience. Trust in Max's expertise, dedication, and passion for helping you achieve your property dreams.

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