

RWN

# RAY WHITE NOW

MOUNT WAVERLEY - SOUTH

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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.

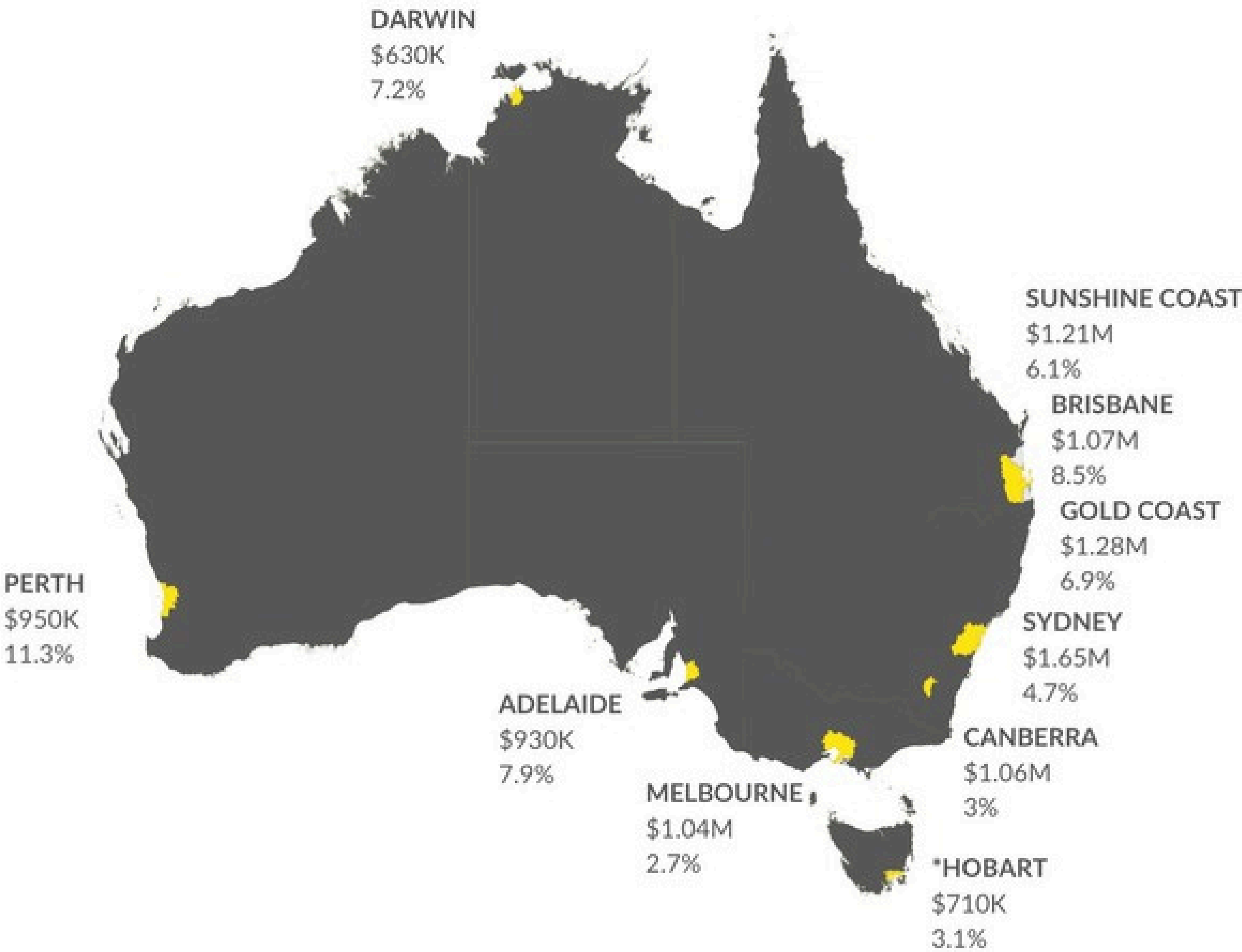
## 06

### 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

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

AUSTRALIA \$950K 6.4%	MOUNT WAVERLEY - SOUTH \$1.64M 2.8%
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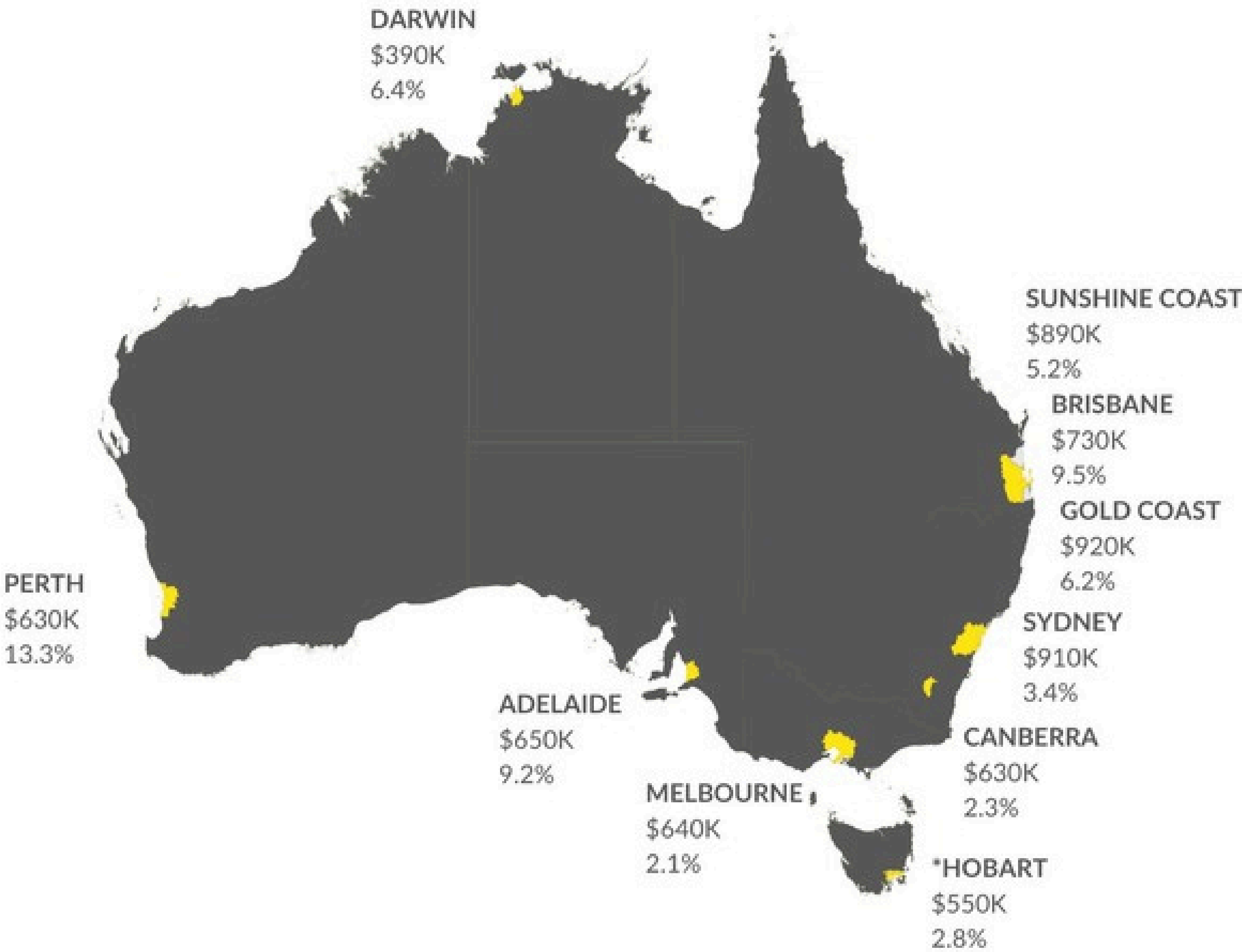
\$ HOUSE PRICE  
% CHANGE IN PRICE

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 \$700K 5.2%	MOUNT WAVERLEY - SOUTH \$1.05M 2.2%
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\$ 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.*



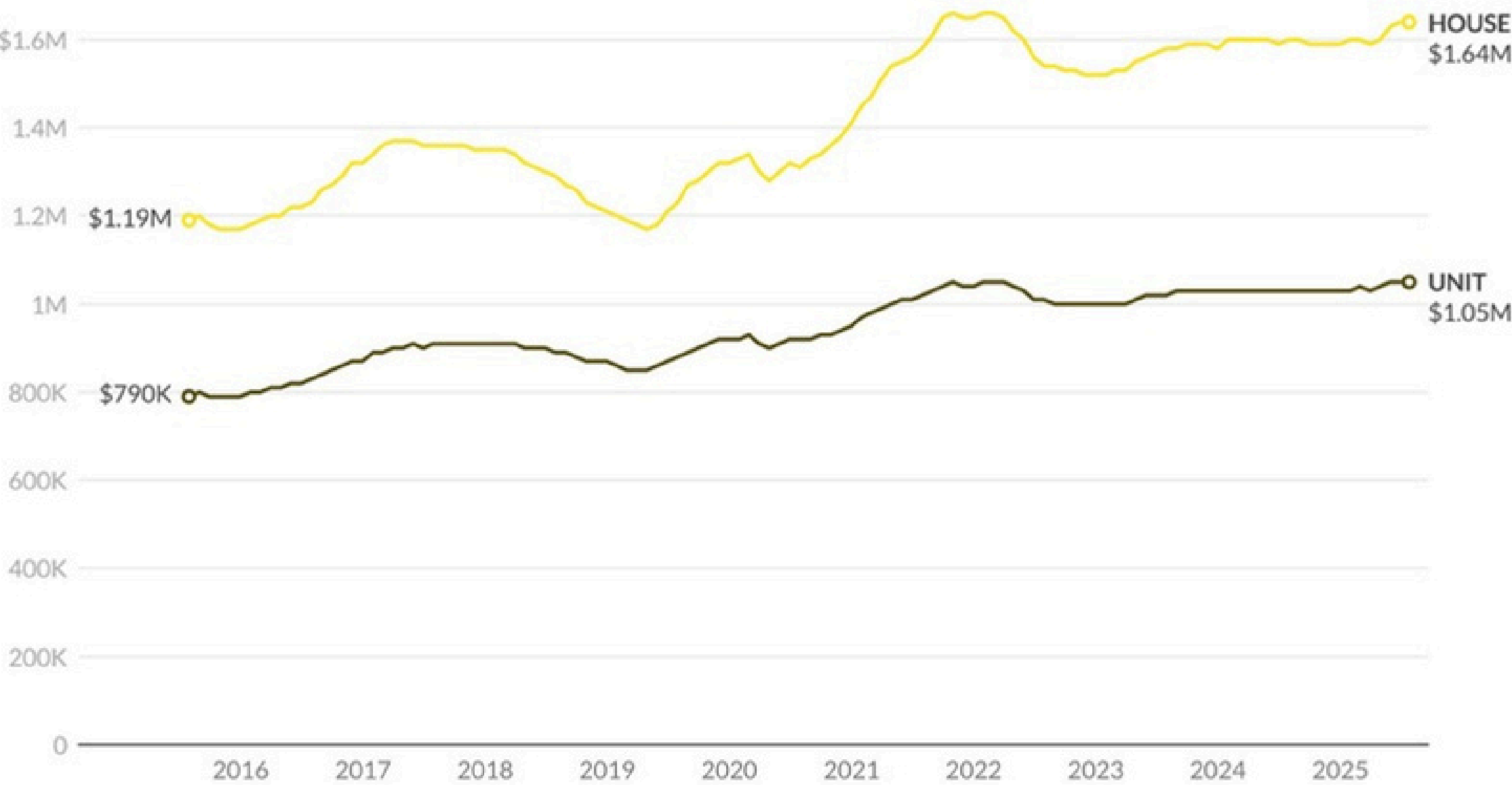
Mount Waverley - South 1 and 10 year price growth

Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	\$1.64M	+\$45K	+2.8%	+\$451K	+37.9%
UNIT	\$1.05M	+\$23K	+2.2%	+\$263K	+33.2%

Source: Neoval

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Mount Waverley - South 10 year price trend



Source: Neoval

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Mount Waverley - South's geometric mean house price currently stands at approximately \$1.64M, reflecting a solid 2.8% gain over this same month last year and a remarkable 37.9% appreciation over the past decade. Unit prices recorded an approximate \$1.05M, increasing by 2.2% annually and a substantial 33.2% since this same month 10 years ago. This strong performance, with houses appreciating by around \$45K and units by \$23K over the year, represents sustained buyer demand and maintains the area's premium position, coinciding with broader market confidence.



Mount Waverley - South growth by price segment

Property	Percentile	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	High (75th percentile)	\$1.93M	+\$50K	<div><div></div>2.9%</div>	+\$540K	<div><div></div>38.3%</div>
HOUSE	Typical (geometric mean)	\$1.64M	+\$40K	<div><div></div>2.8%</div>	+\$450K	<div><div></div>37.9%</div>
HOUSE	Low (25th percentile)	\$1.37M	+\$40K	<div><div></div>2.7%</div>	+\$360K	<div><div></div>36.1%</div>
UNIT	High (75th percentile)	\$1.34M	+\$30K	<div><div></div>2.4%</div>	+\$380K	<div><div></div>39.7%</div>
UNIT	Typical (geometric mean)	\$1.05M	+\$20K	<div><div></div>2.2%</div>	+\$260K	<div><div></div>33.2%</div>
UNIT	Low (25th percentile)	\$850K	+\$20K	<div><div></div>1.9%</div>	+\$180K	<div><div></div>27.3%</div>

Source: Neoval

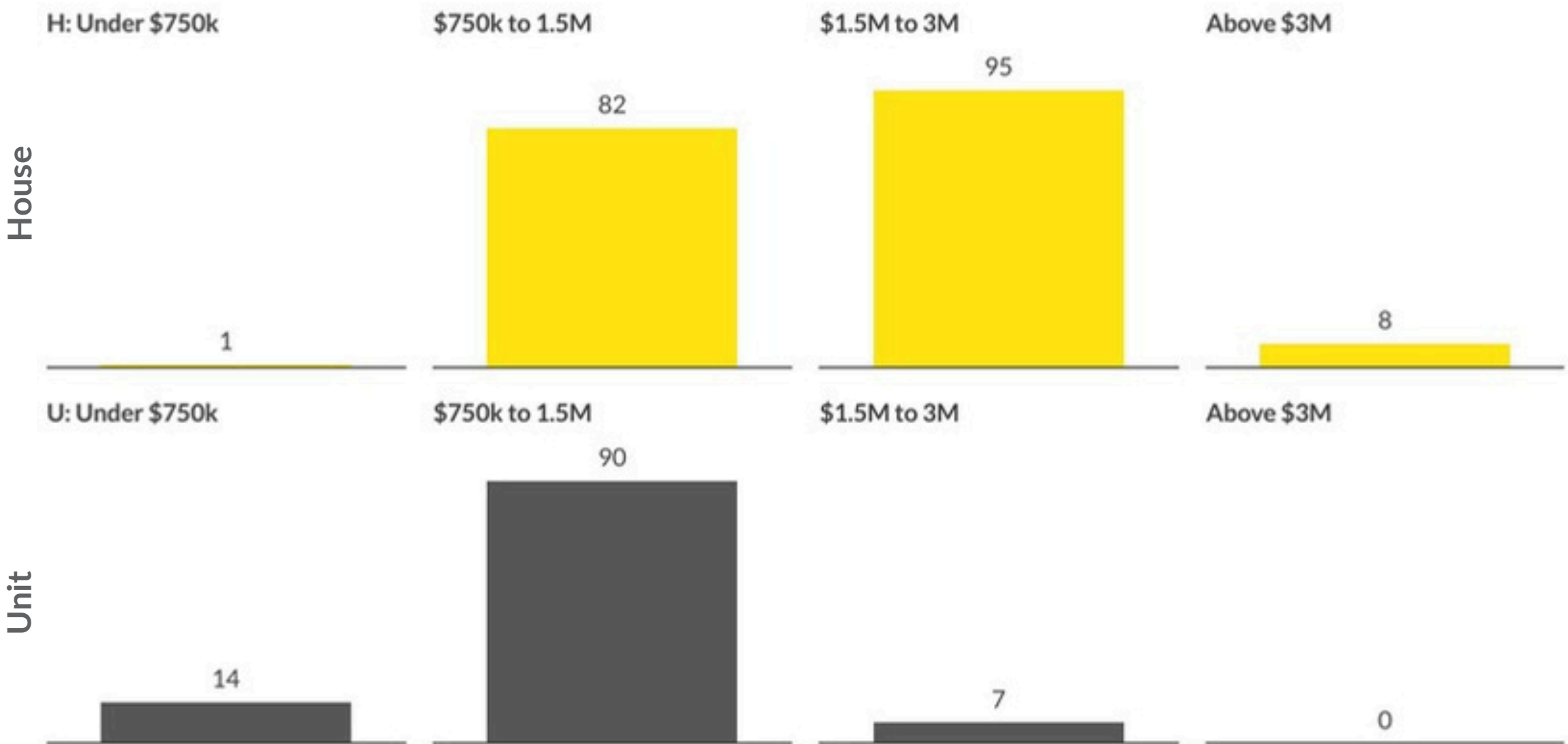


Mount Waverley - South's housing market in July 2025 maintains its premium position, with typical house prices, approximating \$1.64M, recording a solid 2.8% gain over the last year and a substantial 37.9% over a decade. Entry points, representing the low 25th percentile, sit around \$1.37M, while high 75th percentile properties are approximately \$1.93M. The unit market also continued its upward trajectory, with typical geometric mean prices at about \$1.05M, reflecting 2.2% annual growth and 33.2% over ten years. Low-end units are around \$850K, with high-end at \$1.34M. This robust performance across both property types reflects strong localised demand, outperforming broader capital city trends.



**Mount Waverley - South 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



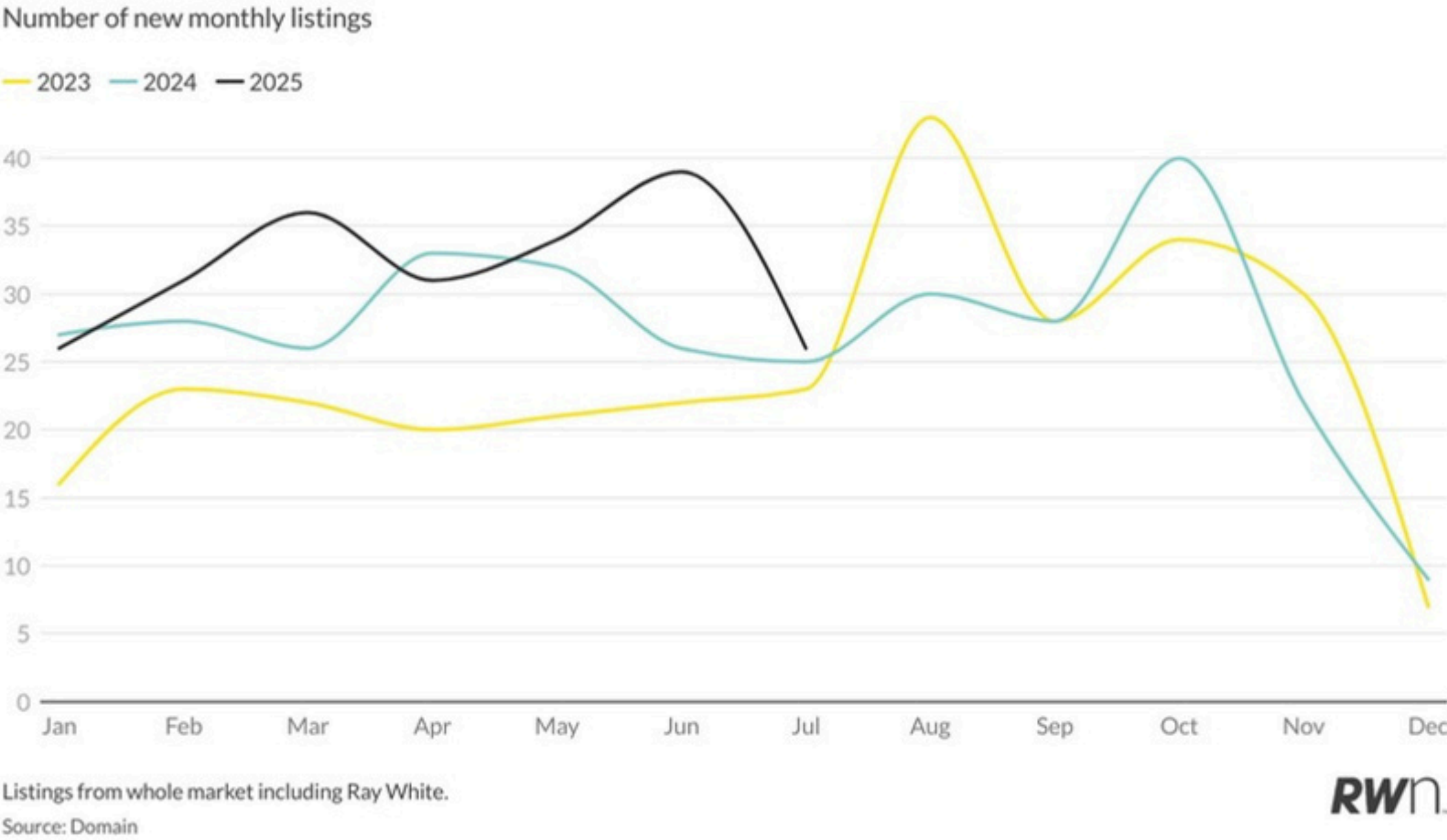
Source: Australian Property Monitors, Valuer-General



Mount Waverley - South experienced robust sales activity in the 12 months ending July 2025, with house transactions prominently distributed across the \$0.75M to \$3.0M range. The highest concentration of house sales, at 95, occurred within the \$1.5M to \$3.0M bracket, reflecting a strong preference for premium properties, while a further 82 sales were recorded between \$0.75M and \$1.5M. The unit market similarly showed strength, with 90 sales in the \$0.75M to \$1.5M range. Entry-level units under \$0.75M contributed 14 sales, while high-end houses over \$3.0M saw 8 transactions, maintaining the area's premium positioning.



Mount Waverley - South monthly volume of new listings over the past 3 years



New listings in Mount Waverley - South recorded a significant 33.3% monthly decline in July, reaching 26 properties. This figure, however, represents a modest 4.0% annual gain compared to July 2024 and a solid 13.0% increase over July 2023 levels. This monthly dip coincides with a seasonal adjustment from June's higher volumes, yet the positive year-on-year trajectory reflects persistent, albeit limited, vendor activity. The suburb's performance notably diverges from broader market dynamics, which have seen significant annual reductions in listing volumes, positioning it with comparatively stronger supply.

# 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.



**RayWhite.**



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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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