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MELBOURNE - SOUTH EAST

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

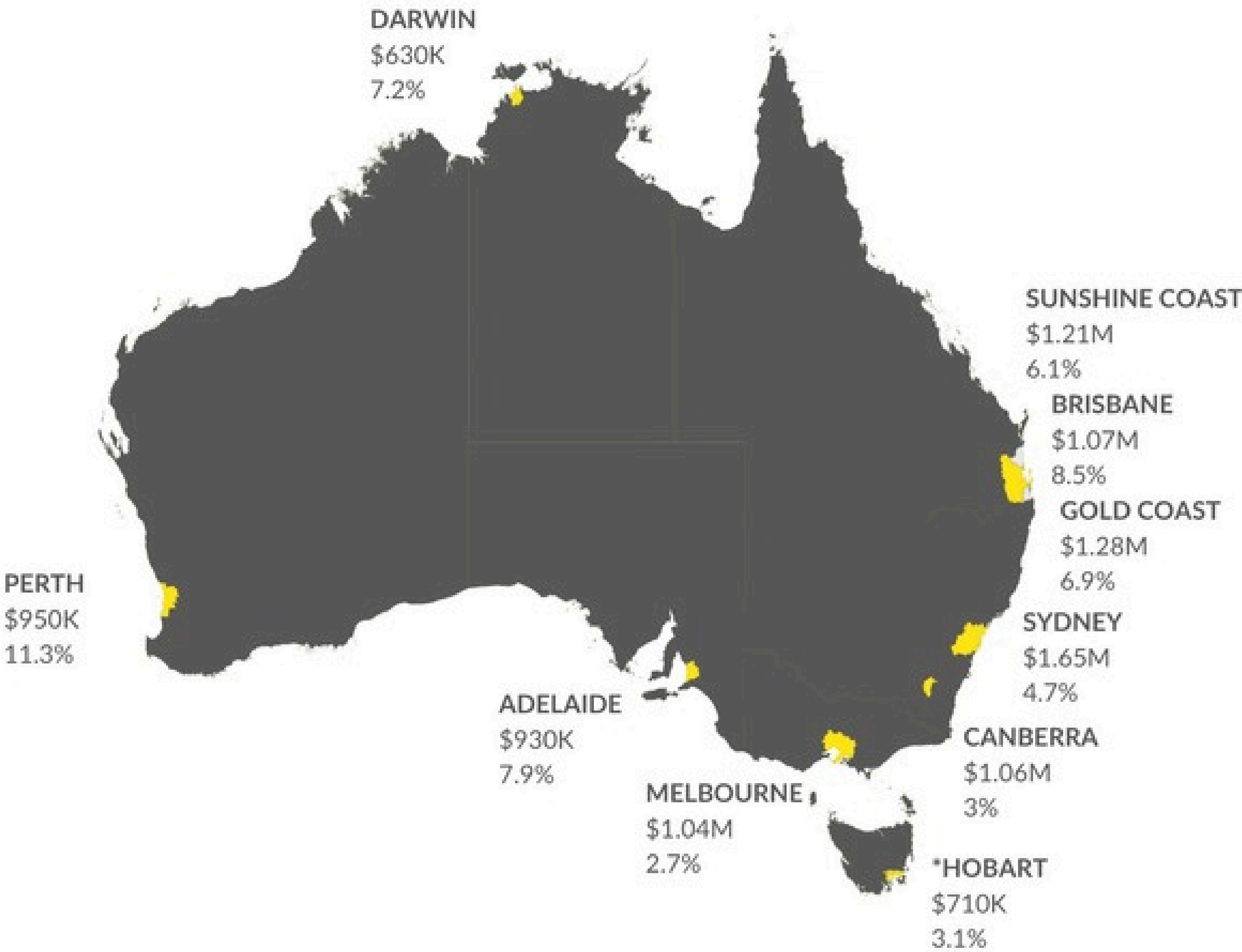
07

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%	MELBOURNE - SOUTH EAST \$900K 2.9%
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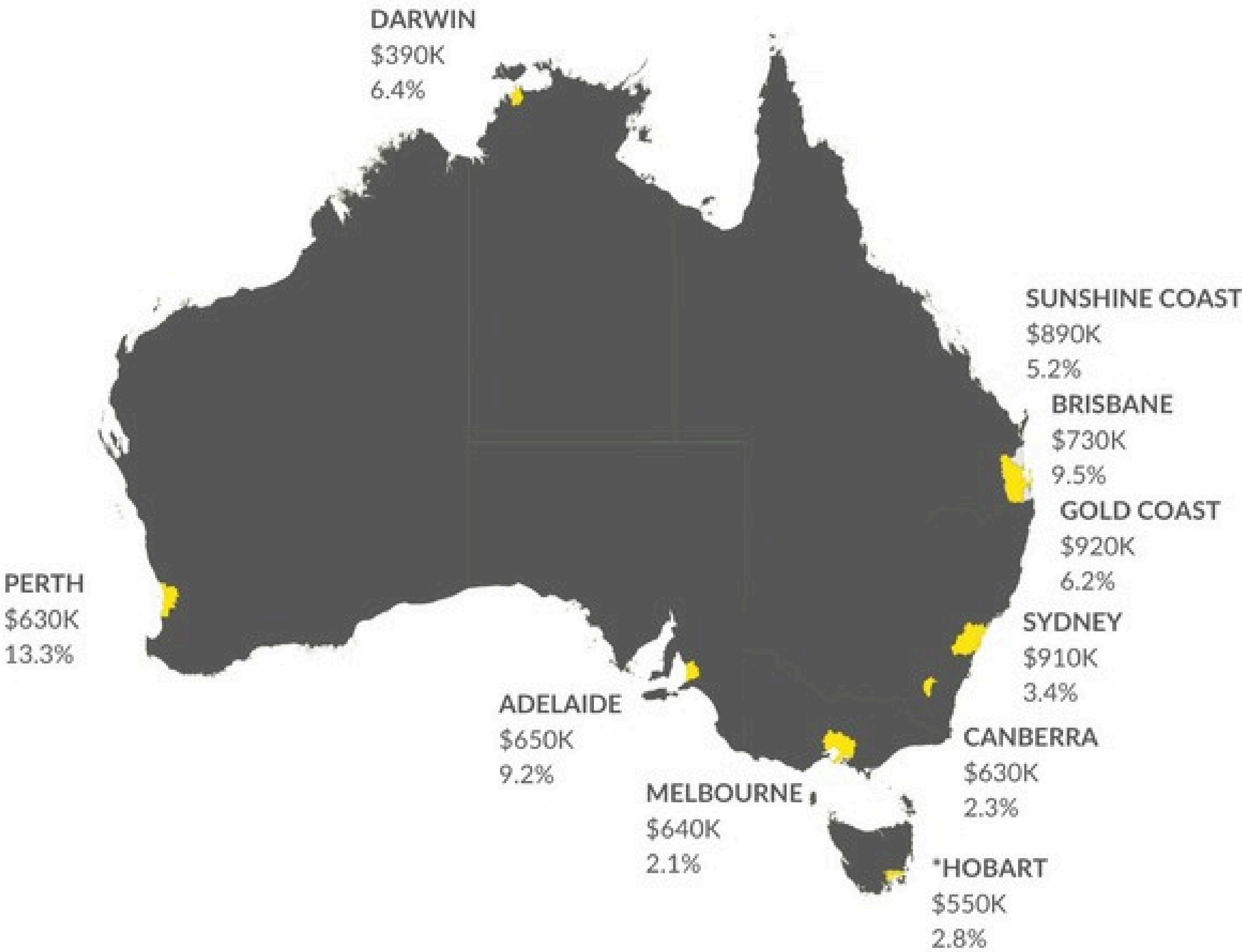
\$ HOUSE PRICE
% CHANGE IN PRICE

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%	MELBOURNE - SOUTH EAST \$620K 2.5%
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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.*



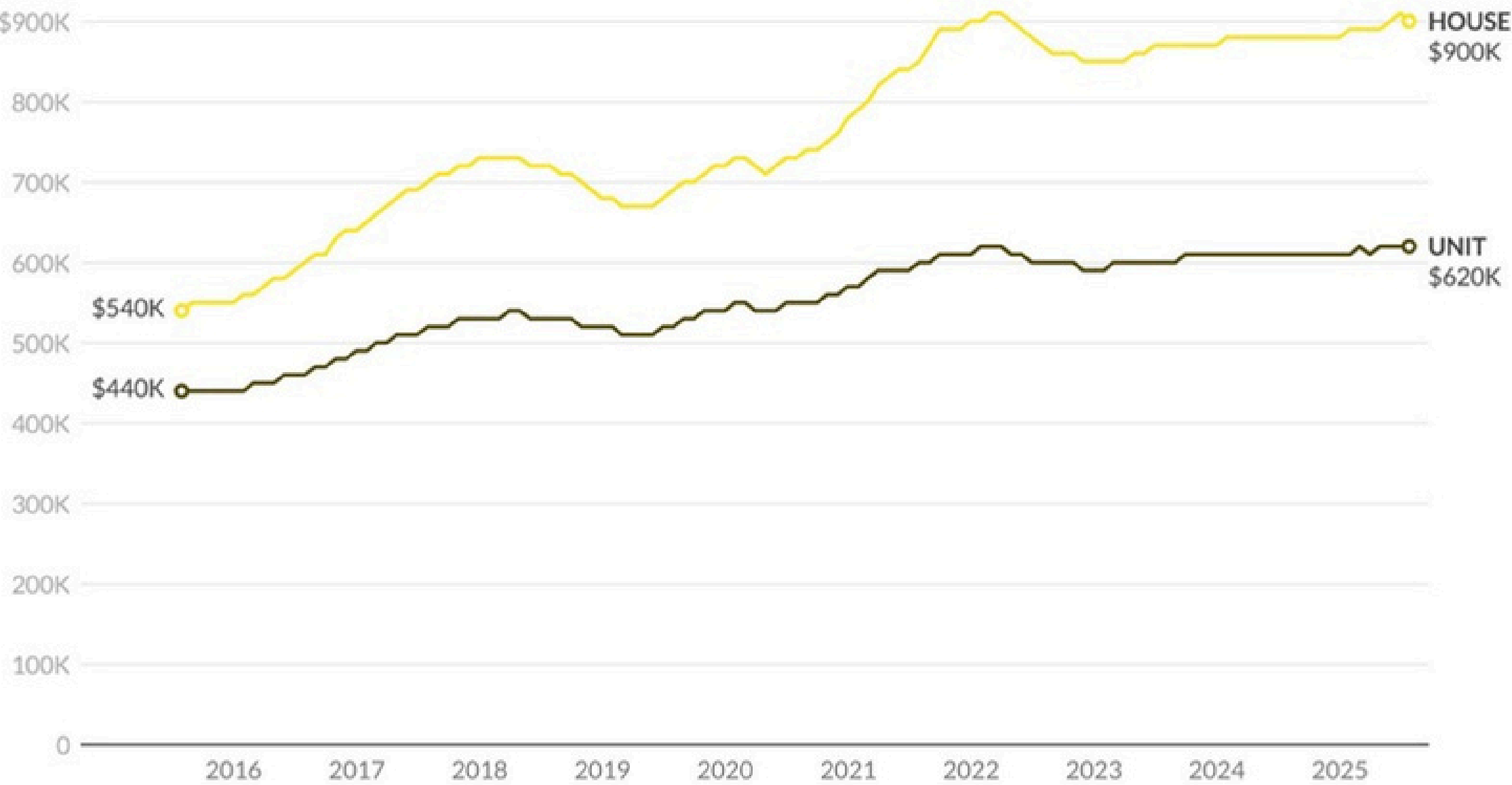
Melbourne - South East 1 and 10 year price growth

Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	\$900K	+\$25K	+2.9%	+\$360K	+66.1%
UNIT	\$620K	+\$15K	+2.5%	+\$188K	+43.2%

Source: Neoval

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Melbourne - South East 10 year price trend



Source: Neoval

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Melbourne - South East's geometric mean house price continued its upward trajectory in July 2025, reaching approximately \$900K. This reflects a solid 2.9% gain over this same month last year and a remarkable 66.1% appreciation compared to 10 years ago. Unit prices also recorded a strong performance, with the geometric mean price at approximately \$620K, marking a 2.5% rise year-on-year and an impressive 43.2% increase over the decade. This sustained growth in the region represents a robust market, coinciding with broader positive capital city trends.



Melbourne - South East growth by price segment

Property	Percentile	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	High (75th percentile)	\$1.1M	+\$30K	<div><div></div></div> 3.0%	+\$400K	<div><div></div></div> 55.9%
HOUSE	Typical (geometric mean)	\$900K	+\$30K	<div><div></div></div> 2.9%	+\$360K	<div><div></div></div> 66.1%
HOUSE	Low (25th percentile)	\$700K	+\$20K	<div><div></div></div> 2.7%	+\$310K	<div><div></div></div> 77.6%
UNIT	High (75th percentile)	\$800K	+\$20K	<div><div></div></div> 2.2%	+\$210K	<div><div></div></div> 35.6%
UNIT	Typical (geometric mean)	\$620K	+\$20K	<div><div></div></div> 2.5%	+\$190K	<div><div></div></div> 43.2%
UNIT	Low (25th percentile)	\$490K	+\$10K	<div><div></div></div> 2.7%	+\$170K	<div><div></div></div> 51.3%

Source: Neoval

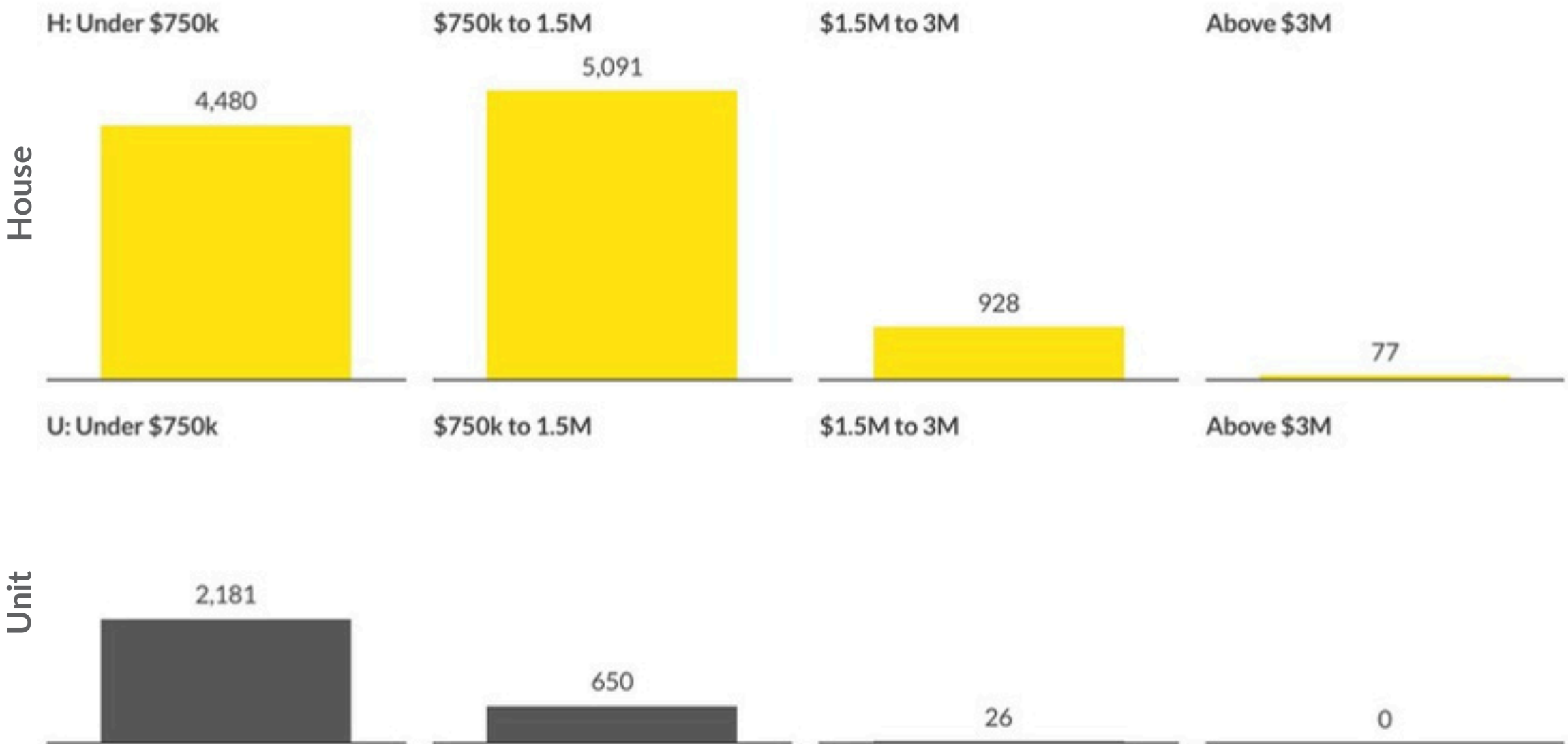


Melbourne - South East house prices in July 2025 continued their upward trajectory, with typical values (geometric mean) at approximately \$900K, a solid 2.9% gain this same month last year and a remarkable 66.1% increase from 10 years ago. The low entry point (25th percentile) sits around \$700K, while high-end properties (75th percentile) maintain their premium position at approximately \$1.1M. Unit prices also recorded a gain, with typical values near \$620K, representing a 2.5% rise yearly and a 43.2% increase over the decade. Low-end units (25th percentile) are approximately \$490K, and high-end units (75th percentile) reached approximately \$800K. These figures reflect resilient growth within the market, with all prices being approximations.



Melbourne - South East 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



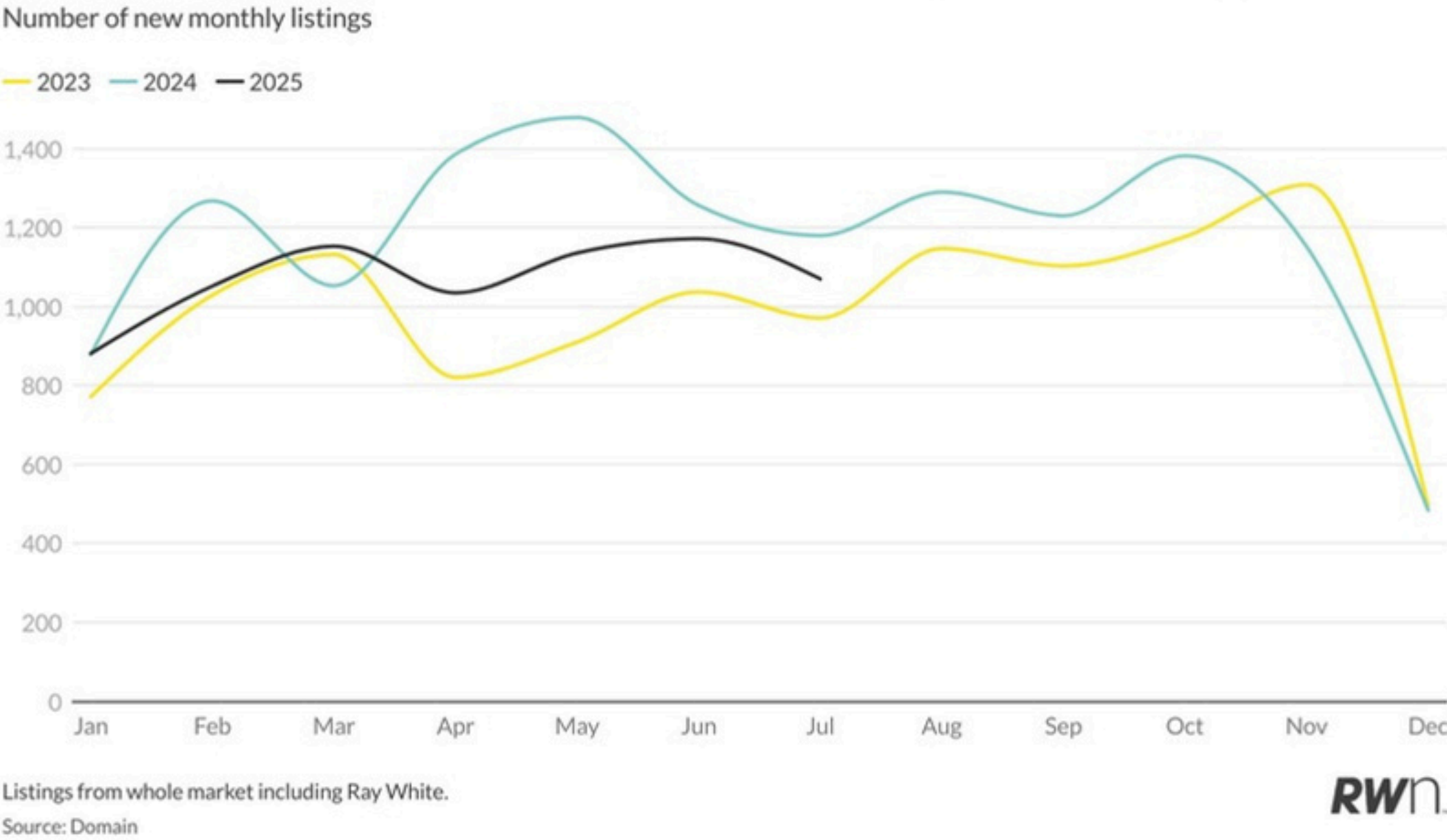
Source: Australian Property Monitors, Valuer-General

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Melbourne - South East's sales activity for the 12 months ending July 2025 reflects a dynamic market spread. The robust house sector saw significant demand in the \$750K to \$1.5M range with 5,091 transactions, closely followed by 4,480 sales under \$750K, showcasing strong accessible and mid-tier segments. The premium house market, from \$1.5M to \$3M, recorded 928 sales, maintaining its position, while 77 luxury properties exceeded \$3M. In the unit market, affordability represents a clear concentration with 2,181 sales under \$750K, considerably outpacing the 650 units transacting between \$750K and \$1.5M, with just 26 sales in the \$1.5M to \$3M range, and no recorded transactions above \$3M.



Melbourne – South East monthly volume of new listings over the past 3 years



New listings in Melbourne - South East recorded a modest 8.7% monthly decline in July, reaching 1,070 properties. This represents a 9.3% annual reduction compared to July 2024, yet a solid 10.2% gain from July 2023 levels. This more measured decline, compared to broader capital city trends, reflects persistent supply constraints and limited vendor activity, coinciding with tightening stock across the market. The region maintains its premium position amidst these dynamics.

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

Melbourne - South East suburbs based on 10 year growth rate (%)

	Top Suburbs	Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
	Casey - South Clyde North - North	HOUSE	\$840K	+ \$26K	+3.4%	+ \$450K	+113.7%
	Casey - South Clyde North - South	HOUSE	\$780K	+ \$23K	+3.0%	+ \$411K	+112.8%
	Cardinia Koo Wee Rup	HOUSE	\$760K	+ \$22K	+3.0%	+ \$384K	+102.8%
	Cardinia Pakenham - North West	HOUSE	\$730K	+ \$23K	+3.3%	+ \$365K	+100.9%
	Casey - South Cranbourne West	HOUSE	\$720K	+ \$21K	+3.0%	+ \$343K	+91.1%
	Cardinia Pakenham - North East	HOUSE	\$680K	+ \$20K	+3.0%	+ \$321K	+89.8%
	Casey - South Pearcedale - Tooradin	HOUSE	\$630K	+ \$23K	+2.9%	+ \$391K	+88.1%
	Cardinia Emerald - Cockatoo	HOUSE	\$940K	+ \$28K	+3.1%	+ \$440K	+87.4%
	Casey - South Cranbourne East - South	HOUSE	\$720K	+ \$20K	+2.9%	+ \$338K	+87.4%
	Cardinia Pakenham - South East	HOUSE	\$620K	+ \$21K	+3.5%	+ \$290K	+86.6%
	Cardinia Koo Wee Rup	UNIT	\$520K	+ \$19K	+3.8%	+ \$250K	+94.1%
	Casey - South Cranbourne West	UNIT	\$540K	+ \$19K	+3.5%	+ \$246K	+83.5%
	Cardinia Emerald - Cockatoo	UNIT	\$620K	+ \$19K	+3.2%	+ \$281K	+82.9%
	Cardinia Pakenham - North East	UNIT	\$500K	+ \$17K	+3.4%	+ \$234K	+80.5%
	Cardinia Pakenham - North West	UNIT	\$510K	+ \$17K	+3.5%	+ \$228K	+79.9%
	Casey - South Cranbourne North - West	UNIT	\$540K	+ \$18K	+3.5%	+ \$240K	+79.9%
	Casey - South Cranbourne	UNIT	\$500K	+ \$16K	+3.4%	+ \$222K	+79.7%
	Cardinia Pakenham - South East	UNIT	\$500K	+ \$18K	+3.8%	+ \$221K	+78.7%
	Casey - South Hampton Park - West	UNIT	\$540K	+ \$18K	+3.5%	+ \$236K	+78.0%
	Casey - South Hampton Park - East	UNIT	\$570K	+ \$19K	+3.5%	+ \$244K	+75.6%

Source: Realw



Melbourne - South East top suburbs based on 10 year absolute dollar (\$) value growth

	Top Suburbs	Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
	Casey - North Narre Warren North	HOUSE	\$1.65M	+ \$51K	+3.2%	+ \$740K	+81.3%
	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%
	Dandenong Keysborough - South	HOUSE	\$1.17M	+ \$33K	+2.9%	+ \$493K	+73.1%
	Monash Mount Waverley - North	HOUSE	\$1.74M	+ \$50K	+3.0%	+ \$470K	+37.0%
	Monash Glen Waverley - West	HOUSE	\$1.77M	+ \$48K	+2.8%	+ \$458K	+34.8%
	Monash Mount Waverley - South	HOUSE	\$1.64M	+ \$45K	+2.8%	+ \$451K	+37.9%
	Casey - South Clyde North - North	HOUSE	\$840K	+ \$26K	+3.4%	+ \$450K	+113.7%
	Cardinia Emerald - Cockatoo	HOUSE	\$940K	+ \$28K	+3.1%	+ \$440K	+87.4%
	Dandenong Dingley Village	HOUSE	\$1.16M	+ \$41K	+3.7%	+ \$432K	+59.5%
	Monash Wheelers Hill	UNIT	\$990K	+ \$25K	+2.5%	+ \$295K	+42.4%
	Cardinia Emerald - Cockatoo	UNIT	\$620K	+ \$19K	+3.2%	+ \$281K	+82.9%
	Monash Glen Waverley - East	UNIT	\$1.06M	+ \$26K	+2.5%	+ \$279K	+35.6%
	Dandenong Dingley Village	UNIT	\$790K	+ \$24K	+3.1%	+ \$277K	+54.1%
	Casey - North Endeavour Hills - North	UNIT	\$680K	+ \$22K	+3.3%	+ \$266K	+64.0%
	Monash Mount Waverley - South	UNIT	\$1.05M	+ \$23K	+2.2%	+ \$263K	+33.2%
	Dandenong Keysborough - South	UNIT	\$740K	+ \$21K	+3.0%	+ \$259K	+53.3%
	Casey - North Berwick - North	UNIT	\$690K	+ \$16K	+2.4%	+ \$255K	+58.8%
	Monash Mount Waverley - North	UNIT	\$1.05M	+ \$24K	+2.4%	+ \$255K	+32.0%
	Cardinia Koo Wee Rup	UNIT	\$520K	+ \$19K	+3.8%	+ \$250K	+94.1%

Source: Realw





RayWhite.



SCAN ME

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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