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MOUNT WAVERLEY - NORTH

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.

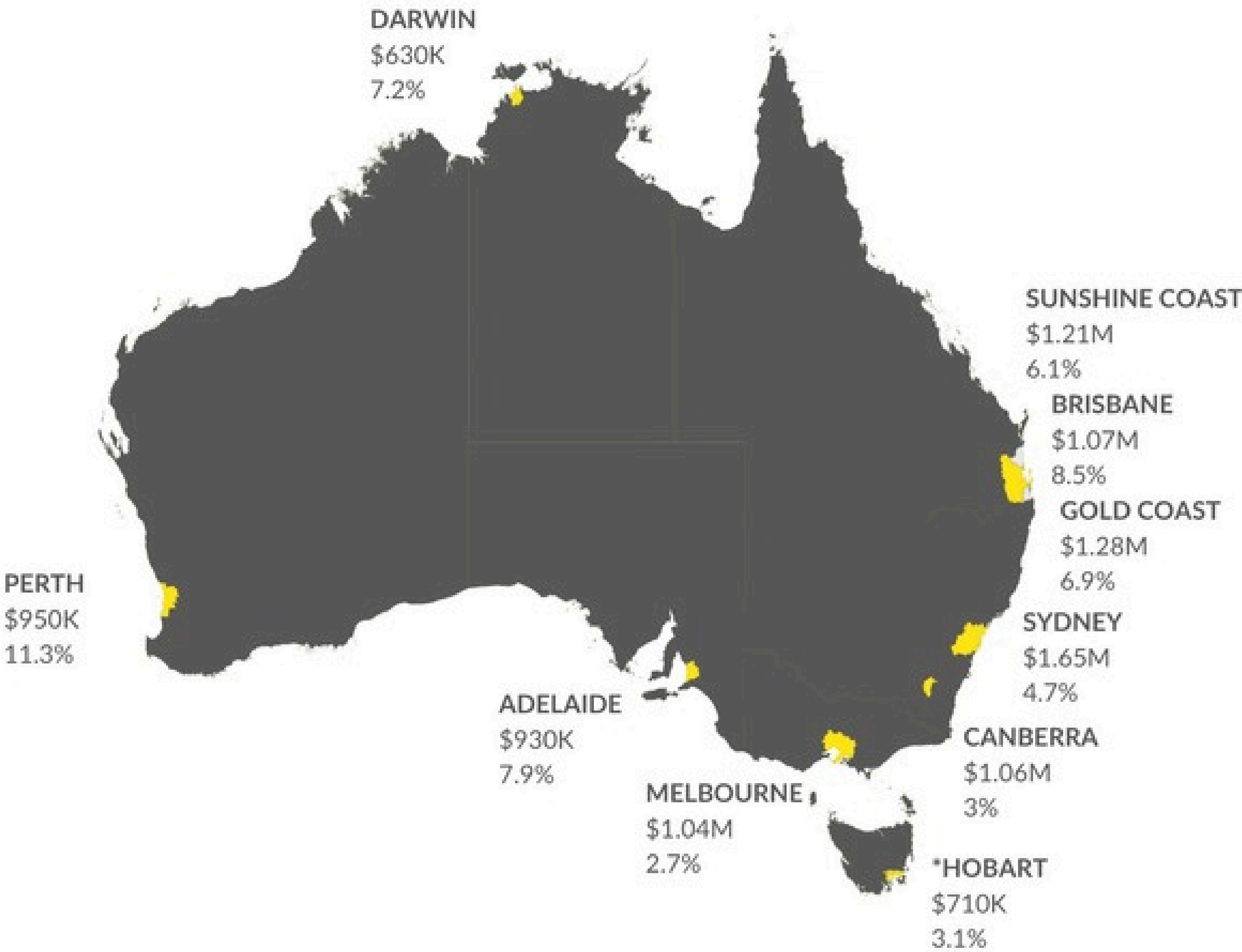
06

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 - NORTH \$1.74M 3%
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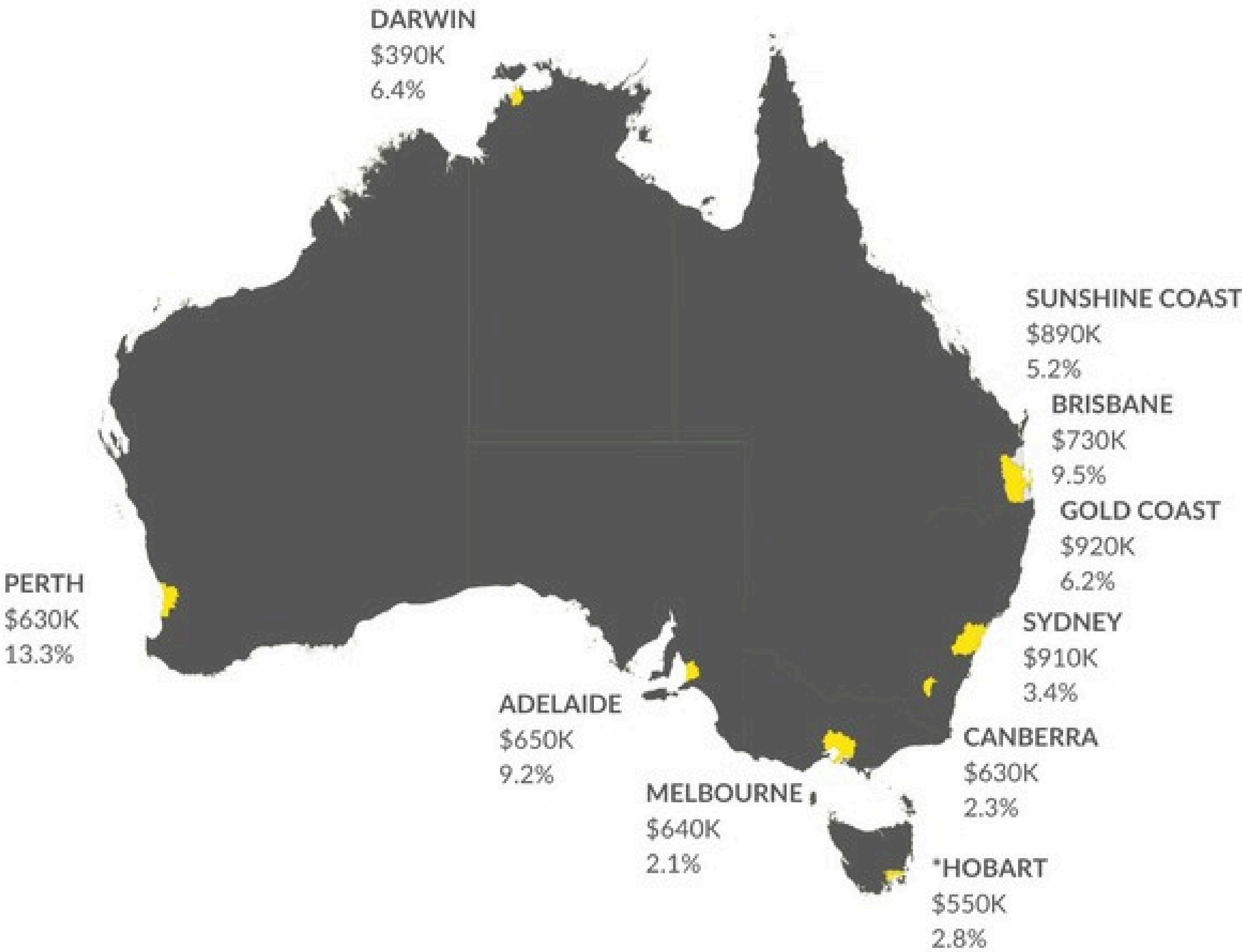
\$ HOUSE PRICE
% CHANGE IN PRICE

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 - NORTH \$1.05M 2.4%
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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.*



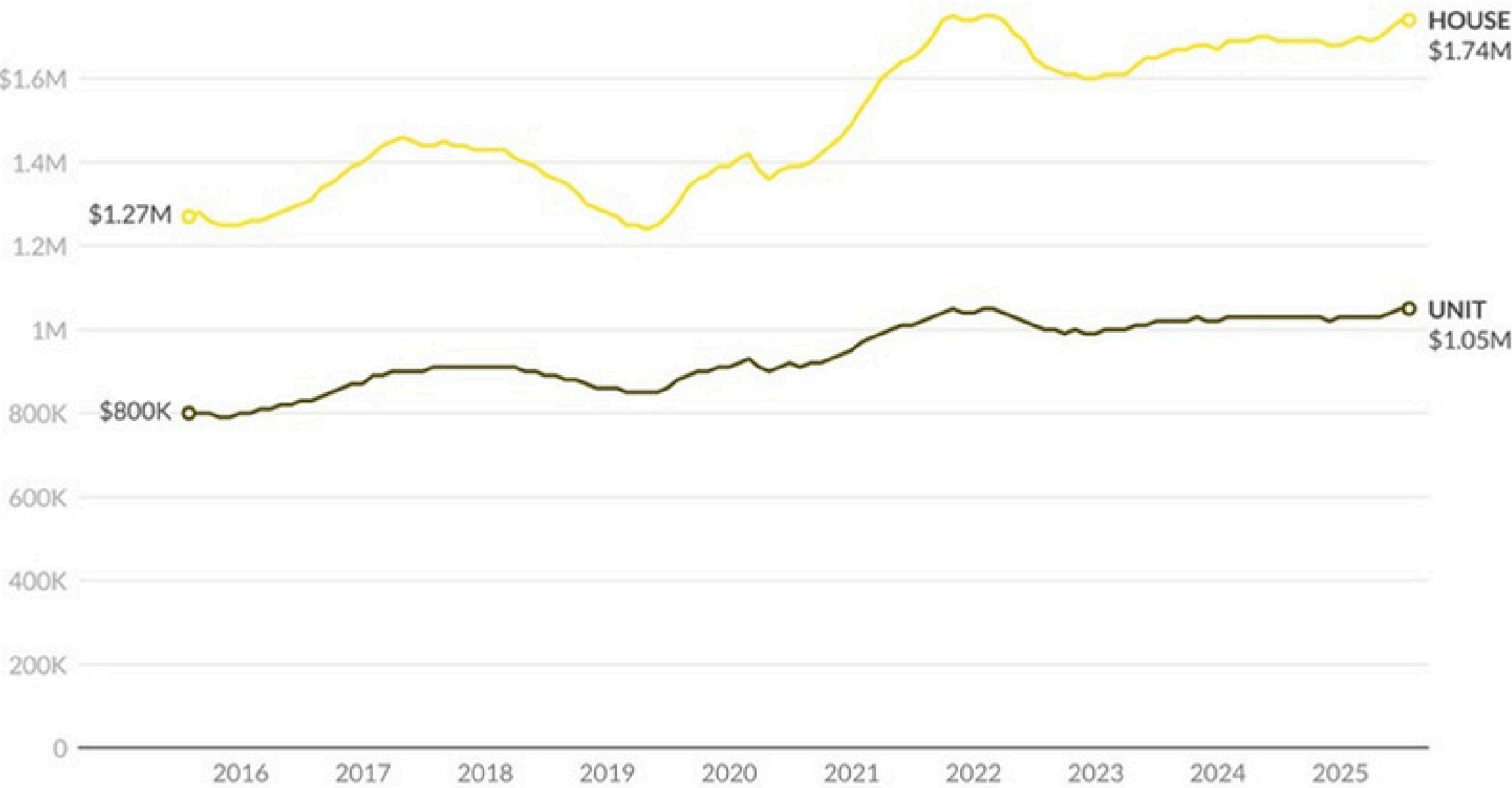
Mount Waverley - North 1 and 10 year price growth

Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	\$1.74M	+ \$50K	+3.0%	+ \$470K	+37.0%
UNIT	\$1.05M	+ \$24K	+2.4%	+ \$255K	+32.0%

Source: Neoval

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Mount Waverley - North 10 year price trend



Source: Neoval

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Mount Waverley - North has continued its upward trajectory, with the geometric mean price for houses approximated at \$1.74M in July 2025. This reflects a solid gain of approximately 3% (\$50K) over the past year and an impressive 37% (\$470K) surge over the last decade, coinciding with sustained buyer interest. Unit prices also recorded a steady performance, with the geometric mean price estimated around \$1.05M, representing an approximate 2.4% (\$24K) rise annually and a 32% (\$255K) increase over the past ten years. This growth maintains the area's premium position, though it shows more conservative annual gains compared to broader capital city trends, occurring alongside persistent supply constraints.



Mount Waverley - North growth by price segment

Property	Percentile	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	High (75th percentile)	\$1.98M	+\$60K	<div><div></div></div> 3.2%	+\$540K	<div><div></div></div> 37.4%
HOUSE	Typical (geometric mean)	\$1.74M	+\$50K	<div><div></div></div> 3.0%	+\$470K	<div><div></div></div> 37.0%
HOUSE	Low (25th percentile)	\$1.49M	+\$40K	<div><div></div></div> 2.7%	+\$380K	<div><div></div></div> 34.5%
UNIT	High (75th percentile)	\$1.37M	+\$40K	<div><div></div></div> 2.7%	+\$400K	<div><div></div></div> 41.6%
UNIT	Typical (geometric mean)	\$1.05M	+\$20K	<div><div></div></div> 2.4%	+\$260K	<div><div></div></div> 32.0%
UNIT	Low (25th percentile)	\$820K	+\$20K	<div><div></div></div> 1.9%	+\$150K	<div><div></div></div> 22.8%

Source: Neoval

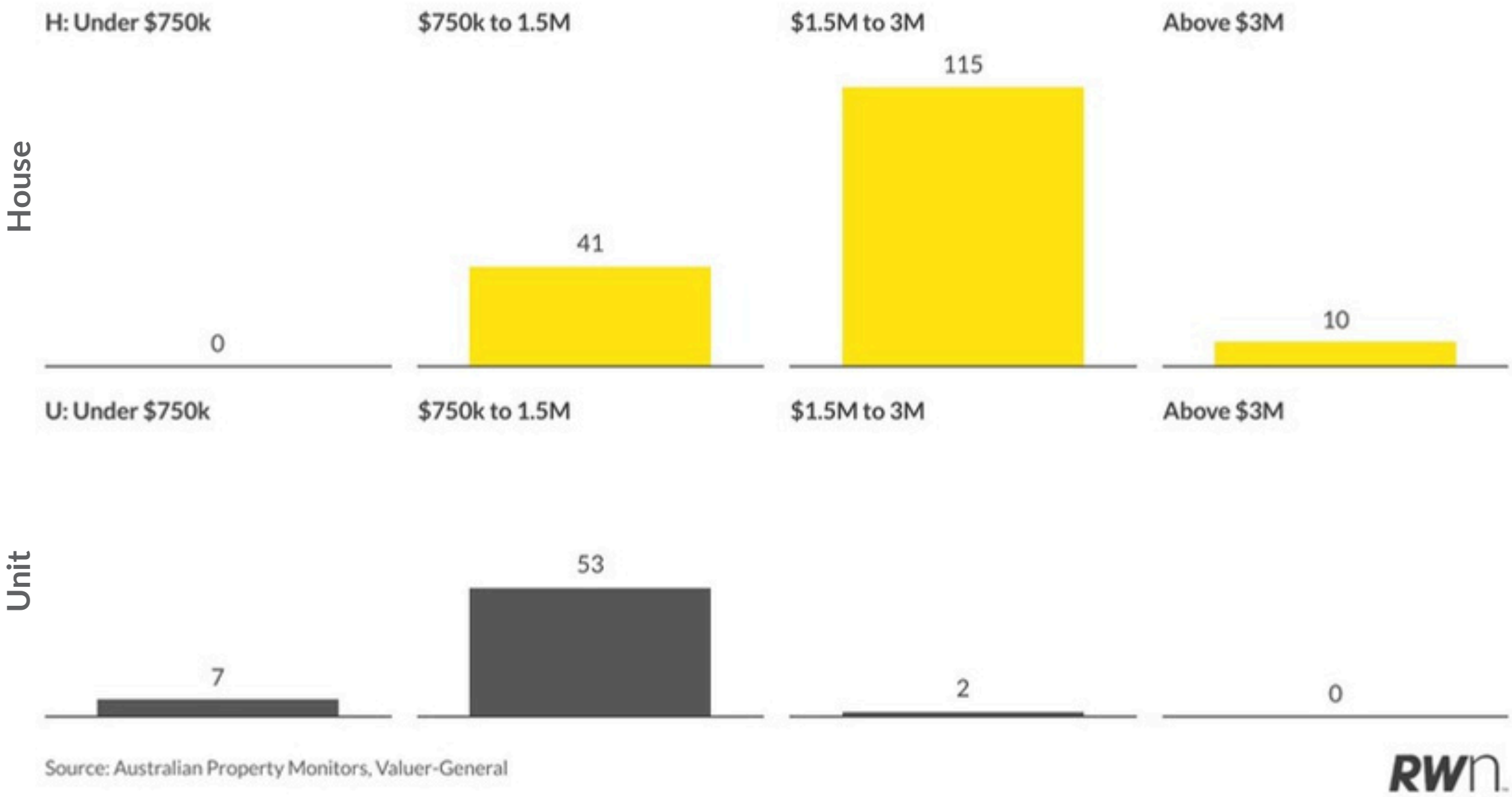


Mount Waverley - North house prices, as of July 2025, reflect strong performance across all brackets. A typical geometric mean price, approximating \$1.74M, recorded a solid 3.0% gain this same month last year and a remarkable 37.0% since this same month 10 years ago. High-end properties (75th percentile) reached approximately \$1.98M, while entry points (25th percentile) were around \$1.49M. The unit market similarly continued its upward trajectory; typical prices settled near \$1.05M, representing a 2.4% yearly increase and 32.0% since this same month 10 years ago. Even low-end units (25th percentile) at approximately \$820K recorded a 1.9% annual rise. This sustained growth maintains Mount Waverley - North's premium position within broader markets.



Mount Waverley - North count of house and unit sales per value range reference

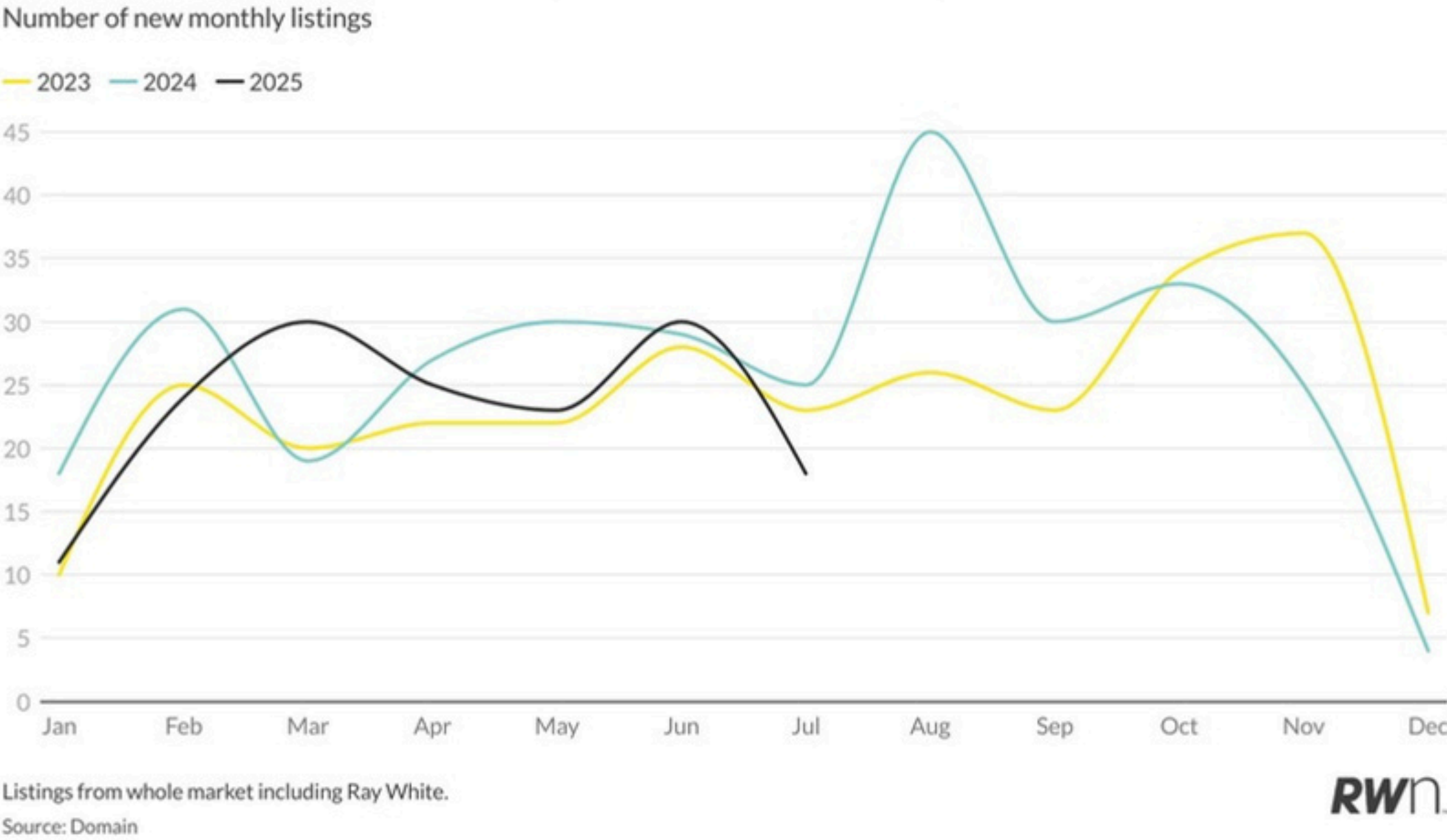
Total count of house (H) and unit (U) sales over the past year per sale value range



For Mount Waverley - North, sales performance over the 12 months to July 2025 reflects a robust market across key price points. The housing sector recorded substantial activity, with 115 sales occurring within the \$1.5M to \$3M range, and 41 properties transacting between \$750K and \$1.5M. A premium segment remains active, with 10 sales exceeding \$3M. For units, the \$750K to \$1.5M bracket saw 53 transactions, representing its dominant tier, while 7 sales were recorded under \$750K. Two units sold for \$1.5M to \$3M. This distribution represents a dynamic mid-to-high range for houses, alongside a strong and accessible unit market.



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



New listings in Mount Waverley - North recorded a significant 40% monthly decline in July, reaching 18 properties. This reduction reflects a notable decrease from 25 listings in July 2024 and 23 listings in July 2023, representing a 28% and 22% annual decrease respectively. The persistent reduction in available properties reinforces limited vendor activity, contributing to ongoing supply constraints across the market, aligning with broader trends of tighter stock levels seen in other 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.



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.

Max Turner
0434 770 384
max.turner@raywhite.com

Ray White Mount Waverley
Level 1/303 Stephensons Road,
Mount Waverley
03 9831 0000

raywhitemw.com