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## Mount Waverley Auction Sees Fierce Bidding as Home Sells for \$2.33 Million

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A recently renovated property in Mount Waverley has set a new benchmark, attracting a fierce bidding war that drove its final sale price to an impressive \$2.33 million. The single-storey, four-bedroom home located at 38 Windsor Avenue was in hot demand, with six serious buyers competing at auction. The property ultimately sold for \$280,000 above

its reserve, highlighting the strong market appetite for quality homes in established school zones.

This particular property stood out among the 16 homes auctioned in Mount Waverley on the weekend, largely due to its turnkey appeal. Unlike many listings that require renovation or modernisation, this home offered a ready to enjoy lifestyle with luxury features such as a landscaped outdoor deck, a swimming pool, and sleek modern interiors. Its practical layout and single-level design made it particularly attractive to downsizers looking for comfort without the hassle of further investment stairs. The fierce interest among older buyers ultimately outpaced the younger family bidders, who are increasingly being priced out of high-demand suburbs.



Mount Waverley has long been regarded as a top-tier suburb for families, thanks to its proximity to well-regarded schools, parklands, and convenient transport options. However, this recent auction result signals a growing trend among downsizers seeking to remain in quality neighbourhoods without compromising on lifestyle. Demand for move-in ready homes is being driven by a mix of factors: a lack of supply, rising building costs, and shifting demographic preferences. Buyers are clearly willing to pay a premium to avoid the risk and expense of renovations in today's uncertain economic environment.

This strong result reinforces broader market sentiment in Melbourne's eastern suburbs, where quality homes in desirable locations continue to defy market fluctuations. While younger buyers still see long-term value in these areas, it is the well-financed, equity-rich downsizers who are currently driving momentum. The \$2.33 million outcome at Windsor Avenue is not just a win for the vendor, but a signpost for sellers and

developers alike offering move-in ready quality in key zones is no longer optional, but essential. As the property market continues to shift, it is clear that lifestyle, convenience, and certainty are becoming the new currency of success.

