

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.31m

Quarterly Price Change

-0.04% ↓

Median Unit Price*

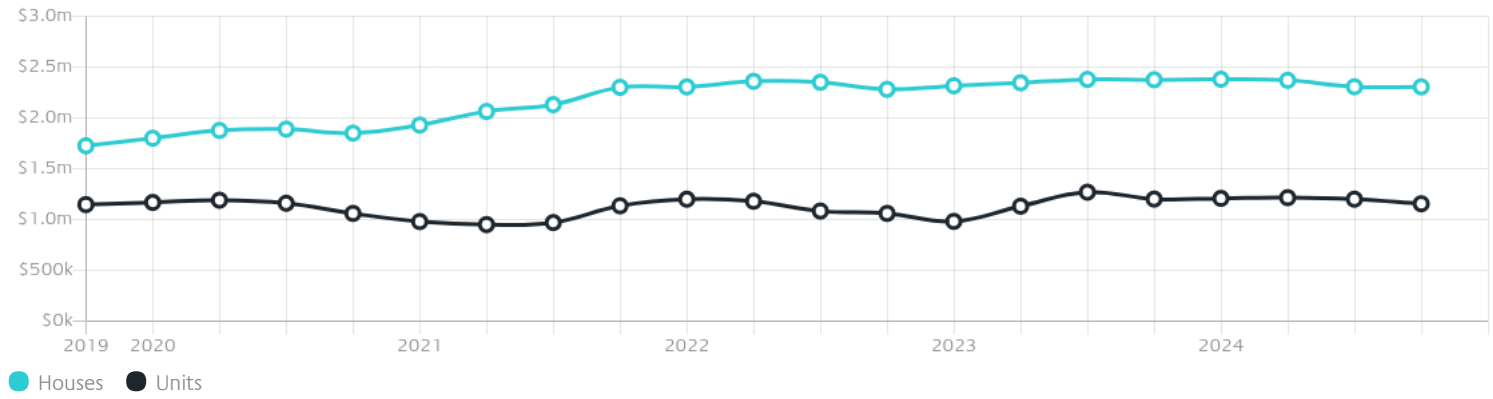
Median

\$1.16m

Quarterly Price Change

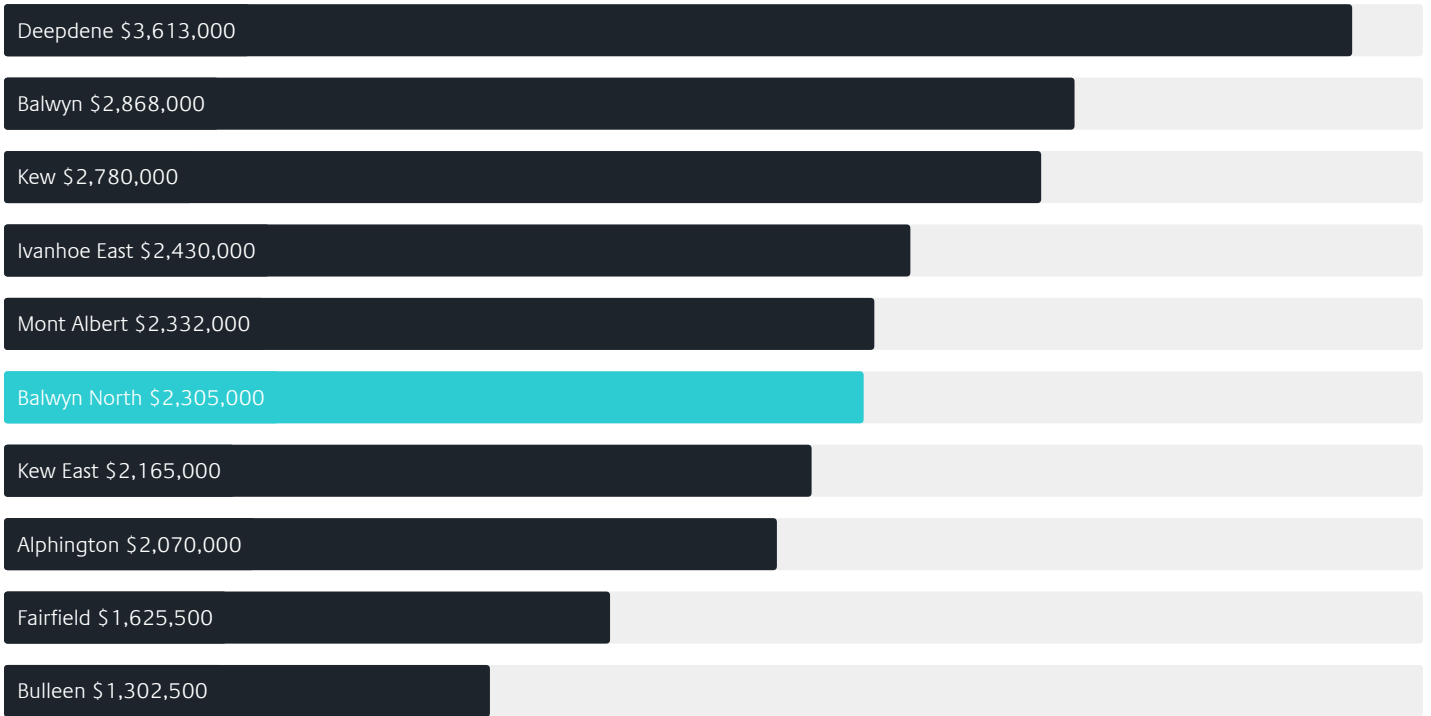
-3.75% ↓

Quarterly Price Change*

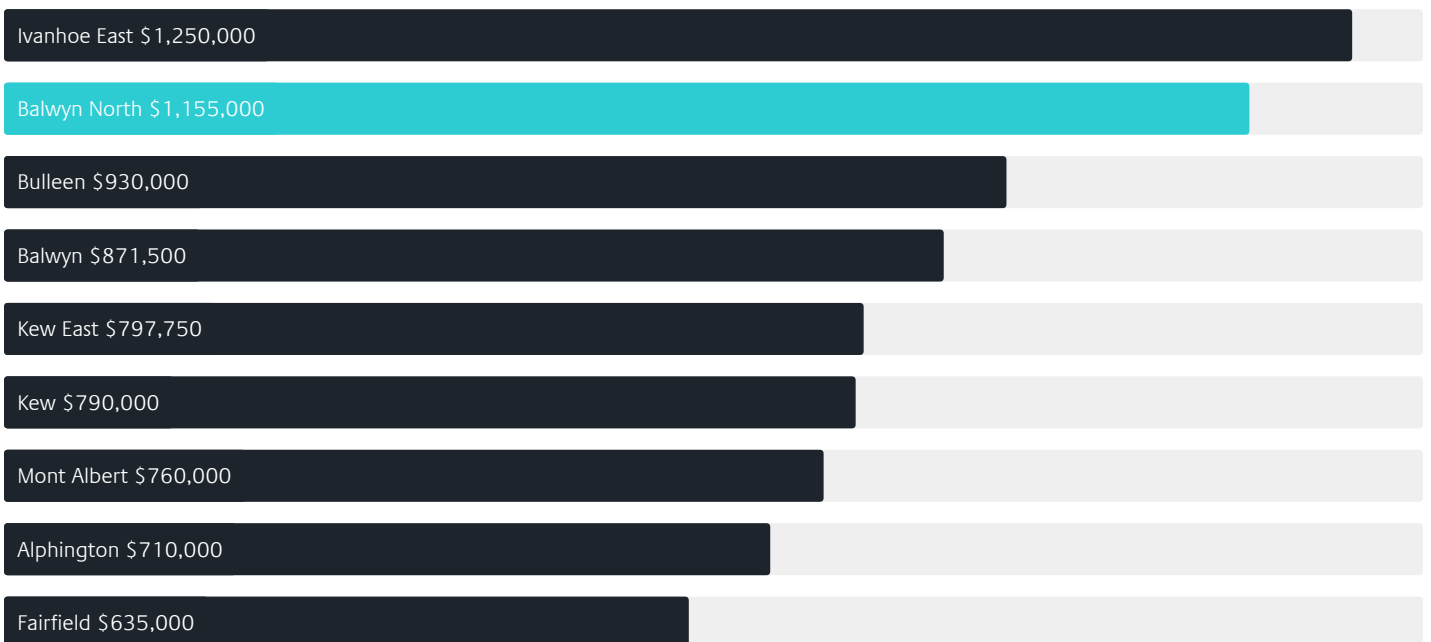


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 88%
● Private 12%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

29 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 83% ● Units 17%

Ownership[^]



● Owned Outright 49% ● Mortgaged 34% ● Rented 17%

Population[^]

21,302

Median Asking Rent per week^{*}

\$850

Population Growth[^]

4.39%

Rental Yield^{*}

1.81%

Median Age[^]













42 years

Median Household Size[^]













2.9 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Riverview Rd Balwyn North	3	House	\$2,120,000	29 Mar 2025
 4 Kawarren St Balwyn North	4	House	\$2,390,000	29 Mar 2025
 2/1108 Burke Rd Balwyn North	3	Unit	\$1,155,000	29 Mar 2025
 2b Don St Balwyn North	3	House	\$1,780,000	29 Mar 2025
 10 Morris St Balwyn North	3	House	\$2,473,000	22 Mar 2025
 27 Almond St Balwyn North	4	House	\$1,990,000	22 Mar 2025
 3 Duggan St Balwyn North	5	House	\$3,330,000	22 Mar 2025
 10 Winfield Rd Balwyn North	4	House	\$1,880,000	15 Mar 2025
 2/2 Lemon Rd Balwyn North	3	Townhouse	\$1,456,000	13 Mar 2025
 29 Bolinda Rd Balwyn North	4	House	\$2,560,000	08 Mar 2025
 13 Taurus St Balwyn North	3	House	\$1,560,000	28 Feb 2025
 25 Lemon Rd Balwyn North	4	House	\$4,120,000	23 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Tudor Ct Balwyn North	5	House	\$3,650,000	22 Feb 2025
 23 Capella St Balwyn North	4	House	\$1,680,000	22 Feb 2025
 19 Arama St Balwyn North	4	House	\$2,480,000	22 Feb 2025
 17 Wynyard Cr Balwyn North	4	House	\$2,455,000	22 Feb 2025
 60 The Boulevard Balwyn North	4	House	\$2,300,000	20 Feb 2025
 1/45 Hatfield St Balwyn North	3	House	\$1,660,000	16 Feb 2025
 3/84 Winfield Rd Balwyn North	2	Unit	\$750,000	08 Feb 2025
 24 Ventnor St Balwyn North	5	House	\$2,068,000	08 Feb 2025
 3/335 Doncaster Rd Balwyn North	2	Townhouse	\$1,302,000	01 Feb 2025
 32 Longview Rd Balwyn North	5	House	\$4,550,000	29 Jan 2025
 12 The Boulevard Balwyn North	3	Land	\$1,950,000	29 Jan 2025
 2/41 Sunburst Av Balwyn North	3	Strata Unit/Flat	\$1,500,000	28 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/21 Yeneda St Balwyn North	4	Apartment	\$2,000,000	25 Jan 2025
 51 Ursa St Balwyn North	4	House	\$2,476,000	21 Jan 2025
 1/279 Balwyn Rd Balwyn North	3	Unit	\$1,213,500	21 Dec 2024
 102/3 Tannock St Balwyn North	2	Strata Unit/Flat	\$640,000	19 Dec 2024
 12 Corby St Balwyn North	3	House	\$2,085,000	18 Dec 2024
 36 Tormey St Balwyn North	5	House	\$5,390,000	16 Dec 2024
 16 Hosken St Balwyn North	3	House	\$1,760,000	16 Dec 2024
 1 Vicars St Balwyn North	3	House	\$2,015,000	14 Dec 2024
 22 Kelvinside St Balwyn North	3	House	\$1,780,000	10 Dec 2024
 6 Woodville St Balwyn North	3	House	\$1,718,000	08 Dec 2024
 19 Abbott St Balwyn North	3	House	\$1,770,000	07 Dec 2024
 15 Harrington Av Balwyn North	7	House	\$3,580,000	06 Dec 2024



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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