

JellisCraig

BALWYN NORTH

Suburb Report

Know your neighbourhood.



BALWYN NORTH SUBURB REPORT

Median House Price*

Median

\$2.26m

Quarterly Price Change

-1.95% ↓

Median Unit Price*

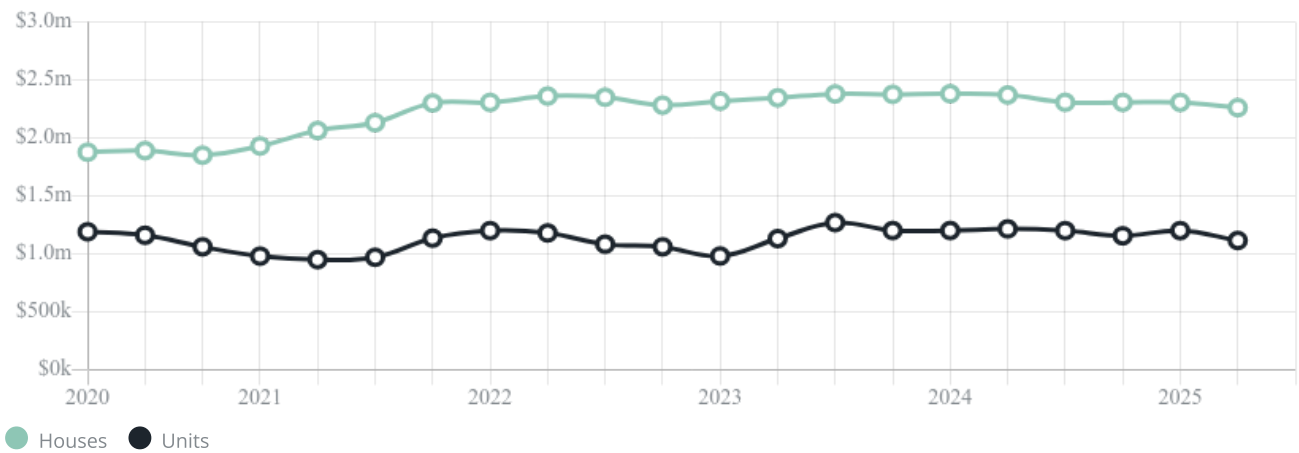
Median

\$1.12m

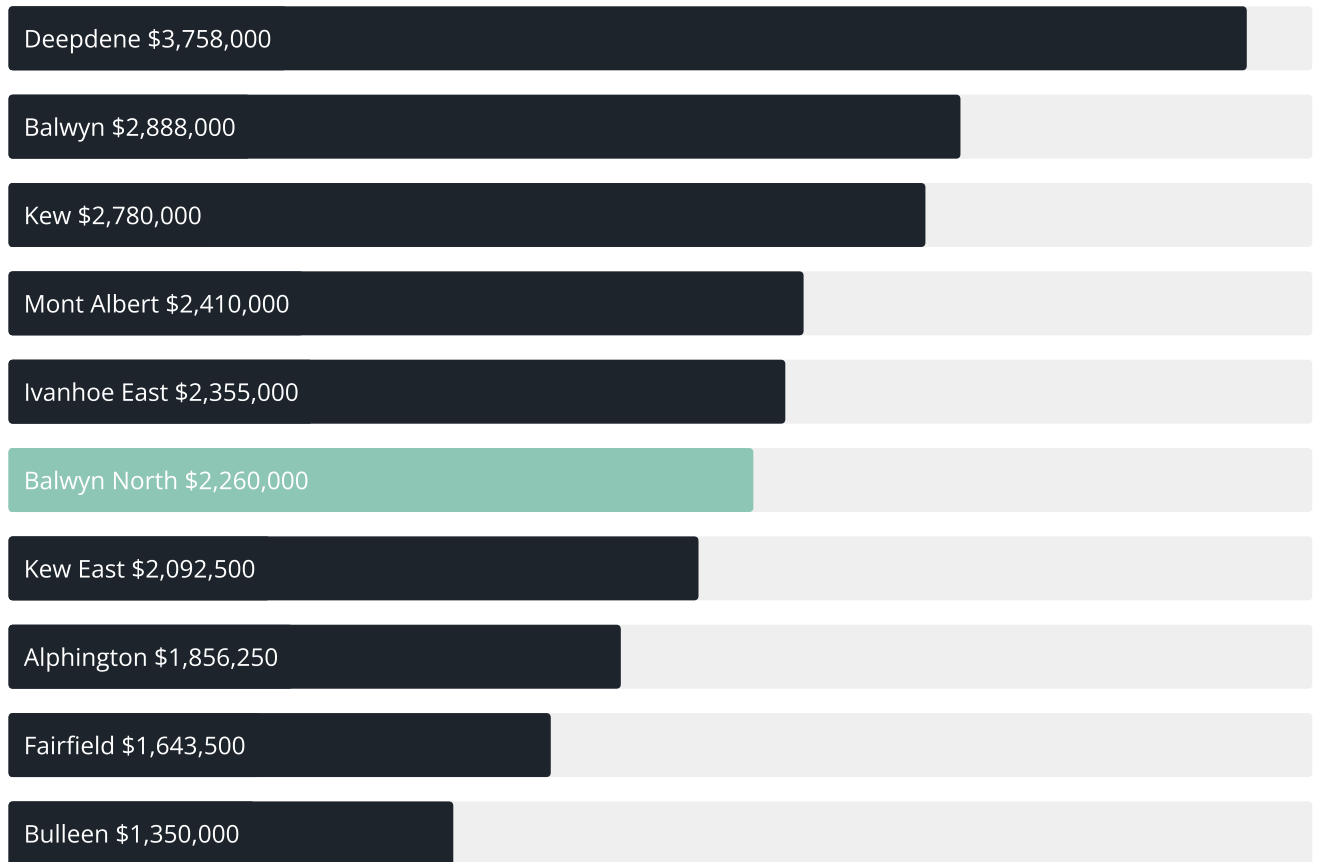
Quarterly Price Change

-7.08% ↓

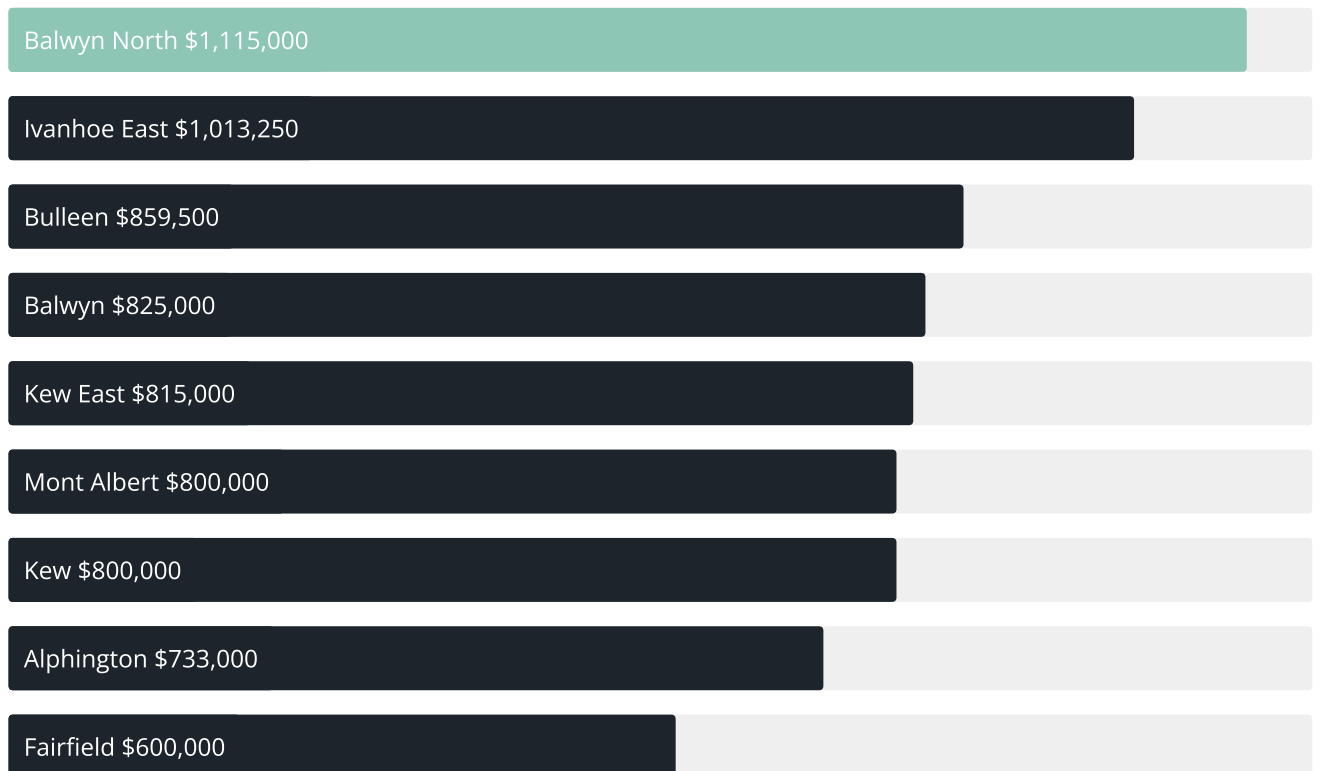
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BALWYN NORTH SUBURB REPORT

Sale Method*



Auction Clearance Rate*

73.08%

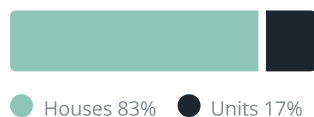
Median Days on Market^

26 days

Average Hold Period*

6.8 years

Dwelling Type^



Ownership^



Population^

21,302

Median Asking Rent per week*

\$895

Population Growth^

4.39%

Rental Yield*

1.81%

Median Age^








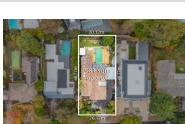
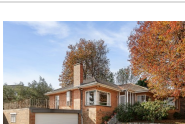
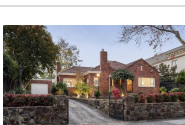
42 years

Median Household Size^









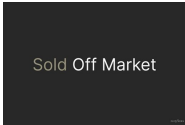

2.9 people

BALWYN NORTH SUBURB REPORT











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
 9 Macedon Av Balwyn North	4	House	\$2,975,000	26 Jul 2025
 2/317 Belmore Rd Balwyn North	3	Townhouse	\$1,170,000	11 Jul 2025
 1/317 Belmore Rd Balwyn North	3	Townhouse	\$900,000	11 Jul 2025
 1A Sweyn St Balwyn North	5	House	\$2,990,000	05 Jul 2025
 210/3 Tannock St Balwyn North	2	Apartment	\$680,000	02 Jul 2025
 11 Koonung St Balwyn North	3	House	\$1,750,000	01 Jul 2025
 225 Balwyn Rd Balwyn North	5	House	\$2,925,000	28 Jun 2025
 36 Ferdinand Av Balwyn North	5	House	\$2,890,000	28 Jun 2025
 271a Belmore Rd Balwyn North	4	House	\$2,035,000	22 Jun 2025
 5 Madden St Balwyn North	4	House	\$4,210,000	21 Jun 2025

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Robert St Balwyn North	5	House	\$2,700,000	21 Jun 2025
 91 Fortuna Av Balwyn North	4	House	\$2,585,000	14 Jun 2025
 5 Alpha St Balwyn North	4	House	\$3,361,000	14 Jun 2025
 6 Libra St Balwyn North	3	House	\$1,655,000	14 Jun 2025
 112 Maud St Balwyn North	6	House	\$5,180,000	13 Jun 2025
 73 Hill Rd Balwyn North	4	House	\$1,850,000	04 Jun 2025
 50 Kawarren St Balwyn North	3	House	\$1,700,000	04 Jun 2025
 71 The Boulevard Balwyn North	5	House	\$3,920,000	02 Jun 2025
 1/56 Maud St BALWYN NORTH	3	Unit	\$1,650,000	01 Jun 2025
 2/87 Tannock St Balwyn North	2	Unit	\$970,000	31 May 2025

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 50a Dempster Av Balwyn North	4	House	\$2,813,000	31 May 2025
 99 Bulleen Rd Balwyn North	3	House	\$1,525,000	25 May 2025
 6a Landen Av Balwyn North	4	House	\$2,150,000	24 May 2025
 16 Ajana St Balwyn North	4	House	\$2,210,000	24 May 2025
 38 Jacka St BALWYN NORTH	5	House	\$4,220,000	21 May 2025
 1/28 Winfield Rd Balwyn North	3	Flat/Unit/Apartment	\$1,150,000	21 May 2025
 1 Glamis Ct Balwyn North	3	House	\$1,730,000	17 May 2025
 13 Macedon Av Balwyn North	3	House	\$2,350,000	17 May 2025
 45 Belmore Rd Balwyn North	3	House	\$2,300,000	16 May 2025
 11 Highview Rd Balwyn North	5	House	\$2,088,000	16 May 2025



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months
^ Updated daily for the past quarter
~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.