

Suburb **INSIGHTS**

3104
BALWYN NORTH



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$2.31m

Quarterly Price Change

-2.72% ↓

Median Unit Price*

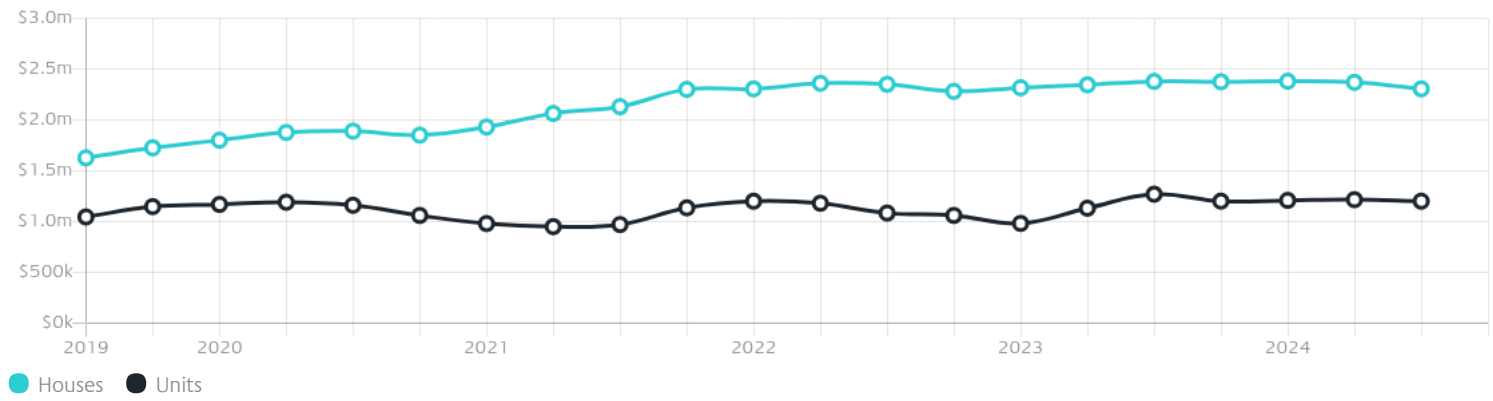
Median

\$1.20m

Quarterly Price Change

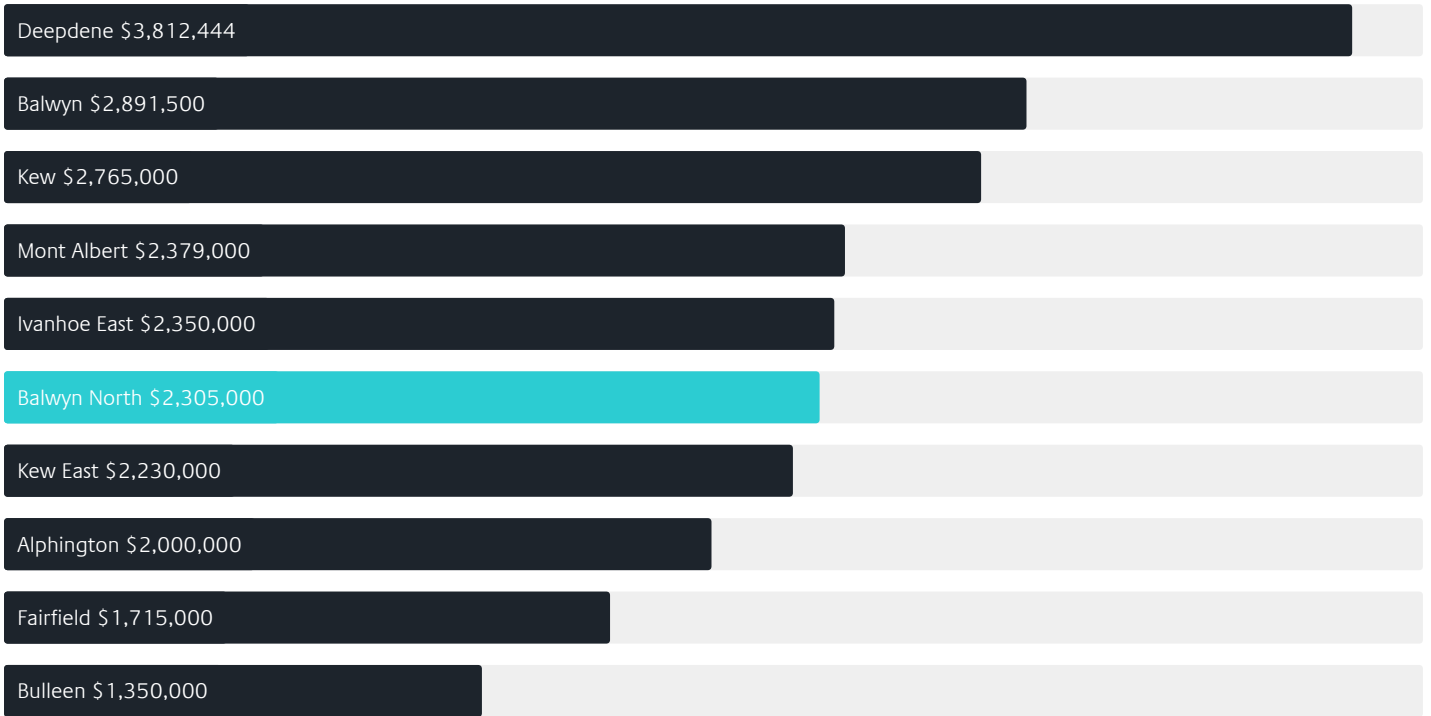
-1.23% ↓

Quarterly Price Change*

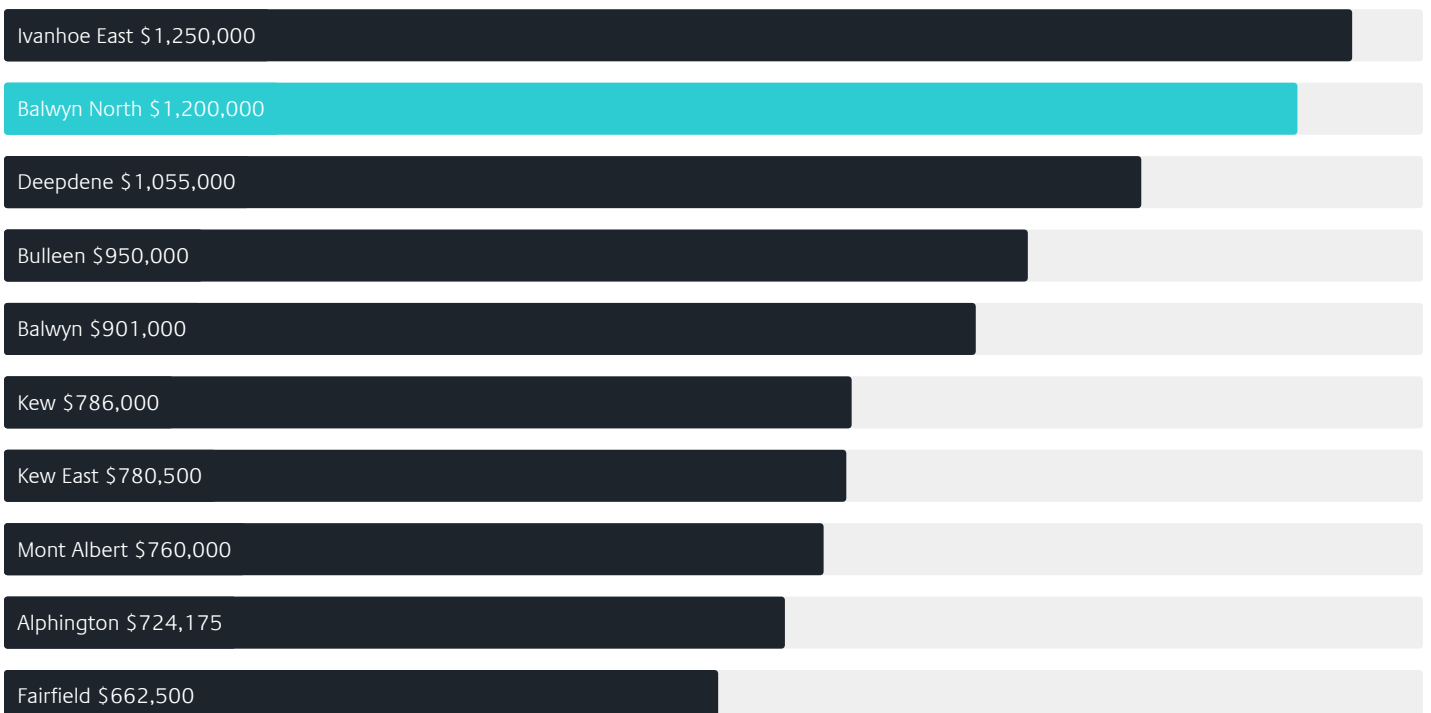


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 89%
● Private 11%

Auction Clearance Rate^{*}

68.09%

Median Days on Market[^]

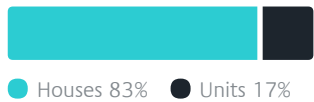
25 days

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^{*}

\$800

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 149 Maud St Balwyn North	4	House	\$2,702,000	30 Nov 2024
 43 Dight Av Balwyn North	3	House	\$2,200,000	26 Nov 2024
 1/68 Severn St Balwyn North	3	Unit	\$1,330,000	26 Nov 2024
 18 Mountain View Rd Balwyn North	5	House	\$2,565,000	25 Nov 2024
 42 Aquila St Balwyn North	3	House	\$1,370,000	23 Nov 2024
 6 Parma Ct Balwyn North	4	House	\$1,450,000	17 Nov 2024
 52 Viewhill Rd Balwyn North	4	House	\$2,680,000	16 Nov 2024
 14 Ardgour St Balwyn North	3	House	\$1,701,000	16 Nov 2024
 8 Riverview Rd Balwyn North	4	House	\$1,905,000	14 Nov 2024
 102/1072 Burke Rd Balwyn North	2	Apartment	\$700,000	08 Nov 2024
 103/1084 Burke Rd Balwyn North	2	Apartment	\$460,000	28 Oct 2024
 28 Sunburst Av Balwyn North	3	House	\$2,170,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18 Millicent Av Balwyn North	5	House	\$2,050,000	26 Oct 2024
 6 June Av Balwyn North	5	House	\$2,688,000	25 Oct 2024
 14 Ellsa St Balwyn North	4	House	\$3,100,000	24 Oct 2024
 12a Leicester St Balwyn North	3	House	\$1,352,500	23 Oct 2024
 48 Bolinda Rd Balwyn North	3	House	\$2,000,000	21 Oct 2024
 17 Cumberland Av Balwyn North	4	House	\$3,810,000	19 Oct 2024
 18 Koonung St BALWYN NORTH	4	House	\$1,596,500	19 Oct 2024
 2/25 Albury Rd Balwyn North	2	Unit	\$1,080,000	19 Oct 2024
 3/63 Winfield Rd Balwyn North	3	Townhouse	\$1,160,000	14 Oct 2024
 10/1062-1064 Burke Rd Balwyn North	2	Unit	\$530,000	14 Oct 2024
 1/37 Greythorn Rd Balwyn North	2	House	\$1,190,000	12 Oct 2024
 7 Pam Av Balwyn North	3	House	\$1,220,000	05 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Sutton St Balwyn North	4	House	\$2,421,500	05 Oct 2024
 2/1 Nicholson St Balwyn North	2	Unit	\$715,000	04 Oct 2024
 126 Hill Rd Balwyn North	5	House	\$2,420,000	03 Oct 2024
 63 Sweyn St Balwyn North	3	Townhouse	\$1,060,000	01 Oct 2024
 32 Fortuna Av Balwyn North	4	House	\$2,700,000	26 Sep 2024
 62 Clifton St Balwyn North	4	House	\$1,820,000	21 Sep 2024
 5/46a Corhampton Rd Balwyn North	2	Villa	\$800,000	21 Sep 2024
 3/36 Corhampton Rd Balwyn North	2	Villa	\$888,000	21 Sep 2024
 14 Ferdinand Av Balwyn North	3	House	\$2,810,000	20 Sep 2024
 2/17 Belmore Rd Balwyn North	2	Townhouse	\$730,000	17 Sep 2024
 3/5 Leicester St Balwyn North	3	Townhouse	\$1,368,888	16 Sep 2024
 1/9 Gardenia Rd Balwyn North	2	Flat/Unit/Apartment	\$755,000	10 Sep 2024



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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