

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.29m**

Quarterly Price Change

**-0.73% ↓**

## Median Unit Price\*

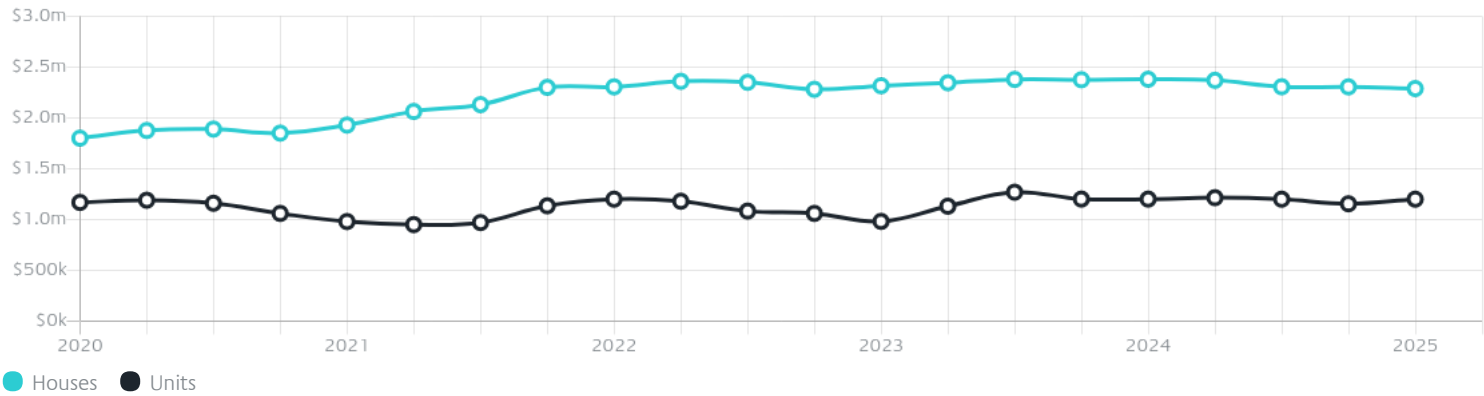
Median

**\$1.20m**

Quarterly Price Change

**3.89% ↑**

## Quarterly Price Change\*



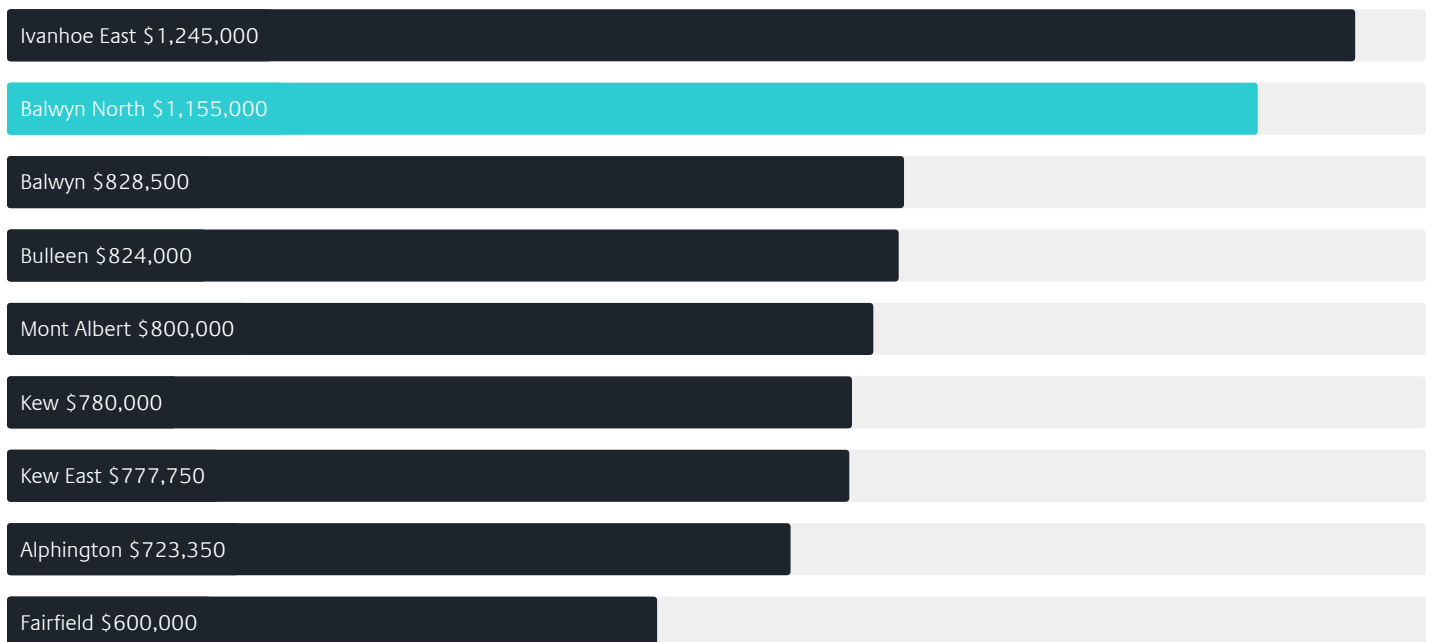
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 70%  
● Private 30%

Auction Clearance Rate\*

77.19%

Median Days on Market^

26 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\*

\$895

Population Growth^

4.39%

Rental Yield\*

1.81%

Median Age^











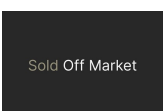

42 years

Median Household Size^










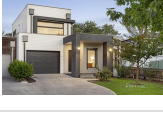


2.9 people

# Sold Properties~










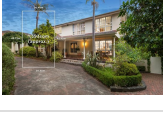


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 5 Madden St Balwyn North	4	House	\$4,210,000	21 Jun 2025
 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
 6 Libra St Balwyn North	3	House	\$1,655,000	14 Jun 2025
 5 Alpha St Balwyn North	4	House	\$3,361,000	14 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
 16 Ajana St Balwyn North	4	House	\$2,210,000	24 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6a Landen Av Balwyn North	4	House	\$2,150,000	24 May 2025
 1/28 Winfield Rd Balwyn North	3	Flat/Unit/Apartment	\$1,150,000	21 May 2025
 13 Macedon Av Balwyn North	3	House	\$2,350,000	17 May 2025
 1 Glamis Ct Balwyn North	3	House	\$1,730,000	17 May 2025
 45 Belmore Rd Balwyn North	3	House	\$2,300,000	16 May 2025
 12 Fay St Balwyn North	3	House	\$1,852,000	15 May 2025
 207/3 Tannock St Balwyn North	1	Apartment	\$420,000	15 May 2025
 16 Taurus St Balwyn North	3	House	\$1,710,000	12 May 2025
 57 Tuxen St Balwyn North	4	House	\$3,100,000	10 May 2025
 73 Clifton St Balwyn North	4	Townhouse	\$1,425,000	10 May 2025
 158 Mountain View Rd Balwyn North	1	House	\$2,050,000	07 May 2025
 4/60 Sweyn St Balwyn North	3	Townhouse	\$1,035,000	05 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 141 Greythorn Rd Balwyn North	5	House	\$1,888,888	05 May 2025
 446 Balwyn Rd Balwyn North	3	House	\$2,000,000	03 May 2025
 3/60 Sweyn St Balwyn North	3	Townhouse	\$1,050,000	26 Apr 2025
 45A Sweyn St Balwyn North	3	House	\$1,600,000	26 Apr 2025
 103/373 Belmore Rd Balwyn North	2	Apartment	\$548,000	25 Apr 2025
 1/229 Doncaster Rd Balwyn North	4	House	\$1,460,000	24 Apr 2025
 10a KENNY St Balwyn North	4	House	\$2,025,000	23 Apr 2025
 16 Hedderwick St Balwyn North	3	House	\$890,000	17 Apr 2025
 23 Reading Av Balwyn North	5	House	\$2,720,000	12 Apr 2025
 20 Luena Rd Balwyn North	5	House	\$3,488,000	12 Apr 2025
 103 Greythorn Rd Balwyn North	3	House	\$1,780,888	08 Apr 2025
 4 Mutual Rd Balwyn North	3	House	\$1,730,000	08 Apr 2025



Balwyn Office  
244A Whitehorse Rd, Balwyn  
03 9810 5000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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