

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.29m**

Quarterly Price Change

**-0.73% ↓**

## Median Unit Price\*

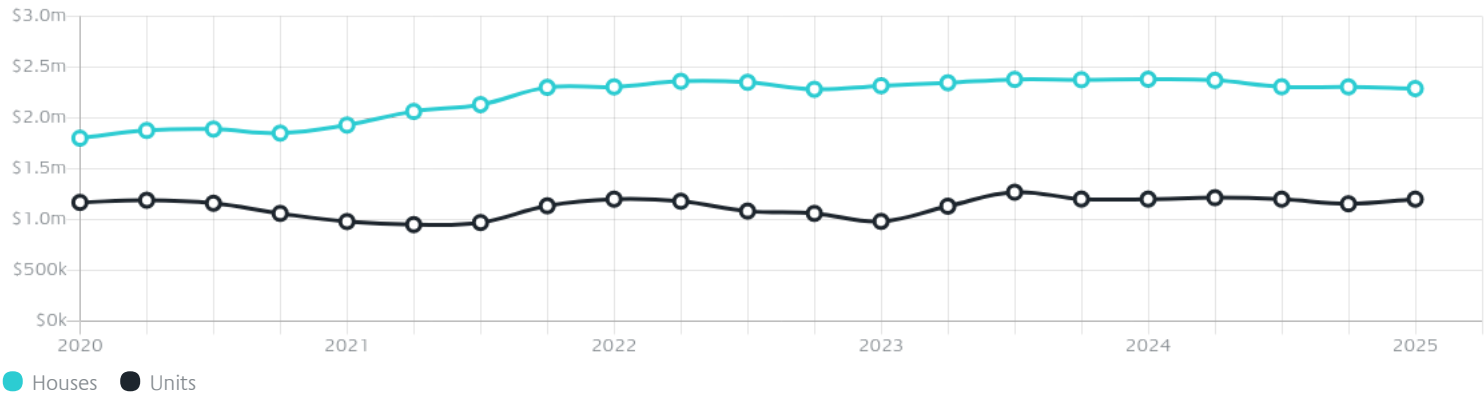
Median

**\$1.20m**

Quarterly Price Change

**3.89% ↑**

## Quarterly Price Change\*



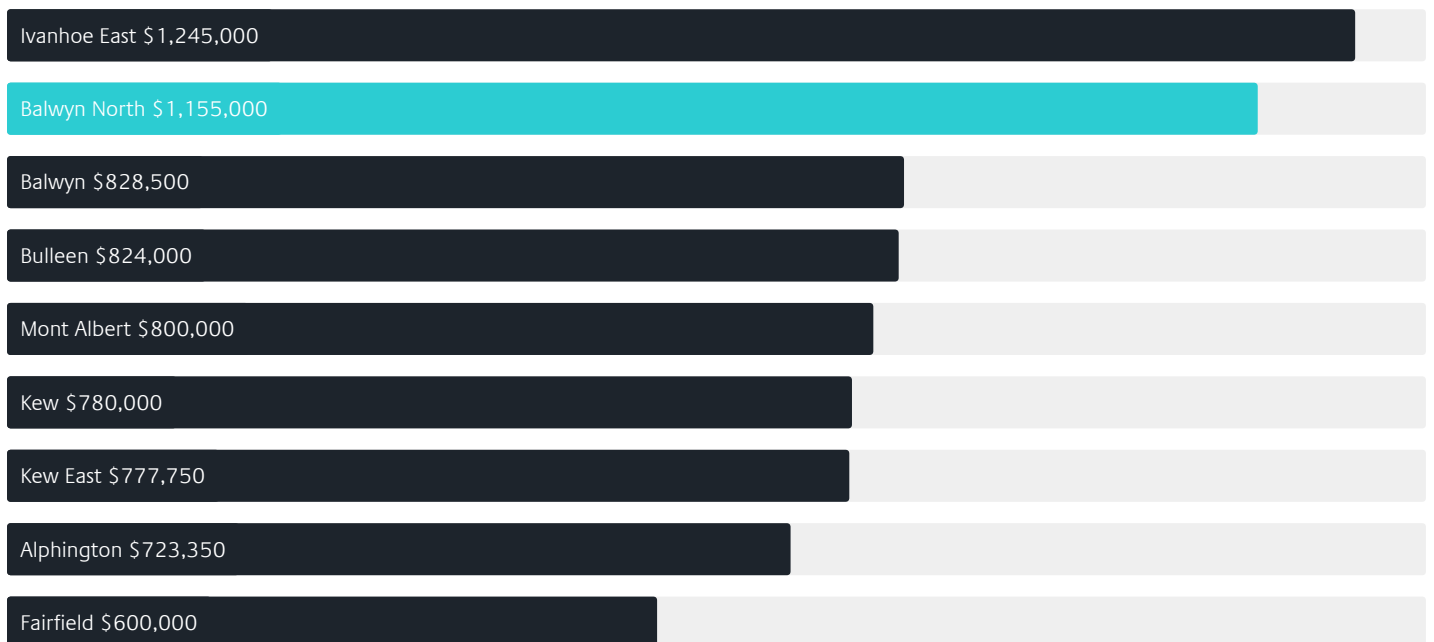
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 71%  
● Private 29%

Auction Clearance Rate\*

77.27%

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 207/3 Tannock St Balwyn North	1	Apartment	\$420,000	15 May 2025
 73 Clifton St Balwyn North	4	Townhouse	\$1,425,000	10 May 2025
 57 Tuxen St Balwyn North	4	House	\$3,100,000	10 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
 103/373 Belmore Rd Balwyn North	2	Apartment	\$548,000	25 Apr 2025
 10a KENNY St Balwyn North	4	House	\$2,025,000	23 Apr 2025
 23 Reading Av Balwyn North	5	House	\$2,720,000	12 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 209/78 Doncaster Rd Balwyn North	2	Apartment	\$655,000	08 Apr 2025
 16 Aylmer St Balwyn North	5	House	\$2,763,000	05 Apr 2025
 1/18 Doncaster Rd Balwyn North	4	Townhouse	\$1,372,000	01 Apr 2025
 8 Aquila St Balwyn North	4	House	\$2,650,000	31 Mar 2025
 4 Kawarren St Balwyn North	4	House	\$2,390,000	29 Mar 2025
 3 Riverview Rd Balwyn North	3	House	\$2,120,000	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
 68 Tannock St Balwyn North	3	House	\$1,980,000	27 Mar 2025
 61 Belmore Rd Balwyn North	5	House	\$4,500,000	23 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Kenny St BALWYN NORTH	5	House	\$3,565,000	22 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
 204 Doncaster Rd Balwyn North	4	House	\$1,815,000	15 Mar 2025
 2/2 Lemon Rd Balwyn North	3	Townhouse	\$1,456,000	13 Mar 2025
 1 Renown St Balwyn North	4	House	\$2,700,000	12 Mar 2025
 12 Jocelyn Av Balwyn North	4	House	\$2,150,000	11 Mar 2025
 29 Bolinda Rd Balwyn North	4	House	\$2,560,000	08 Mar 2025
 32 Ray Dr Balwyn North	3	House	\$1,530,000	08 Mar 2025
 45 Cityview Rd Balwyn North	4	House	\$2,416,000	08 Mar 2025



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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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