

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.31m**

Quarterly Price Change

**-0.04% ↓**

## Median Unit Price\*

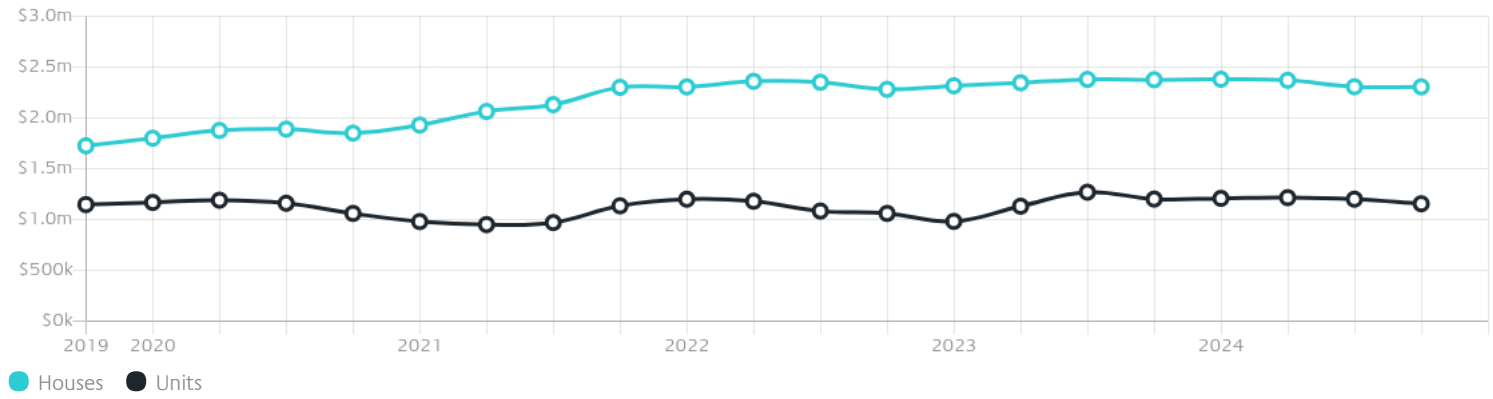
Median

**\$1.16m**

Quarterly Price Change

**-3.75% ↓**

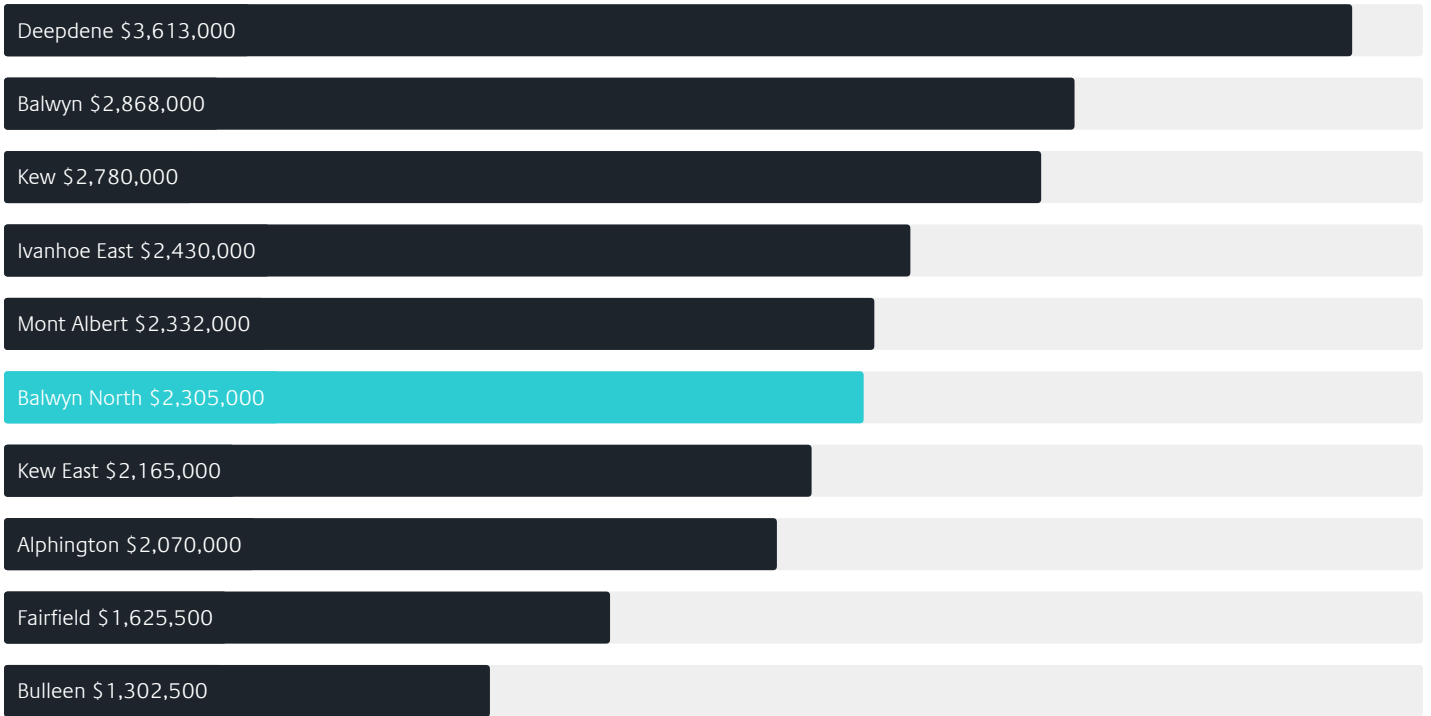
## Quarterly Price Change\*



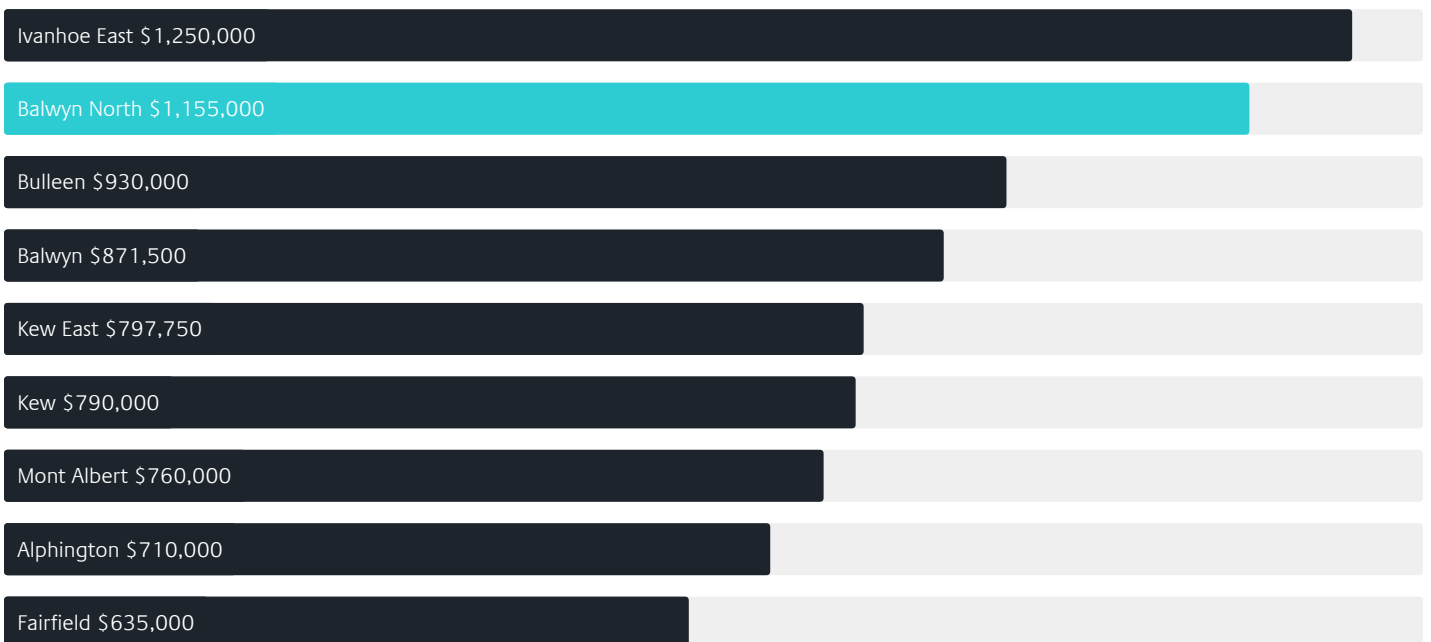
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 82%  
● Private 18%

## Auction Clearance Rate<sup>\*</sup>

70%

## Median Days on Market<sup>^</sup>

30 days

## Average Hold Period<sup>\*</sup>

6.8 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 83% ● Units 17%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

21,302

## Median Asking Rent per week<sup>\*</sup>

\$850

## Population Growth<sup>^</sup>

4.39%

## Rental Yield<sup>\*</sup>

1.81%

## Median Age<sup>^</sup>













42 years

## Median Household Size<sup>^</sup>













2.9 people

# Sold Properties~










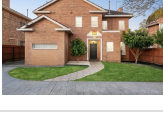


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 51 Ursa St Balwyn North	4	House	\$2,476,000	21 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 36 Tormey St Balwyn North	5	House	\$5,390,000	16 Dec 2024
 22 Kelvinside St Balwyn North	3	House	\$1,780,000	10 Dec 2024
 1 / 25 Rangeview Gr Balwyn North	3	Townhouse	\$1,465,000	02 Dec 2024
 62 Hill Rd Balwyn North	3	House	\$1,840,000	01 Dec 2024
 399 Balwyn Rd Balwyn North	4	House	\$1,880,000	30 Nov 2024
 23 Minerva Av Balwyn North	4	House	\$2,000,000	28 Nov 2024
 5 Earls Ct BALWYN NORTH	4	House	\$1,800,000	27 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 42 Aquila St Balwyn North	3	House	\$1,370,000	23 Nov 2024
 4 Wild Life Pde Balwyn North	4	House	\$3,900,000	22 Nov 2024
 1 / 10 Bolinda Rd Balwyn North	3	Flat / Unit / Apartment	\$1,410,000	22 Nov 2024
 6 Parma Ct Balwyn North	4	House	\$1,450,000	17 Nov 2024
 299 Balwyn Rd Balwyn North	5	House	\$3,335,000	17 Nov 2024
 2 Wilburton Pde Balwyn North	4	House	\$2,425,000	16 Nov 2024
 52 Viewhill Rd Balwyn North	4	House	\$2,680,000	16 Nov 2024
 41 Greythorn Rd Balwyn North	2	House	\$1,633,600	16 Nov 2024
 14 Ardgour St Balwyn North	3	House	\$1,701,000	16 Nov 2024
 191 Doncaster Rd Balwyn North	5	House	\$2,375,000	16 Nov 2024
 8 Riverview Rd Balwyn North	4	House	\$1,905,000	14 Nov 2024
 7 Loma Linda Gr BALWYN NORTH	5	House	\$362,000	14 Nov 2024



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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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