

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.29m

Quarterly Price Change

-0.73% ↓

Median Unit Price*

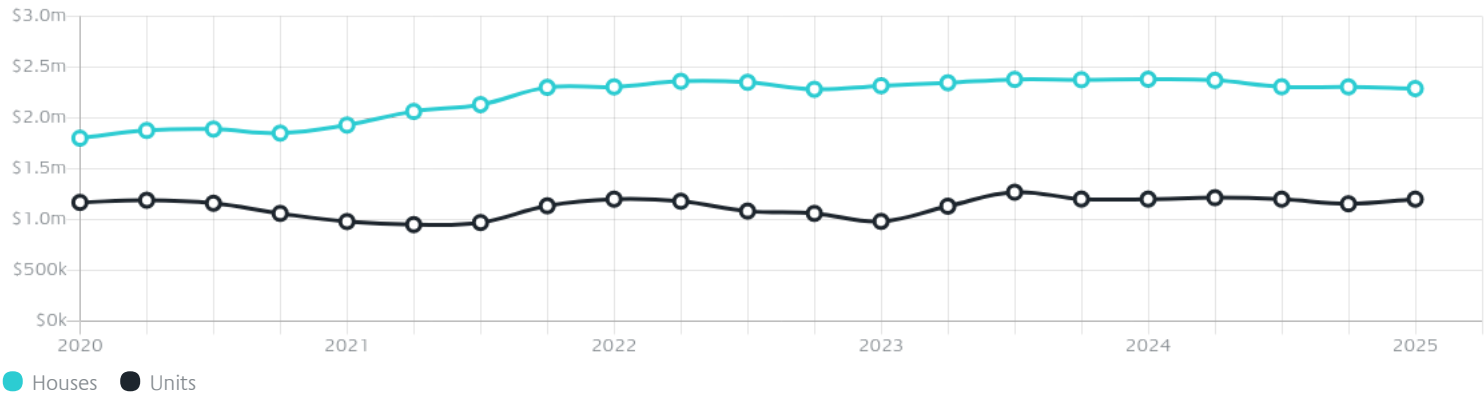
Median

\$1.20m

Quarterly Price Change

3.89% ↑

Quarterly Price Change*

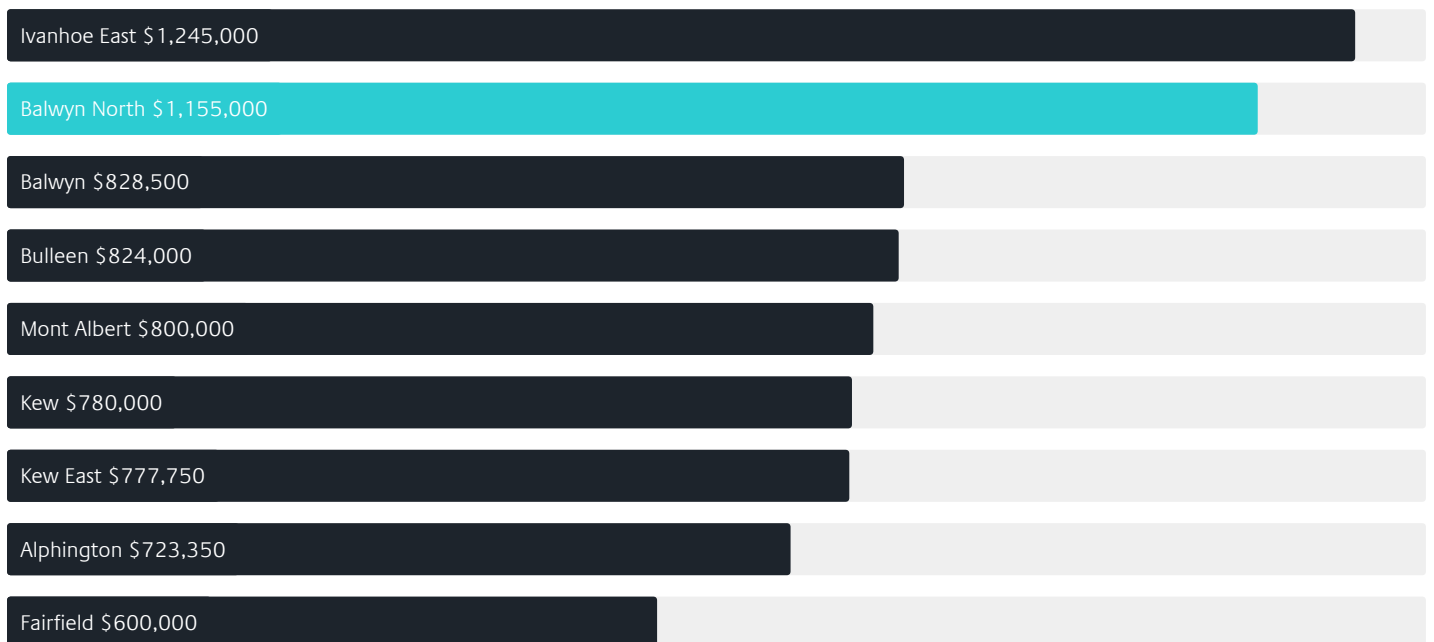


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

77.61%

Median Days on Market^

30 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

Address	Bedrooms	Type	Price	Sold
 3/60 Sweyn St Balwyn North	3	Townhouse	\$1,050,000	26 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
 103 Greythorn Rd Balwyn North	3	House	\$1,780,888	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
 3 Riverview Rd Balwyn North	3	House	\$2,120,000	29 Mar 2025
 4 Kawarren St Balwyn North	4	House	\$2,390,000	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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/2 Lemon Rd Balwyn North	3	Townhouse	\$1,456,000	13 Mar 2025
 12 Jocelyn Av Balwyn North	4	House	\$2,150,000	11 Mar 2025
 32 Ray Dr Balwyn North	3	House	\$1,530,000	08 Mar 2025
 29 Bolinda Rd Balwyn North	4	House	\$2,560,000	08 Mar 2025
 45 Cityview Rd Balwyn North	4	House	\$2,416,000	08 Mar 2025
 104 Doncaster Rd Balwyn North	3	House	\$2,210,000	07 Mar 2025
 38 Longview Rd Balwyn North	3	House	\$1,808,000	07 Mar 2025
 210/78 Doncaster Rd Balwyn North	2	Unit	\$663,000	06 Mar 2025
 13 Taurus St Balwyn North	3	House	\$1,560,000	28 Feb 2025
 4 Thea Av Balwyn North	4	Townhouse	\$2,250,000	23 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 23 Capella St Balwyn North	4	House	\$1,680,000	22 Feb 2025
 1/31 Rangeview Gr Balwyn North	2	Unit	\$826,000	22 Feb 2025
 60 The Boulevard Balwyn North	4	House	\$2,300,000	20 Feb 2025
 1/15 Albury Rd Balwyn North	4	Townhouse	\$1,780,000	17 Feb 2025
 1/45 Hatfield St Balwyn North	3	House	\$1,660,000	16 Feb 2025
 19 Leicester St Balwyn North	3	House	\$1,758,000	12 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



Balwyn Office
244A Whitehorse Rd, Balwyn
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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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