

JellisCraig

BALWYN NORTH

Suburb Report

Know your neighbourhood.



BALWYN NORTH SUBURB REPORT

Median House Price*

Median

\$2.24m

Quarterly Price Change

0.67% ↑

Median Unit Price*

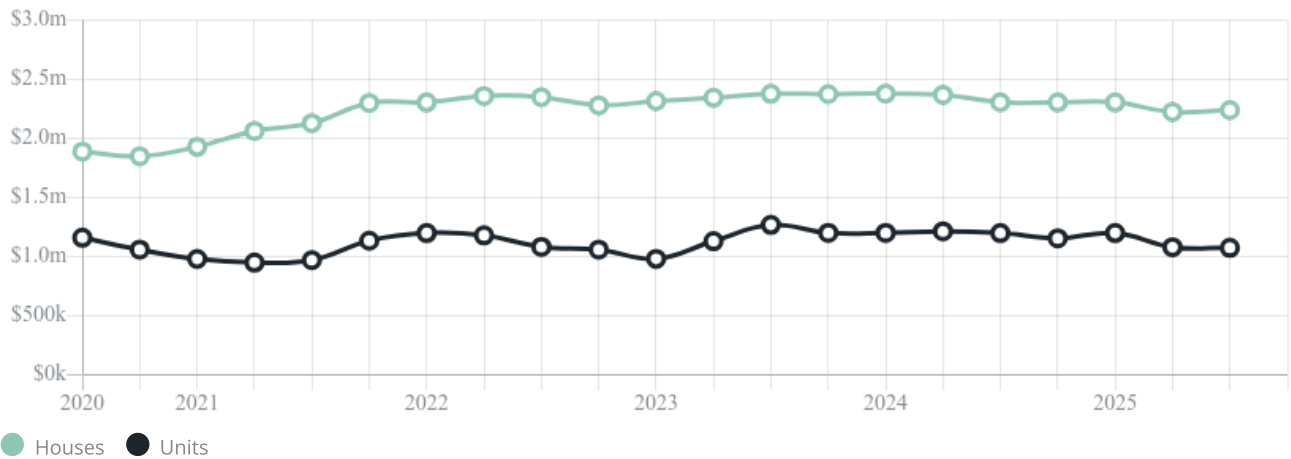
Median

\$1.08m

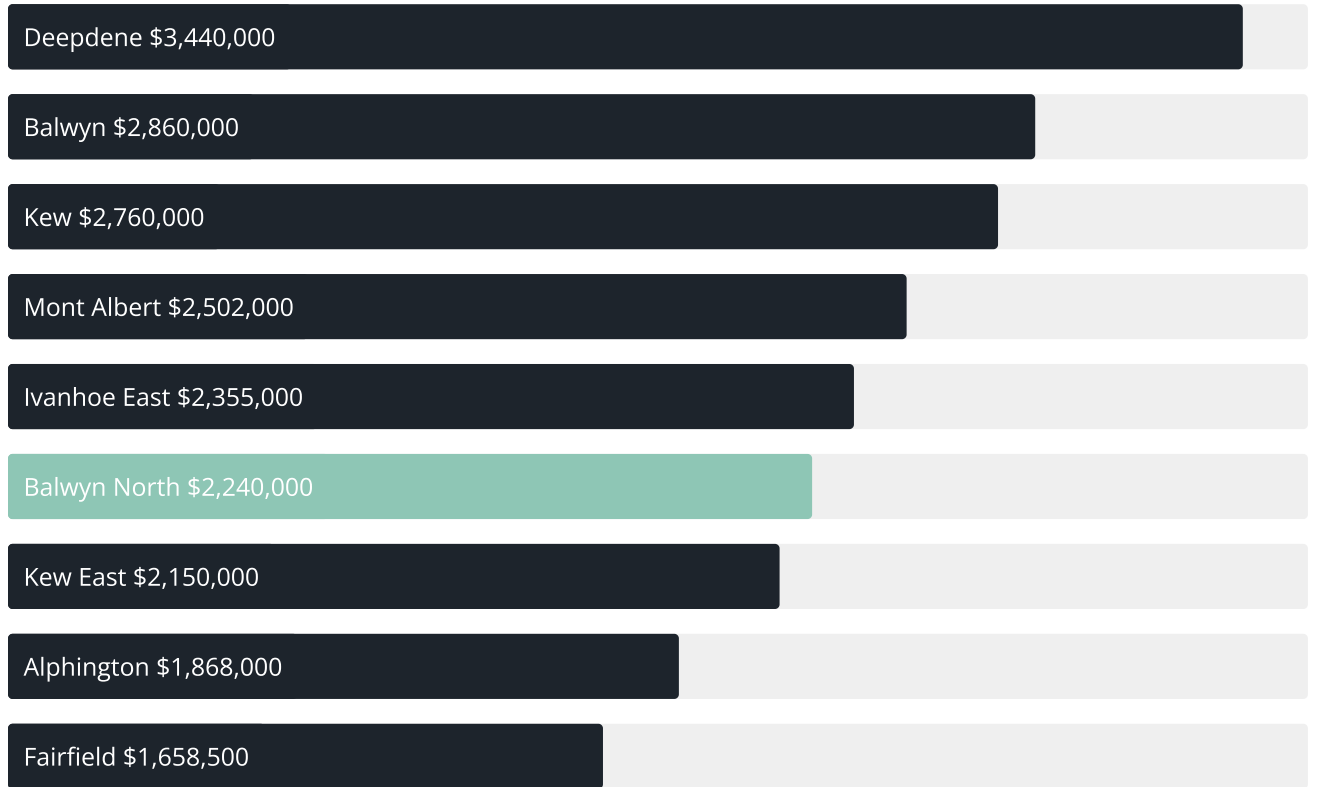
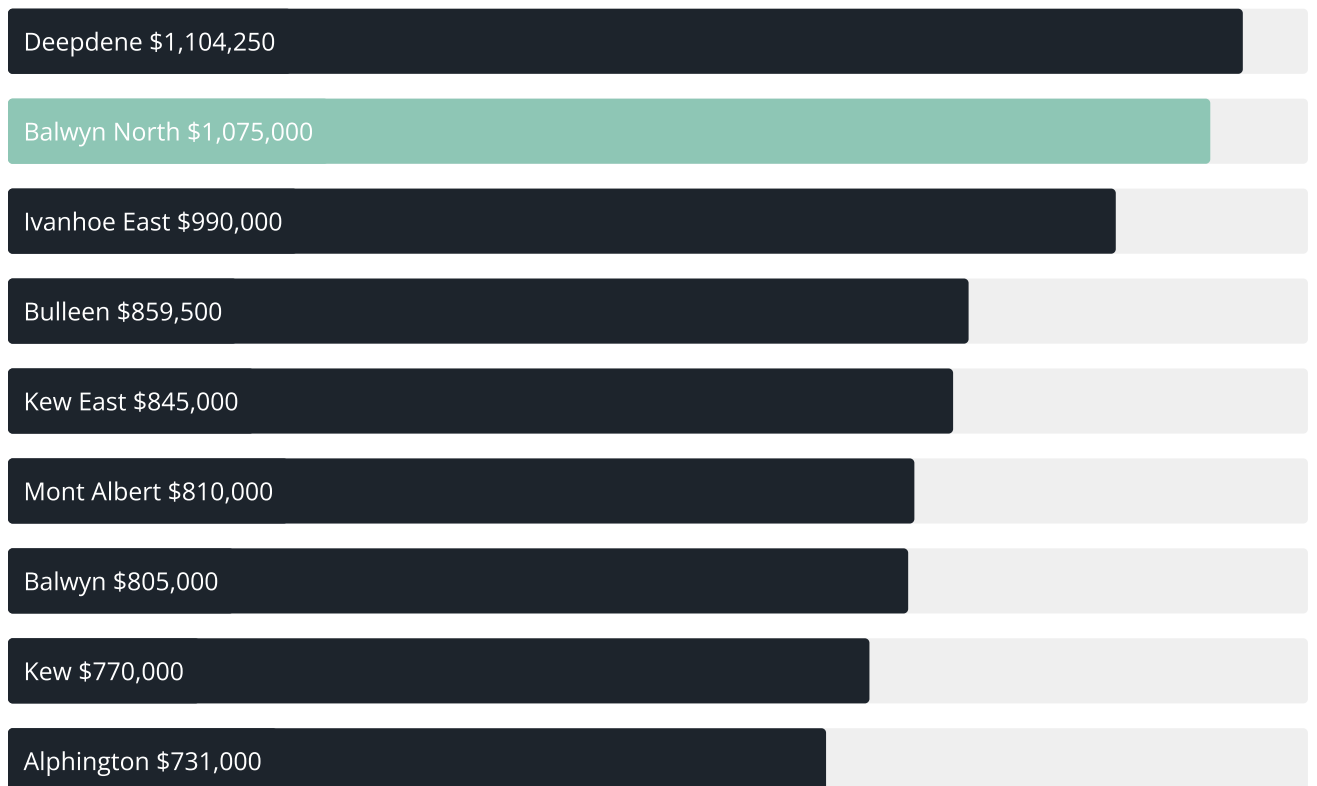
Quarterly Price Change

-0.46% ↓

Quarterly Price Change*



BALWYN NORTH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

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Sale Method^{*}Auction Clearance Rate^{*}

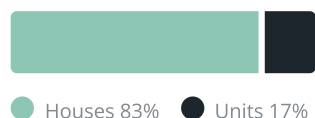
69.61%

Median Days on Market[^]

26 days

Average Hold Period^{*}

6.8 years

Dwelling Type[^]Ownership[^]Population[^]

21,302

Median Asking Rent per week^{*}

\$850

Population Growth[^]

4.39%

Rental Yield^{*}

1.81%

Median Age[^]

42 years

Median Household Size[^]

2.9 people

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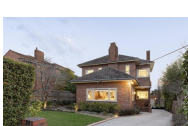
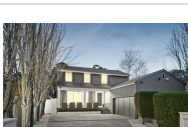
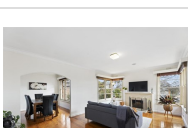
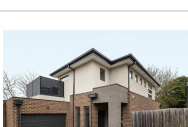
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/1116 Burke Rd Balwyn North	2	Apartment	\$560,000	31 Oct 2025
 12 Aylmer St Balwyn North	3	House	\$2,150,000	26 Oct 2025
 11 The Boulevard Balwyn North	3	House	\$1,901,000	25 Oct 2025
 21 Inverness Way Balwyn North	3	House	\$2,225,000	20 Oct 2025
 2/8 Highbury St Balwyn North	2	Unit	\$1,136,000	18 Oct 2025
 12 Wild Life Pde Balwyn North	4	House	\$2,733,000	18 Oct 2025
 82 Ursa St Balwyn North	4	House	\$1,730,000	17 Oct 2025
 16 Wynyard Cr Balwyn North	4	House	\$2,880,000	11 Oct 2025
 2 Columba St Balwyn North	5	Townhouse	\$3,530,000	07 Oct 2025
 12 Ventnor St Balwyn North	3	House	\$1,780,000	07 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 19 Gardenia Rd Balwyn North	3	House	\$1,690,000	03 Oct 2025
 48 Bulleen Rd Balwyn North	3	House	\$1,465,000	29 Sep 2025
 58a Aylmer St Balwyn North	2	House	\$1,338,888	22 Sep 2025
 2/39 Trentwood Av Balwyn North	3	Flat/Unit/Apartment	\$750,000	21 Sep 2025
 17 Leonis Av Balwyn North	3	House	\$1,220,000	20 Sep 2025
 7 Highbury St Balwyn North	5	House	\$4,110,000	18 Sep 2025
 6 Robert St Balwyn North	3	House	\$1,650,000	17 Sep 2025
 24 Illawarra Rd Balwyn North	4	House	\$2,511,000	13 Sep 2025
 2/5 Ajana St Balwyn North	4	House	\$1,975,000	13 Sep 2025
 22 Cascade St Balwyn North	5	House	\$2,600,000	13 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 75 Greythorn Rd Balwyn North	5	House	\$2,100,000	09 Sep 2025
 3 Agnes Av Balwyn North	5	House	\$3,125,000	06 Sep 2025
 127 Greythorn Rd Balwyn North	5	House	\$2,150,000	06 Sep 2025
 391 Balwyn Rd Balwyn North	4	House	\$2,220,000	06 Sep 2025
 18 Wild Life Pde Balwyn North	3	House	\$2,668,000	30 Aug 2025
 32 Mountain View Rd Balwyn North	4	House	\$2,945,000	30 Aug 2025
 Balwyn High School Zone 32 Kawarren St Balwyn North	4	House	\$1,950,000	24 Aug 2025
 10 Saturn St Balwyn North	4	House	\$2,975,000	23 Aug 2025
 16 Orion St Balwyn North	3	House	\$1,250,000	23 Aug 2025
 3/1 Gardenia Rd Balwyn North	3	Townhouse	\$1,070,000	23 Aug 2025



Balwyn Office
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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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