

# JellisCraig

BALWYN NORTH

# Suburb Report

Know your neighbourhood.



BALWYN NORTH SUBURB REPORT

Median House Price\*

Median

\$2.26m

Quarterly Price Change

-1.95% ↓

Median Unit Price\*

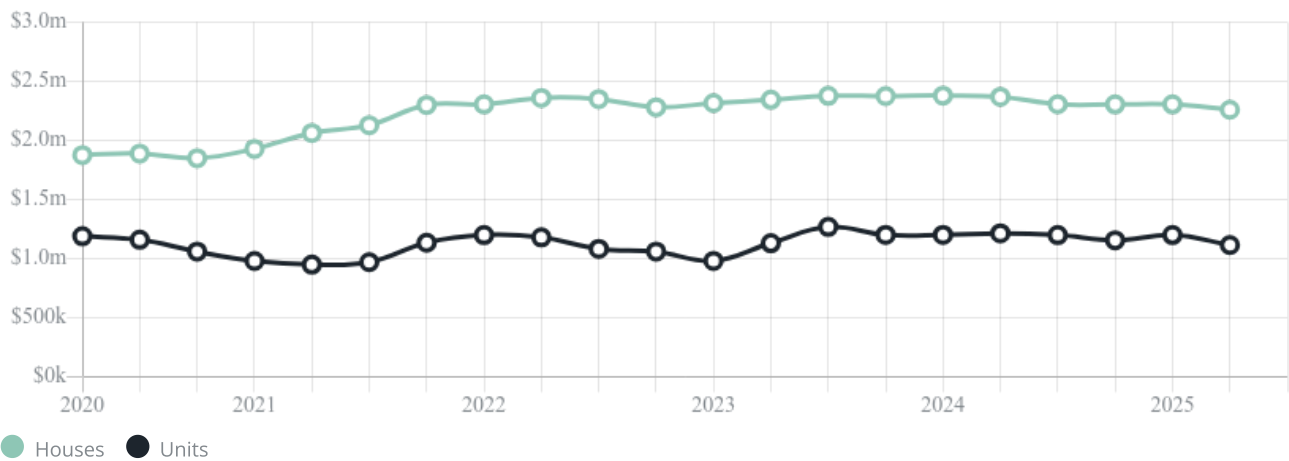
Median

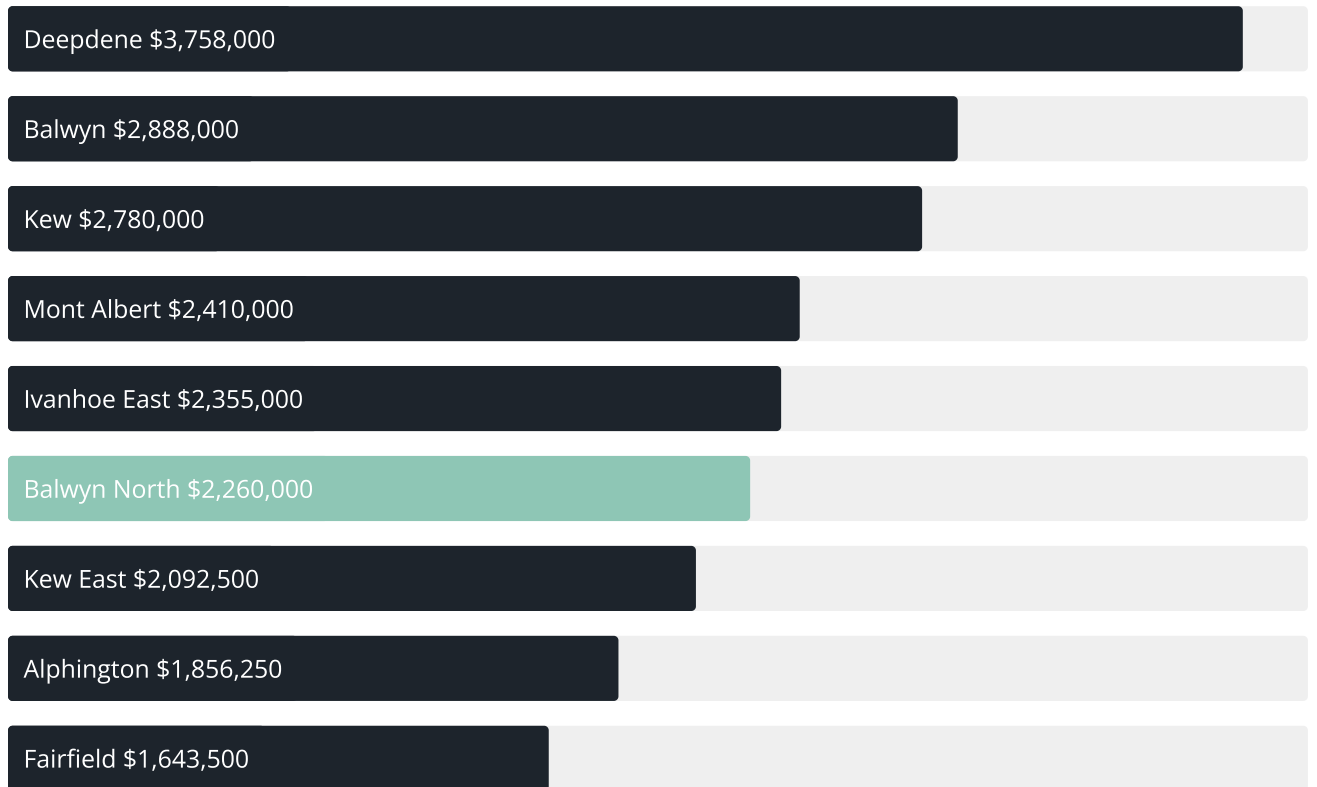
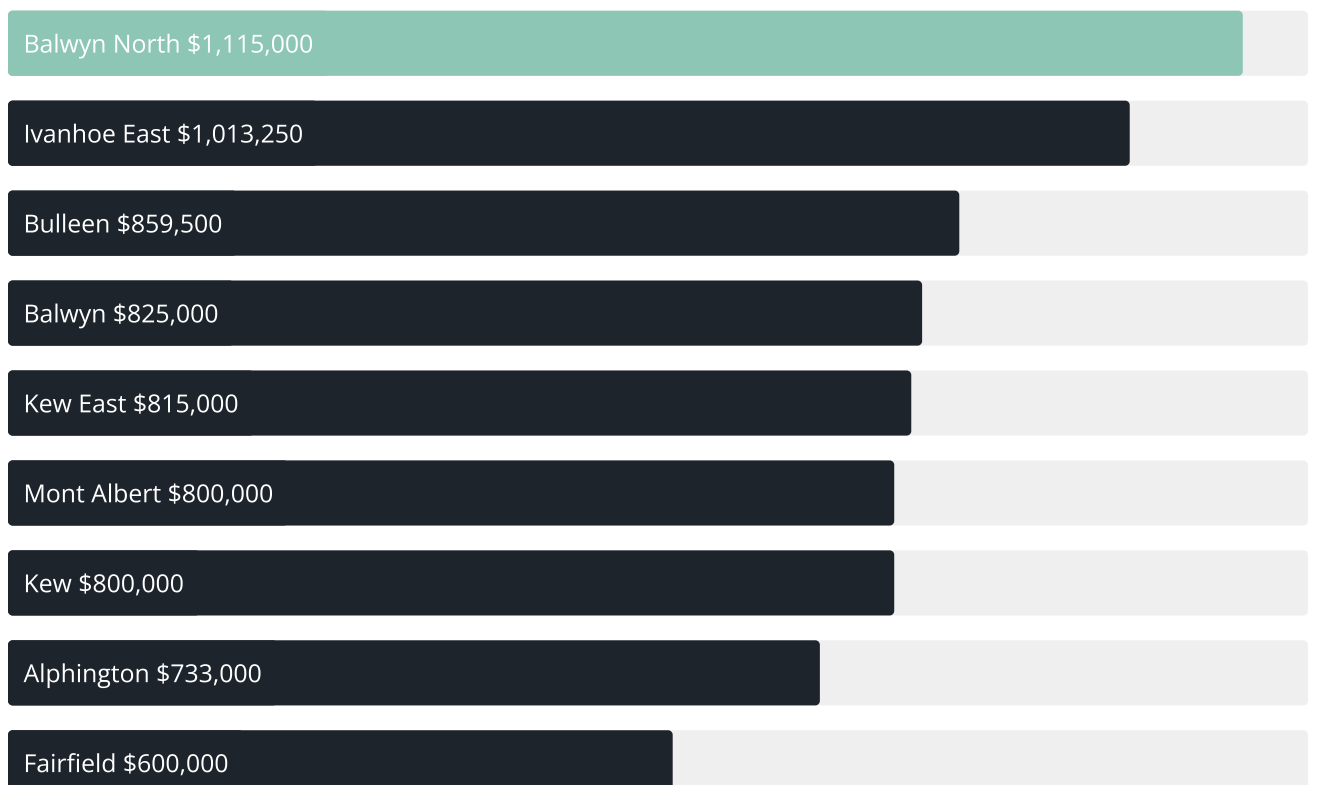
\$1.12m

Quarterly Price Change

-7.08% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BALWYN NORTH SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 81%  
● Private 19%

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

71.83%

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

26 days

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

6.8 years

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>

\$895

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

## BALWYN NORTH SUBURB REPORT











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](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 58a Aylmer St Balwyn North	2	House	\$1,338,888	22 Sep 2025
 17 Leonis Av Balwyn North	3	House	\$1,220,000	20 Sep 2025
 6 Robert St Balwyn North	3	House	\$1,650,000	17 Sep 2025
 22 Cascade St Balwyn North	5	House	\$2,600,000	13 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
 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

## BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 10 Saturn St Balwyn North	4	House	\$2,975,000	23 Aug 2025
 3/1 Gardenia Rd Balwyn North	3	Townhouse	\$1,070,000	23 Aug 2025
 27 Longview Rd Balwyn North	5	House	\$2,390,000	23 Aug 2025
 27 Lansdown St Balwyn North	5	House	\$6,327,000	22 Aug 2025
 225 Balwyn Rd Balwyn North	5	House	\$2,925,000	21 Aug 2025
 1/23 Moody St Balwyn North	4	Townhouse	\$2,116,000	16 Aug 2025
 7/60 Sweyn St Balwyn North	3	Townhouse	\$1,110,000	16 Aug 2025
 2/52 Maud St Balwyn North	2	Unit	\$907,000	16 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 105/1084 Burke Rd Balwyn North	2	Apartment	\$688,000	14 Aug 2025
 2/2 Andrew Ct Balwyn North	4	Flat/Unit/Apartment	\$1,000,000	10 Aug 2025
 15 Kalonga Rd Balwyn North	3	House	\$1,875,000	09 Aug 2025
 2/43 Sutton St Balwyn North	3	House	\$1,311,000	09 Aug 2025
 12 Stephens St Balwyn North	5	House	\$3,750,000	06 Aug 2025
 7/97 Bulleen Rd Balwyn North	3	Apartment	\$900,000	05 Aug 2025
 15a Kenny St Balwyn North	4	House	\$1,988,000	02 Aug 2025
 45 Sweyn St Balwyn North	3	House	\$1,669,500	02 Aug 2025
 9 Macedon Av Balwyn North	4	House	\$2,975,000	26 Jul 2025
 2/317 Belmore Rd Balwyn North	3	Townhouse	\$1,170,000	11 Jul 2025



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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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