

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*

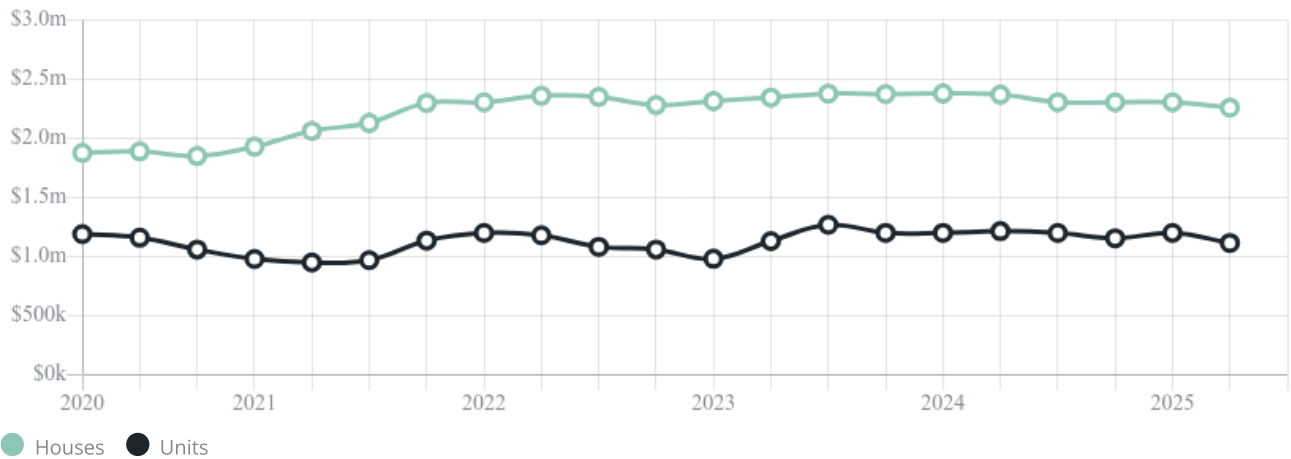
Median

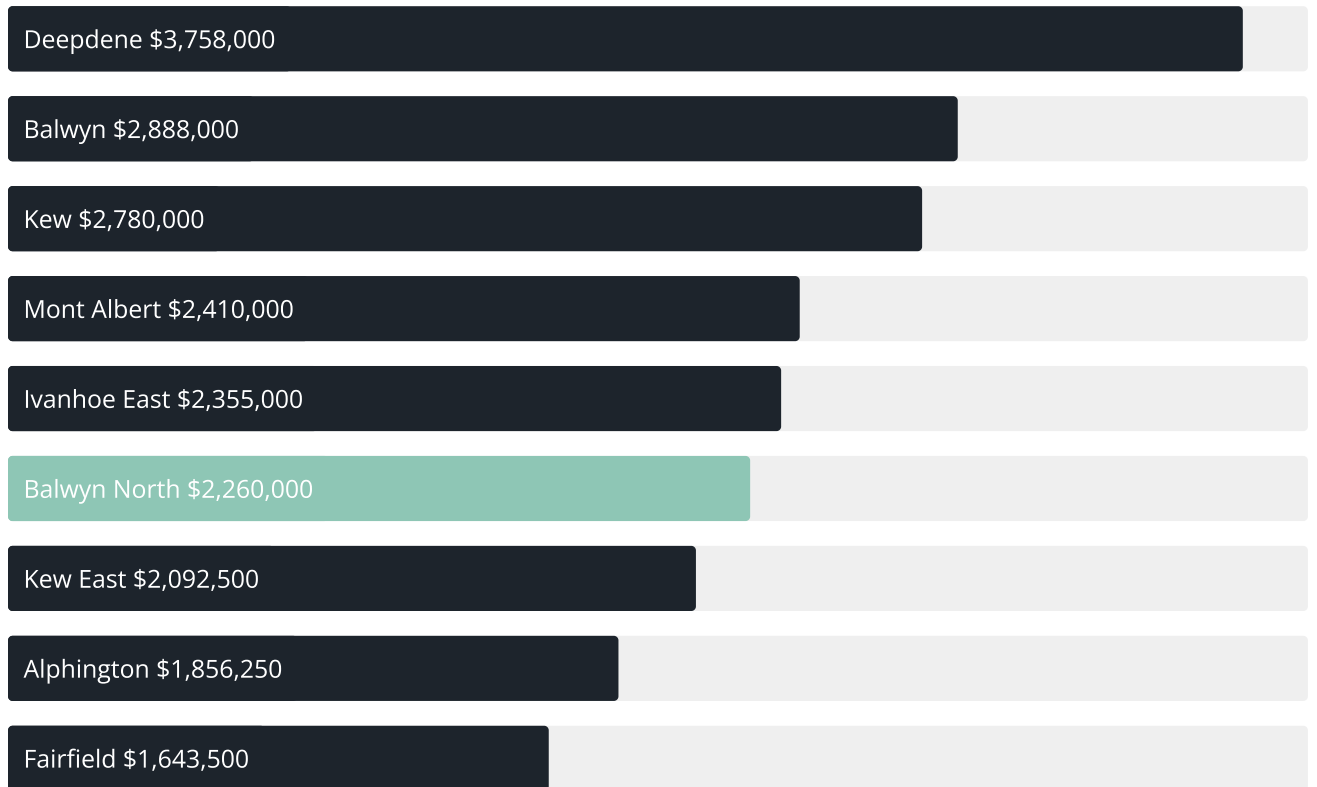
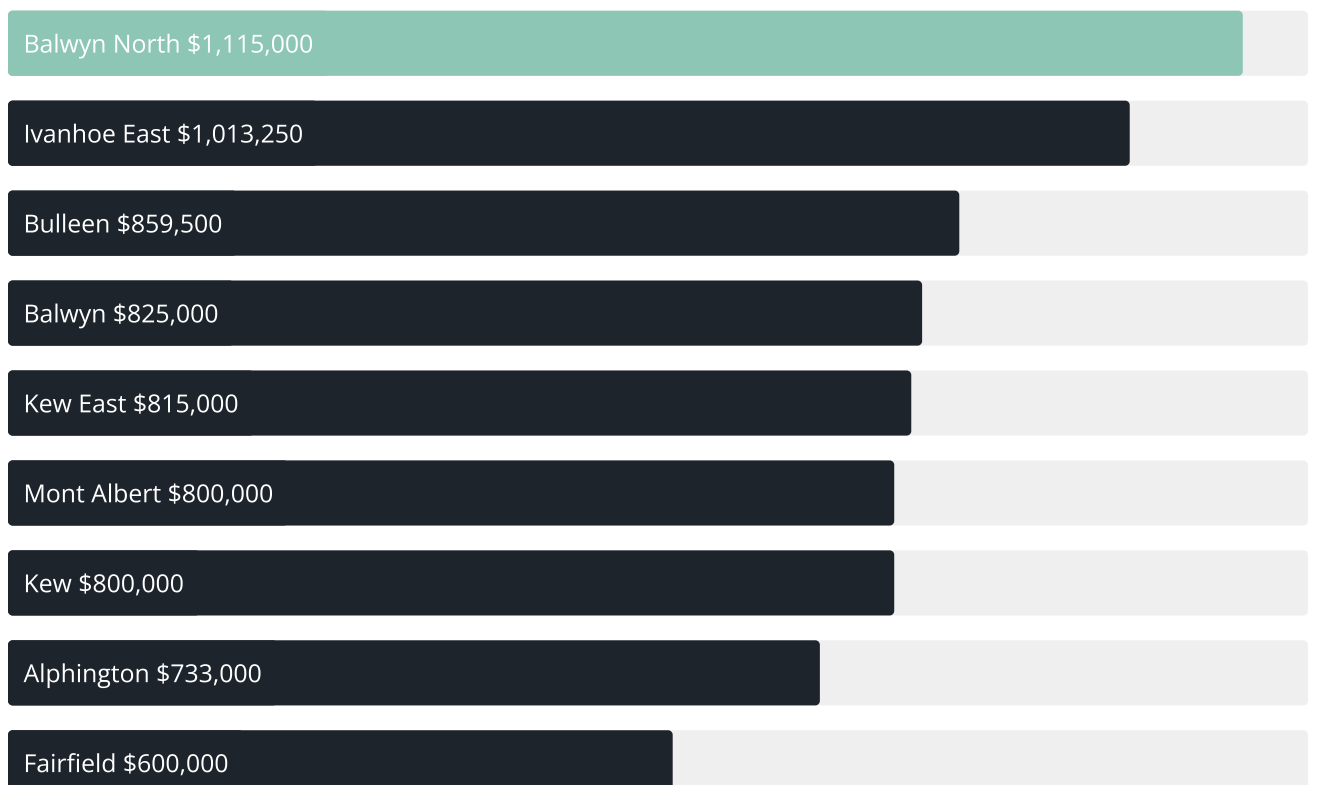
\$1.12m

Quarterly Price Change

-7.08% ↓

Quarterly Price Change*



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

BALWYN NORTH SUBURB REPORT

Sale Method*



● Auction 79%
● Private 21%

Auction Clearance Rate*

74.55%

Median Days on Market^

26 days

Average Hold Period*

6.8 years

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^








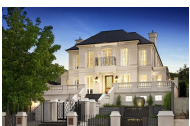


2.9 people

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 jellisrcraig.com.au/suburbinsights

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
 27 Longview Rd Balwyn North	5	House	\$2,390,000	23 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
 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

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Stephens St Balwyn North	5	House	\$3,750,000	06 Aug 2025
 45 Sweyn St Balwyn North	3	House	\$1,669,500	02 Aug 2025
 15a Kenny St Balwyn North	4	House	\$1,988,000	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
 1/317 Belmore Rd Balwyn North	3	Townhouse	\$900,000	11 Jul 2025
 62a Bulleen Rd Balwyn North	4	House	\$1,830,000	10 Jul 2025
 16 Corby St BALWYN NORTH	5	House	\$4,580,000	10 Jul 2025
 1A Sweyn St Balwyn North	5	House	\$2,990,000	05 Jul 2025
 210/3 Tannock St Balwyn North	2	Apartment	\$680,000	02 Jul 2025

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Koonung St Balwyn North	3	House	\$1,750,000	01 Jul 2025
 225 Balwyn Rd Balwyn North	5	House	\$2,925,000	28 Jun 2025
 36 Ferdinand Av Balwyn North	5	House	\$2,890,000	28 Jun 2025
 152 Mountain View Rd Balwyn North	3	House	\$1,600,000	27 Jun 2025
 150 Mountain View Rd Balwyn North	3	House	\$1,850,000	25 Jun 2025
 154 Mountain View Rd Balwyn North	3	House	\$3,000,000	24 Jun 2025
 271a Belmore Rd Balwyn North	4	House	\$2,035,000	22 Jun 2025
 5 Madden St Balwyn North	4	House	\$4,210,000	21 Jun 2025
 16 Robert St Balwyn North	5	House	\$2,700,000	21 Jun 2025
 91 Fortuna Av Balwyn North	4	House	\$2,585,000	14 Jun 2025



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.