

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.87m**

Quarterly Price Change

**-0.69% ↓**

## Median Unit Price\*

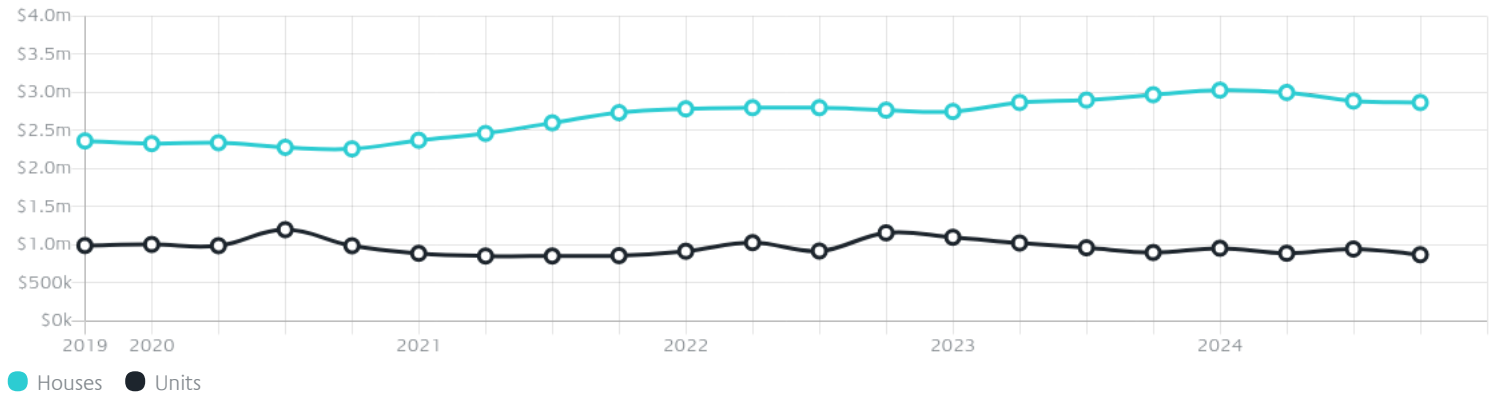
Median

**\$872k**

Quarterly Price Change

**-7.92% ↓**

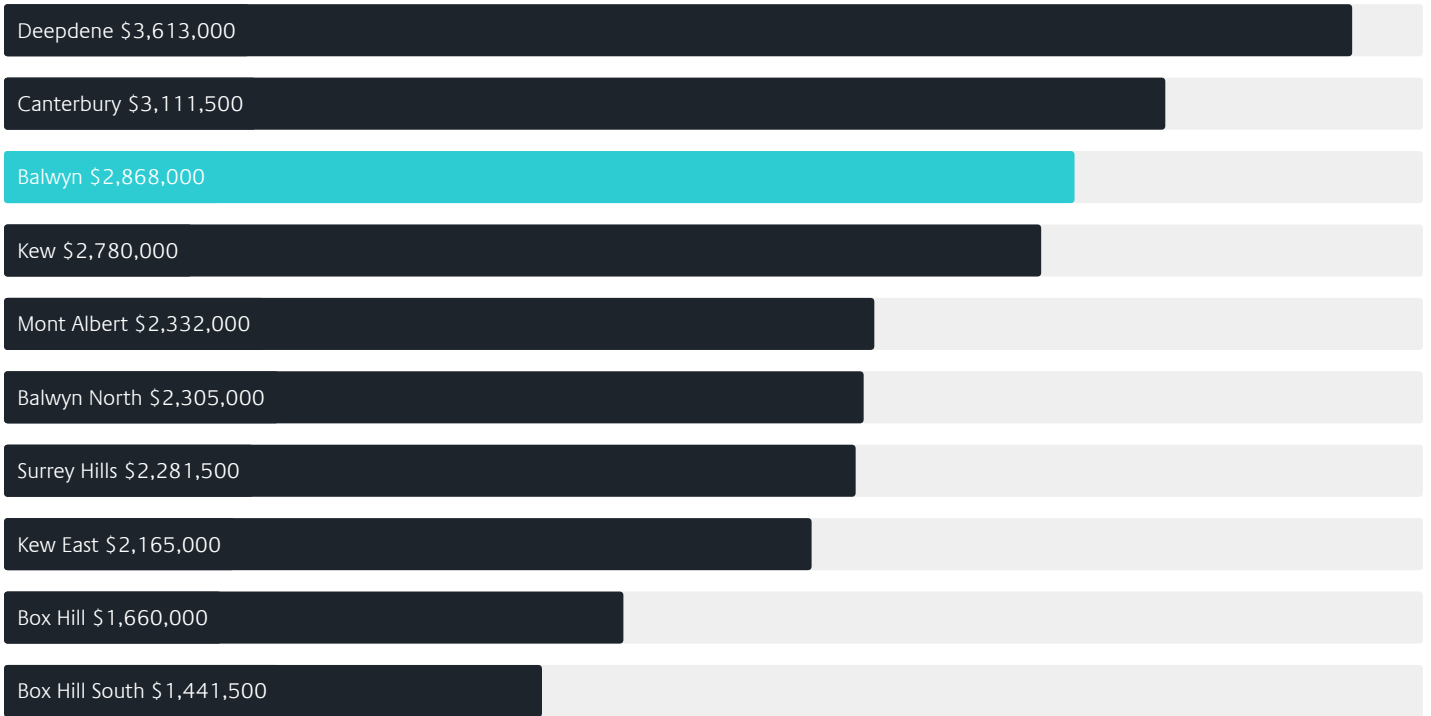
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 50%  
● Private 50%

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

93.94%

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

27 days

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

7.0 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 59% ● Units 41%

Ownership<sup>^</sup>



● Owned Outright 46% ● Mortgaged 30% ● Rented 24%

Population<sup>^</sup>

13,495

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

\$1,010

Population Growth<sup>^</sup>

1.37%

Rental Yield<sup>\*</sup>

1.79%

Median Age<sup>^</sup>













43 years

Median Household Size<sup>^</sup>











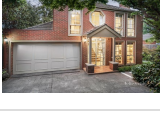

2.6 people

# Sold Properties~









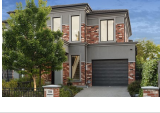

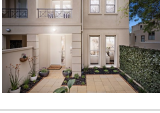

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 5/2a Brenbeal St Balwyn	2	Apartment	\$475,000	26 Mar 2025
 2/3 Raynes St Balwyn	3	Townhouse	\$1,450,000	19 Mar 2025
 2/38 Nungerner St Balwyn	3	Townhouse	\$1,356,000	15 Mar 2025
 108 Gordon St Balwyn	3	Land	\$2,800,000	27 Feb 2025
 106 Gordon St Balwyn	3	House	\$2,740,000	27 Feb 2025
 161 Gordon St Balwyn	4	House	\$2,172,000	22 Feb 2025
 2/126 Winmalee Rd Balwyn	3	House	\$1,821,000	22 Feb 2025
 8 Norbert St Balwyn	4	House	\$2,560,000	20 Feb 2025
 505/184 Whitehorse Rd Balwyn	2	Unit	\$525,000	15 Feb 2025
 4/86a Balwyn Rd Balwyn	3	Unit	\$1,250,000	13 Feb 2025
 3/3 Birtles St Balwyn	2	Apartment	\$670,000	13 Feb 2025
 258 Belmore Rd Balwyn	5	House	\$5,465,000	12 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13/3 Kireep Rd Balwyn	2	Strata Unit/Flat	\$590,000	10 Feb 2025
 4/26 Jurang St Balwyn	2	Unit	\$1,190,000	08 Feb 2025
 8/1 Bevan St Balwyn	2	Apartment	\$585,000	02 Feb 2025
 206/188 Whitehorse Rd Balwyn	1	Apartment	\$368,000	01 Feb 2025
 3/339 Union Rd Balwyn	4	Townhouse	\$1,225,000	31 Jan 2025
 1/100 Balwyn Rd Balwyn	2	Unit	\$530,000	25 Jan 2025
 107/342 Whitehorse Rd Balwyn	1	Strata Unit/Flat	\$315,000	23 Jan 2025
 16/201 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$710,000	13 Jan 2025
 G12/188 Whitehorse Rd Balwyn	2	Apartment	\$560,000	07 Jan 2025
 610/188 Whitehorse Rd Balwyn	3	Apartment	\$828,500	31 Dec 2024
 20a Yongala St Balwyn	3	House	\$1,475,000	31 Dec 2024
 116/188 Whitehorse Rd Balwyn	1	Apartment	\$341,000	24 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 G4/201 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$718,000	20 Dec 2024
 2/9 Grey St Balwyn	2	Unit	\$811,500	18 Dec 2024
 316 Union Rd BALWYN	4	House	\$1,761,000	18 Dec 2024
 136/188 Whitehorse Rd Balwyn	1	Apartment	\$360,000	16 Dec 2024
 106/200 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$625,000	16 Dec 2024
 3 Ellen St Balwyn	5	House	\$3,700,000	14 Dec 2024
 43 Kireep Rd Balwyn	3	House	\$2,515,000	14 Dec 2024
 6/16 Brenbeal St Balwyn	3	Townhouse	\$955,000	13 Dec 2024
 118 Gordon St Balwyn	4	Townhouse	\$2,138,000	13 Dec 2024
 1/2a Percy St Balwyn	4	Flat/Unit/Apartment	\$1,600,000	13 Dec 2024
 5/227 Whitehorse Rd Balwyn	4	Townhouse	\$1,410,000	12 Dec 2024
 18/7 Kireep Rd Balwyn	2	Strata Unit/Flat	\$595,000	10 Dec 2024



Balwyn Office  
244A Whitehorse Rd, Balwyn  
03 9810 5000

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

Data is current as of PDF generation date 01/04/2025

\* 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.