

Suburb **INSIGHTS**

3103
BALWYN



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$2.89m

Quarterly Price Change

-3.61% ↓

Median Unit Price*

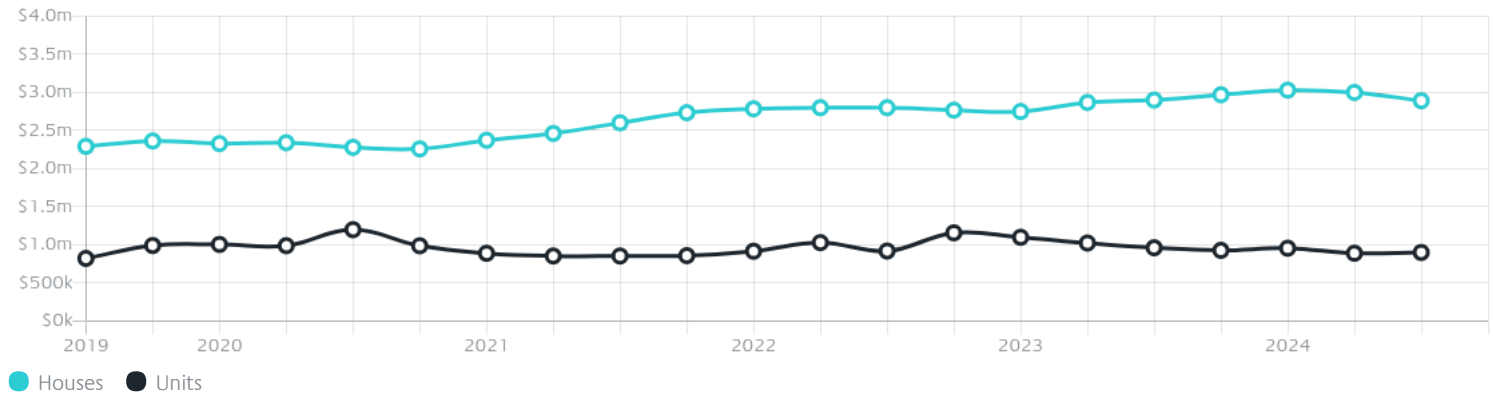
Median

\$901k

Quarterly Price Change

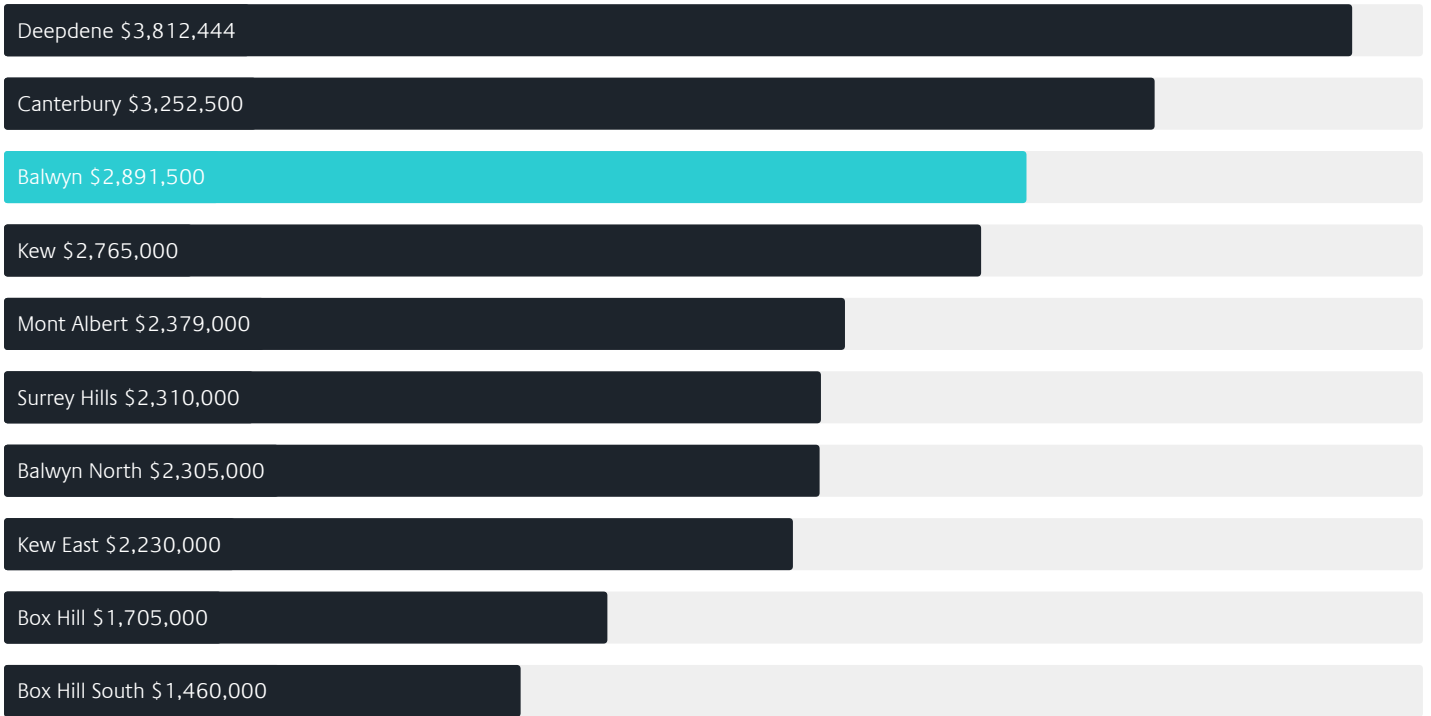
1.12% ↑

Quarterly Price Change*

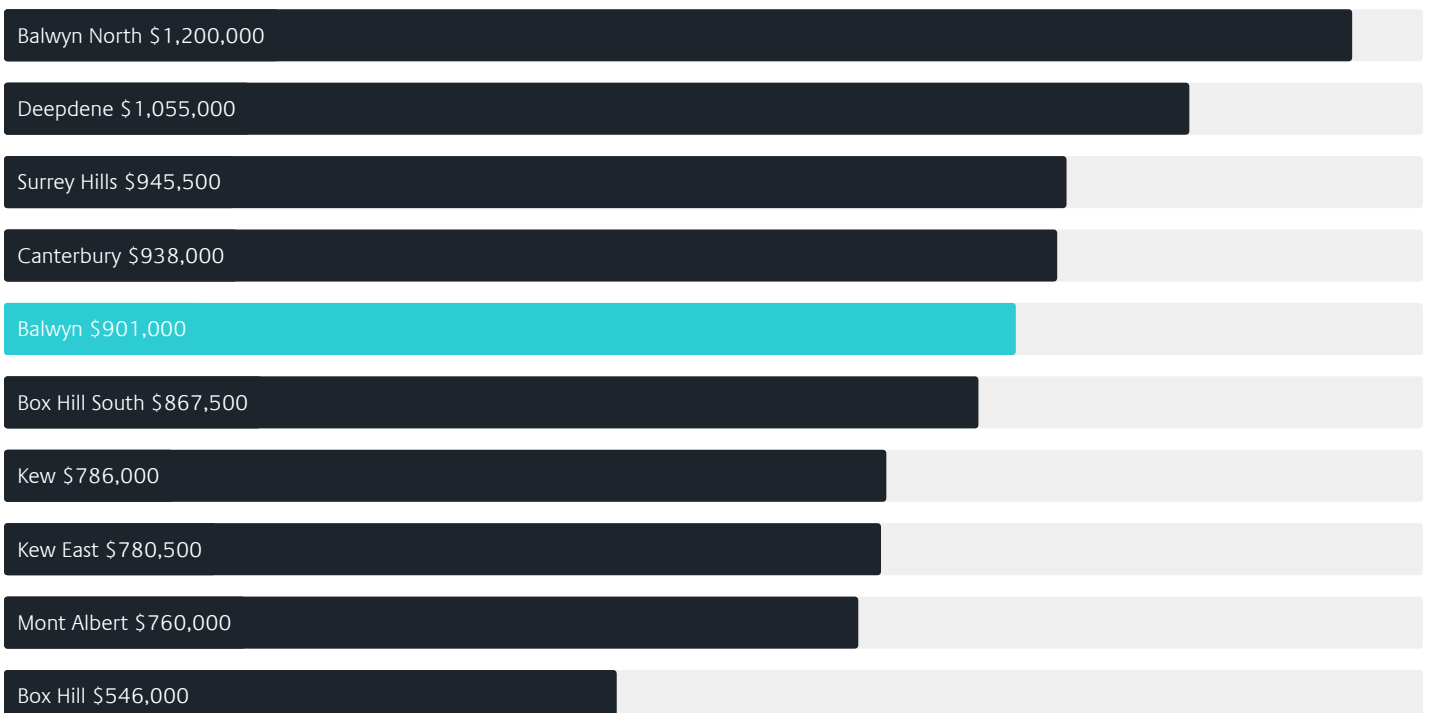


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

80.65%

Median Days on Market[^]

25 days

Average Hold Period^{*}

7.0 years

Insights

Dwelling Type[^]



● Houses 59% ● Units 41%

Ownership[^]



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

Population[^]

13,495

Median Asking Rent per week^{*}

\$995

Population Growth[^]

1.37%

Rental Yield^{*}

1.79%

Median Age[^]











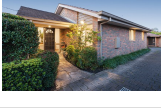

43 years

Median Household Size[^]













2.6 people

Sold Properties~









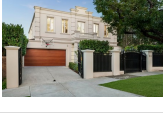
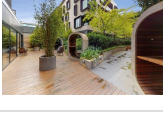
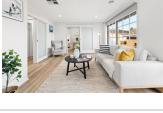

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 64 Elliott Av Balwyn	5	House	\$3,088,000	30 Nov 2024
 5/3 Birtles St Balwyn	2	Apartment	\$693,000	16 Nov 2024
 2/3 Jurang St Balwyn	3	Unit	\$1,416,000	16 Nov 2024
 1/86a Balwyn Rd Balwyn	2	Unit	\$1,103,000	26 Oct 2024
 1/39 Power St Balwyn	3	Townhouse	\$1,437,000	24 Oct 2024
 2 Porter Rd Balwyn	3	House	\$2,250,000	23 Oct 2024
 62 Belmore Rd BALWYN	4	House	\$2,840,000	19 Oct 2024
 5/35 Talbot Av Balwyn	3	Townhouse	\$1,625,000	19 Oct 2024
 G6/29 Belgrove Av Balwyn	2	Strata Unit/Flat	\$610,000	19 Oct 2024
 4a Caravan St Balwyn	4	House	\$2,180,000	14 Oct 2024
 1/20 Cremorne St Balwyn	2	Townhouse	\$1,355,000	12 Oct 2024
 18 Parring Rd Balwyn	5	House	\$4,200,000	12 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/47 Monash Av Balwyn	2	Unit	\$1,000,000	02 Oct 2024
 4/27 Weir St Balwyn	2	Unit	\$738,000	02 Oct 2024
 8 Walker St Balwyn	3	House	\$5,680,000	28 Sep 2024
 29 Talbot Av Balwyn	3	House	\$2,400,000	21 Sep 2024
 94 Gordon St Balwyn	3	House	\$2,181,000	21 Sep 2024
 2/4 Westminster St Balwyn	2	Unit	\$785,000	21 Sep 2024
 2/22 Power St Balwyn	3	Unit	\$1,410,000	21 Sep 2024
 7 Cremorne St Balwyn	4	House	\$2,660,000	21 Sep 2024
 3/48 Northcote Av Balwyn	3	Flat/Unit/Apartment	\$1,465,000	18 Sep 2024
 14 Belgrove Av Balwyn	5	House	\$3,770,000	14 Sep 2024
 62 Stroud St Balwyn	5	House	\$5,900,000	12 Sep 2024
 5 Fitzgerald St Balwyn	5	House	\$2,200,000	12 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/5 Boston Rd Balwyn	3	Unit	\$1,230,000	11 Sep 2024
 20/47 Yerrin St Balwyn	2	Unit	\$550,000	06 Sep 2024
 5/1 Bevan St Balwyn	2	Apartment	\$485,000	06 Sep 2024
 2b Alandale Av Balwyn	5	House	\$2,315,000	03 Sep 2024
 3/14 Clapham St Balwyn	4	Townhouse	\$1,708,000	31 Aug 2024
 5 Yonga Rd Balwyn	5	House	\$2,826,000	31 Aug 2024
 11 Elliott Av Balwyn	4	House	\$3,511,000	31 Aug 2024
 1/5 Grey St Balwyn	2	Unit	\$800,000	31 Aug 2024
 28 Cremorne St Balwyn	5	House	\$4,840,000	31 Aug 2024
 104/188 Whitehorse Rd Balwyn	1	Apartment	\$375,000	30 Aug 2024
 4/34 Yerrin St Balwyn	2	Unit	\$825,000	28 Aug 2024
 3 Reumah Ct Balwyn	4	House	\$3,300,000	28 Aug 2024



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

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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