

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.87m

Quarterly Price Change

-0.69% ↓

Median Unit Price*

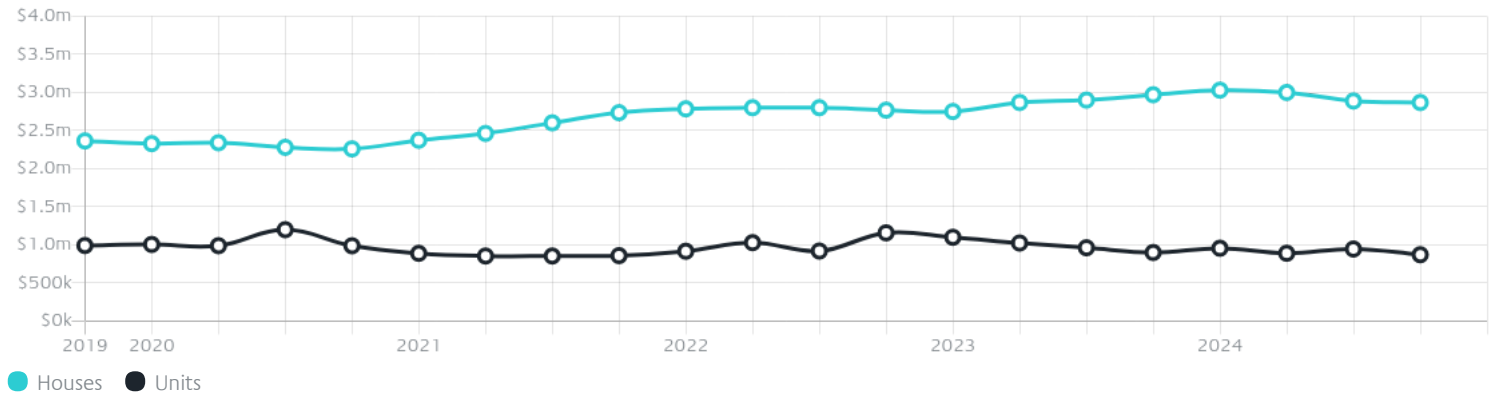
Median

\$872k

Quarterly Price Change

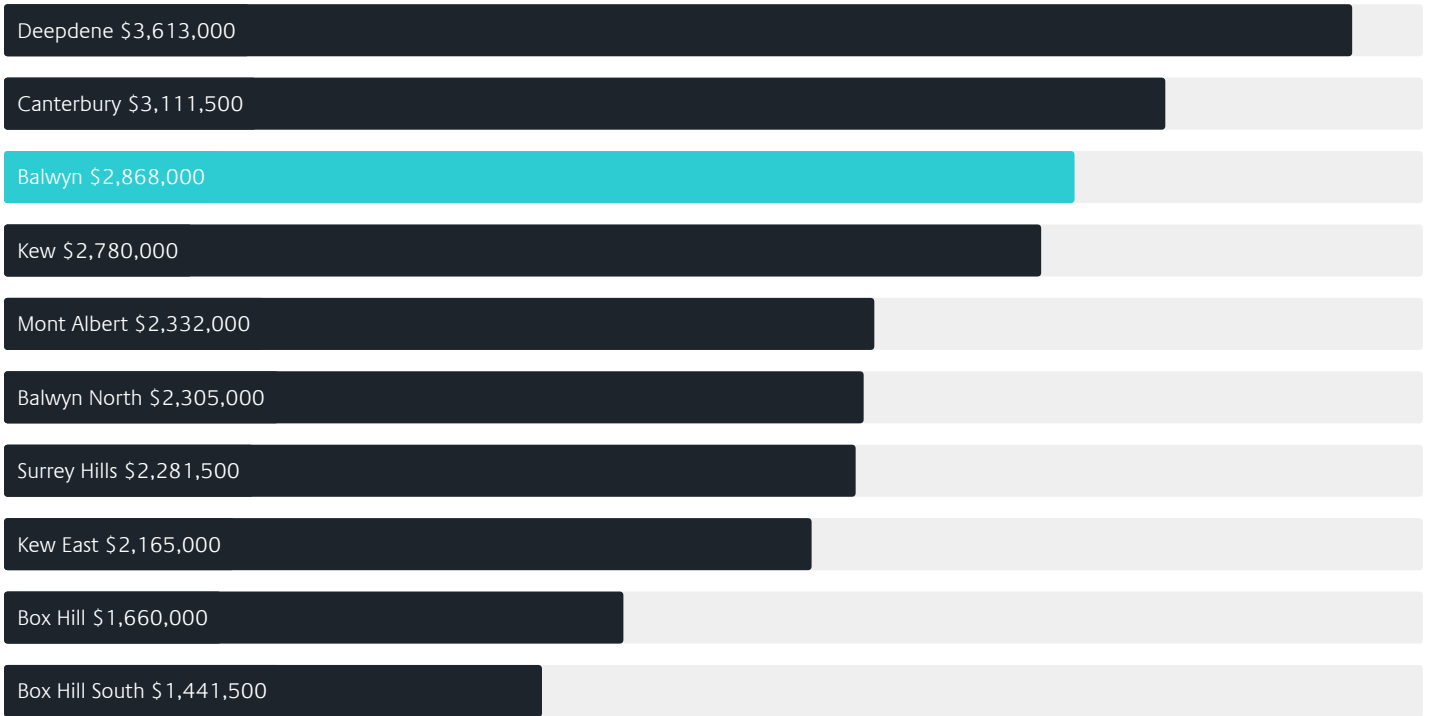
-7.92% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 54%
● Private 46%

Auction Clearance Rate^{*}

67.86%

Median Days on Market[^]

32 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^{*}

\$1,010

Population Growth[^]

1.37%

Rental Yield^{*}

1.79%

Median Age[^]










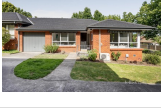


43 years

Median Household Size[^]










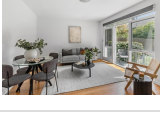
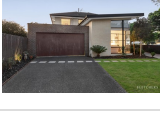

2.6 people

Sold Properties~









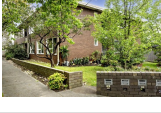



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 100 Balwyn Rd Balwyn	2	Unit	\$530,000	25 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
 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
 6 / 16 Brenbeal St Balwyn	3	Townhouse	\$955,000	13 Dec 2024
 5 / 227 Whitehorse Rd Balwyn	4	Townhouse	\$1,410,000	12 Dec 2024
 1 / 9 Vauxhall Rd Balwyn	2	Unit	\$778,000	07 Dec 2024
 14b Austin St Balwyn	2	House	\$1,188,000	06 Dec 2024
 64 Elliott Av Balwyn	5	House	\$3,088,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 104/198 Whitehorse Rd Balwyn	2	Apartment	\$555,000	27 Nov 2024
 9/47 Yerrin St Balwyn	2	Apartment	\$570,000	27 Nov 2024
 1/8 Mangan St Balwyn	2	Unit	\$909,000	23 Nov 2024
 3/3 Kireep Rd Balwyn	2	Unit	\$525,000	22 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
 1/3 Northcote Av Balwyn	3	Unit	\$1,410,000	16 Nov 2024
 310/188 Whitehorse Rd Balwyn	1	Apartment	\$380,000	14 Nov 2024
 2/142 Belmore Rd Balwyn	3	Townhouse	\$1,300,000	13 Nov 2024
 3/22 Weir St Balwyn	2	Unit	\$560,000	12 Nov 2024
 2 Woods St Balwyn	5	House	\$2,820,000	11 Nov 2024
 35 Percy St Balwyn	3	House	\$1,102,500	01 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18 Chatfield Av Balwyn	5	House	\$5,880,000	30 Oct 2024
 1/86a Balwyn Rd Balwyn	2	Unit	\$1,103,000	26 Oct 2024
 2/89 Yarrbat Av Balwyn	3	Flat/Unit/Apartment	\$1,858,000	25 Oct 2024
 1/39 Power St Balwyn	3	Townhouse	\$1,437,000	24 Oct 2024
 2 Grey St Balwyn	3	Apartment	\$2,880,000	23 Oct 2024
 5 Elliott Av Balwyn	4	House	\$3,400,000	23 Oct 2024
 2 Porter Rd Balwyn	3	House	\$2,250,000	23 Oct 2024
 88 Belmore Rd Balwyn	4	House	\$4,000,000	22 Oct 2024
 2/23 Gordon St Balwyn	2	Unit	\$470,000	22 Oct 2024
 28 Grosvenor Pde Balwyn	5	House	\$5,228,000	21 Oct 2024
 24 Burroughs Rd Balwyn	4	House	\$2,560,000	20 Oct 2024
 62 Belmore Rd BALWYN	4	House	\$2,840,000	19 Oct 2024

Jellis Craig

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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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