

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$2.85m

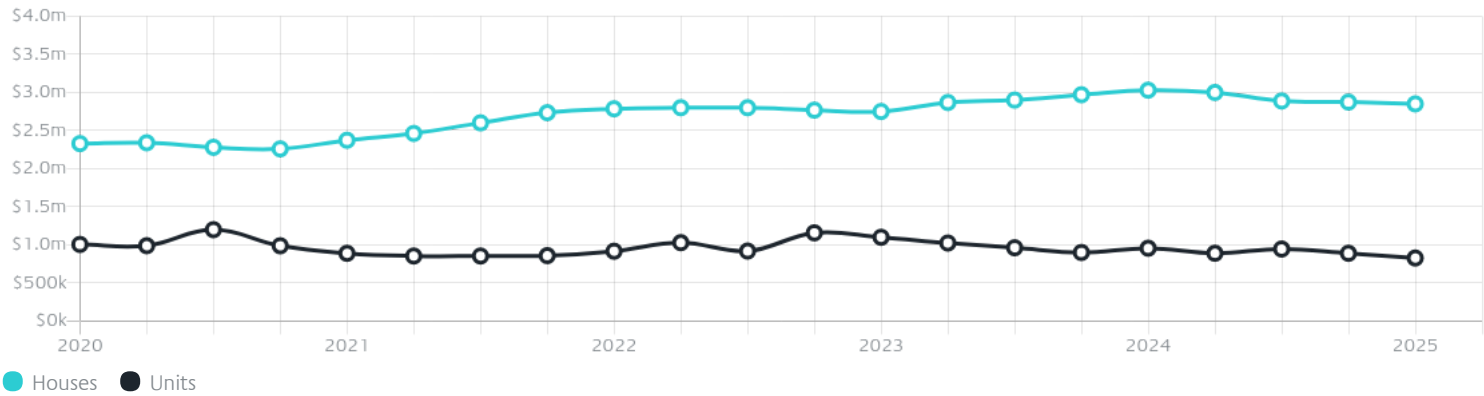
Quarterly Price Change
-0.83% ↓

Median Unit Price*

Median
\$829k

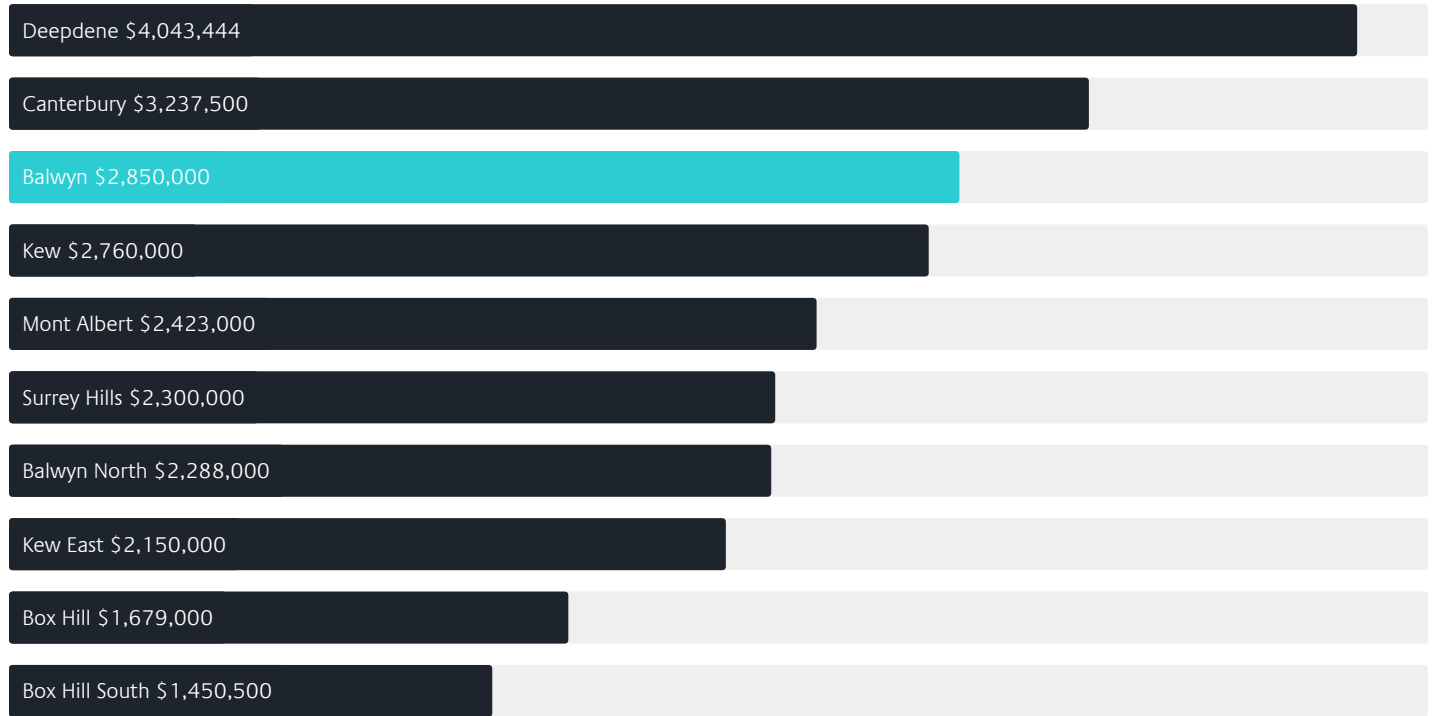
Quarterly Price Change
-6.96% ↓

Quarterly Price Change*

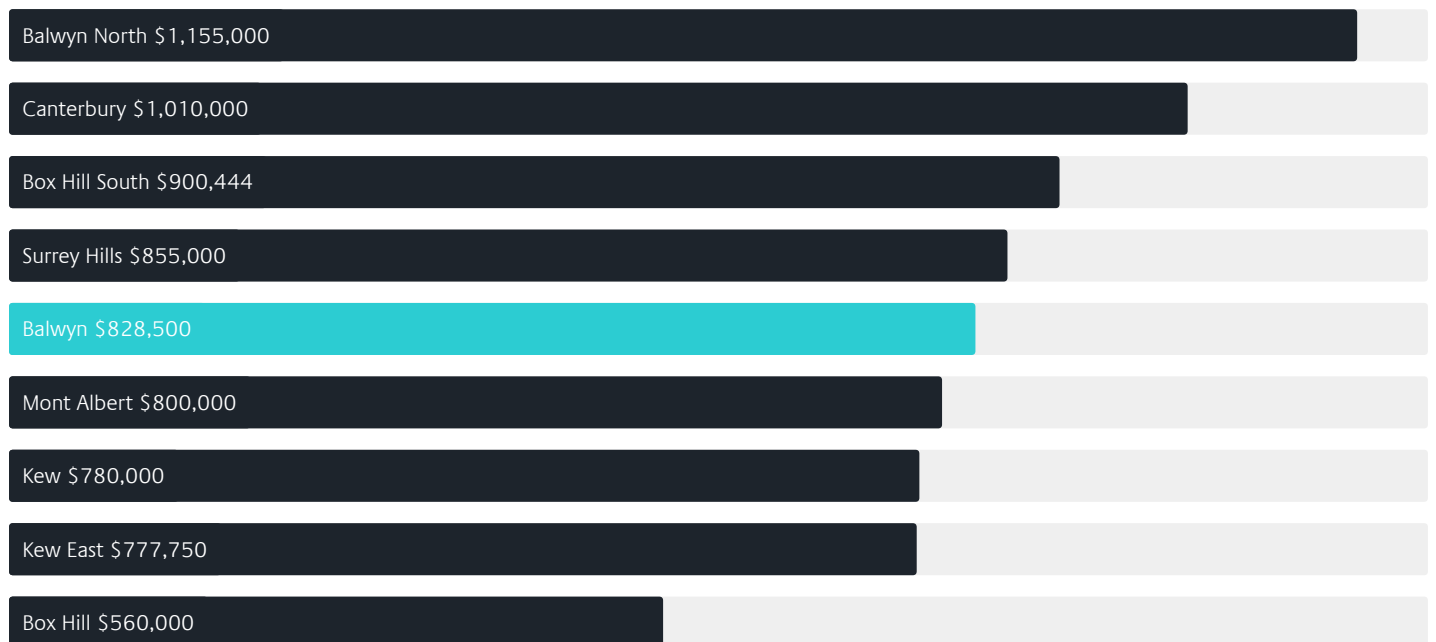


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 58%
● Private 42%

Auction Clearance Rate*

88.64%

Median Days on Market^

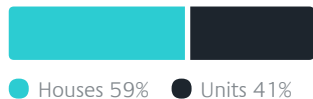
26 days

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*

\$950

Population Growth^

1.37%

Rental Yield*

1.79%

Median Age^













43 years

Median Household Size^










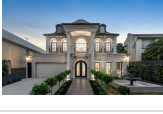
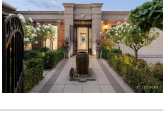

2.6 people

Sold Properties~










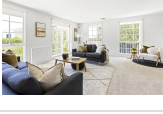


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/46 Belmore Rd Balwyn	3	Townhouse	\$1,462,000	24 May 2025
 282 Union Rd Balwyn	4	House	\$3,211,800	24 May 2025
 30 Ropley Av Balwyn	4	House	\$2,818,000	24 May 2025
 6 Bernborough Av Balwyn	3	Townhouse	\$1,900,000	23 May 2025
 13 Vauxhall Rd Balwyn	4	House	\$3,000,800	14 May 2025
 G06/188 Whitehorse Rd Balwyn	1	Apartment	\$445,000	23 Apr 2025
 G02/340 Whitehorse Rd Balwyn	2	Apartment	\$618,000	17 Apr 2025
 4/16 Carrigal St Balwyn	3	Townhouse	\$1,252,000	16 Apr 2025
 1/144 Balwyn Rd Balwyn	4	Unit	\$1,430,000	16 Apr 2025
 7/216 Belmore Rd Balwyn	2	Apartment	\$765,000	12 Apr 2025
 123/188 Whitehorse Rd Balwyn	1	Apartment	\$351,000	10 Apr 2025
 G2/340 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$618,000	07 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Tonkin Av Balwyn	5	House	\$4,720,000	05 Apr 2025
 5/2a Brenbeal St Balwyn	2	Apartment	\$475,000	26 Mar 2025
 G08/20 Weir St Balwyn	2	Unit	\$540,000	22 Mar 2025
 2/3 Raynes St Balwyn	3	Townhouse	\$1,450,000	19 Mar 2025
 8/47 Yerrin St Balwyn	2	Apartment	\$525,000	18 Mar 2025
 64 Balwyn Rd Balwyn	2	House	\$896,750	18 Mar 2025
 210/201 Whitehorse Rd Balwyn	2	Apartment	\$751,000	18 Mar 2025
 2/38 Nungerner St Balwyn	3	Townhouse	\$1,356,000	15 Mar 2025
 1/31 Northcote Av Balwyn	3	Flat/Unit/Apartment	\$1,470,000	15 Mar 2025
 18 Hertford Cr Balwyn	5	House	\$5,088,000	14 Mar 2025
 15a Grosvenor Pde Balwyn	4	House	\$3,288,888	14 Mar 2025
 1/2 Erne St Balwyn	3	Unit	\$1,470,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/10 Northcote Av Balwyn	2	Villa	\$900,000	12 Mar 2025
 30 Monash Av Balwyn	5	House	\$5,388,888	05 Mar 2025
 2/60a Yerrin St Balwyn	5	House	\$3,050,000	04 Mar 2025
 7/11 Yonga Rd Balwyn	2	Apartment	\$511,000	04 Mar 2025
 105/20 Weir St Balwyn	2	Apartment	\$610,000	28 Feb 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
 23 Relowe Cr Balwyn	3	House	\$1,775,000	24 Feb 2025
 12 Jurang St Balwyn	4	House	\$2,860,000	24 Feb 2025
 2/126 Winmalee Rd Balwyn	3	House	\$1,821,000	22 Feb 2025
 161 Gordon St Balwyn	4	House	\$2,172,000	22 Feb 2025
 8 Norbert St Balwyn	4	House	\$2,560,000	20 Feb 2025



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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