

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.87m**

Quarterly Price Change

**-0.69% ↓**

## Median Unit Price\*

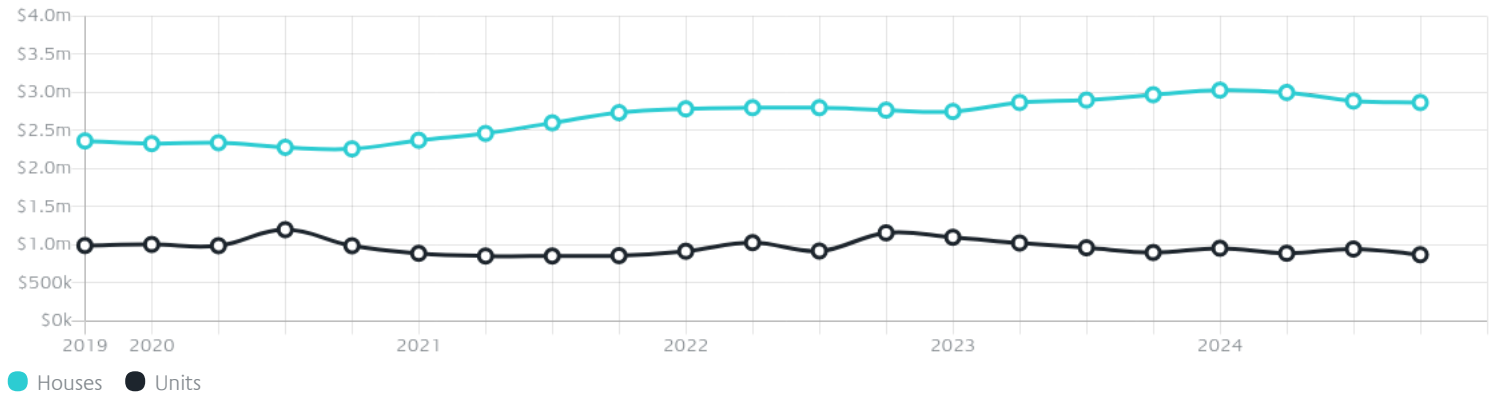
Median

**\$872k**

Quarterly Price Change

**-7.92% ↓**

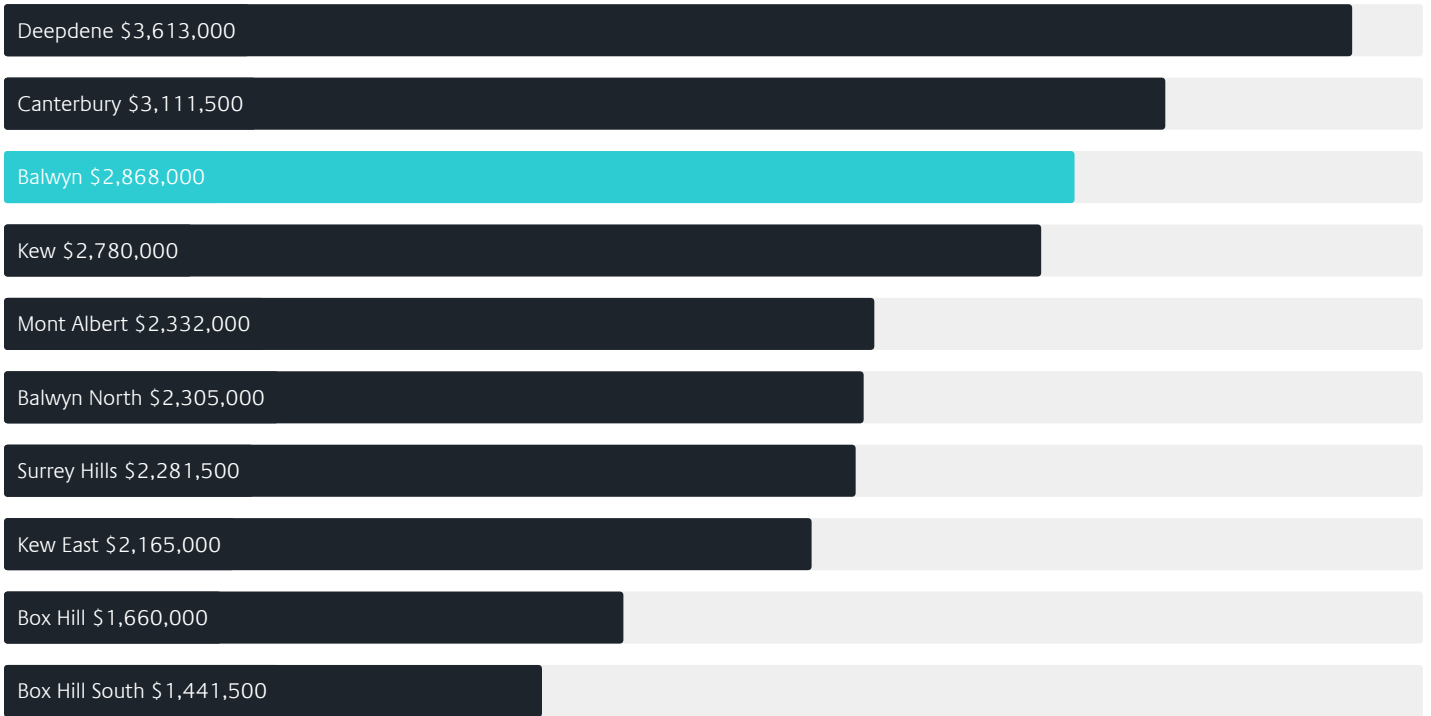
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 51%  
● Private 49%

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

83.87%

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

32 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>











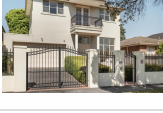

2.6 people

# Sold Properties~











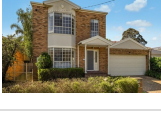

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 161 Gordon St Balwyn	4	House	\$2,172,000	22 Feb 2025
 3/3 Birtles St Balwyn	2	Apartment	\$670,000	13 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
 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
 G12/188 Whitehorse Rd Balwyn	2	Apartment	\$560,000	07 Jan 2025
 20a Yongala St Balwyn	3	House	\$1,475,000	31 Dec 2024
 610/188 Whitehorse Rd Balwyn	3	Apartment	\$828,500	31 Dec 2024
 116/188 Whitehorse Rd Balwyn	1	Apartment	\$341,000	24 Dec 2024
 2/9 Grey St Balwyn	2	Unit	\$811,500	18 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 18/7 Kireep Rd Balwyn	2	Strata Unit/Flat	\$595,000	10 Dec 2024
 13 Power St Balwyn	4	House	\$3,000,000	10 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
 6/16 Vauxhall Rd Balwyn	3	Townhouse	\$1,820,000	06 Dec 2024
 1/24 Norbert St Balwyn	4	Townhouse	\$1,965,000	03 Dec 2024
 8 Belmore Rd Balwyn	4	Townhouse	\$1,373,888	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 64 Elliott Av Balwyn	5	House	\$3,088,000	30 Nov 2024
 104/198 Whitehorse Rd Balwyn	2	Apartment	\$555,000	27 Nov 2024
 9/47 Yerrin St Balwyn	2	Apartment	\$570,000	27 Nov 2024
 19 Kenilworth St Balwyn	3	House	\$2,315,000	25 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



Balwyn Office  
244A Whitehorse Rd, Balwyn  
03 9810 5000

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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