

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$2.85m

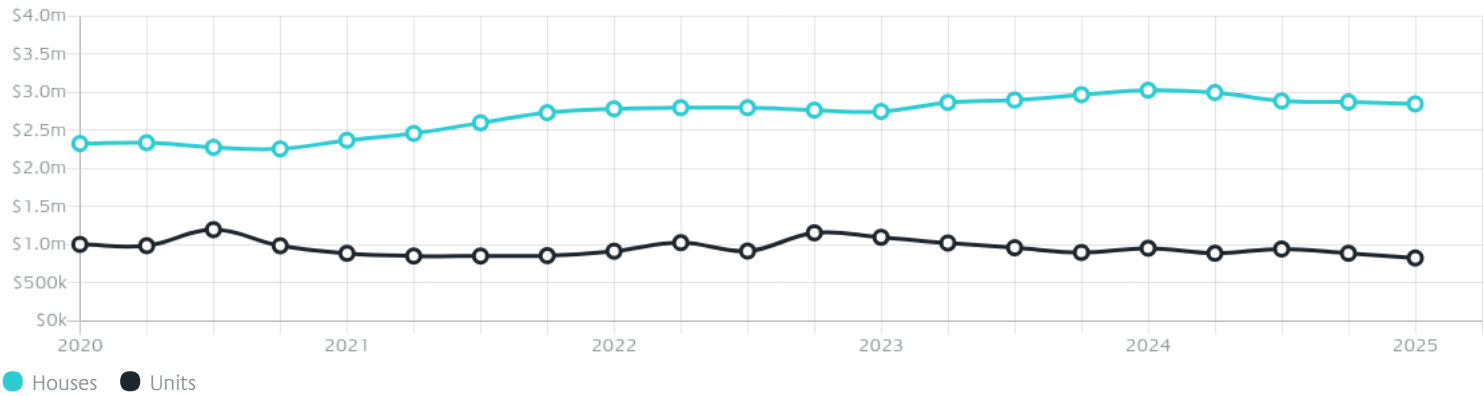
Quarterly Price Change
-0.83% ↓

Median Unit Price*

Median
\$829k

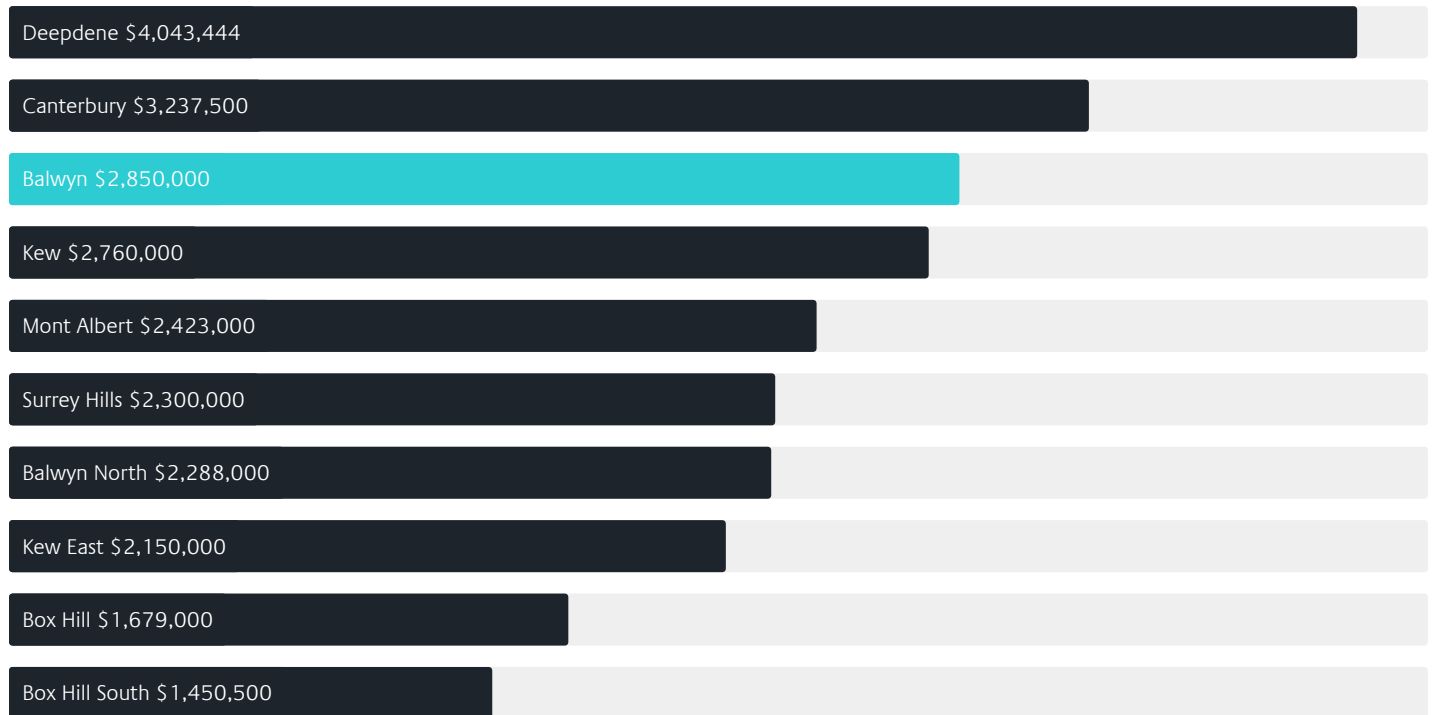
Quarterly Price Change
-6.96% ↓

Quarterly Price Change*

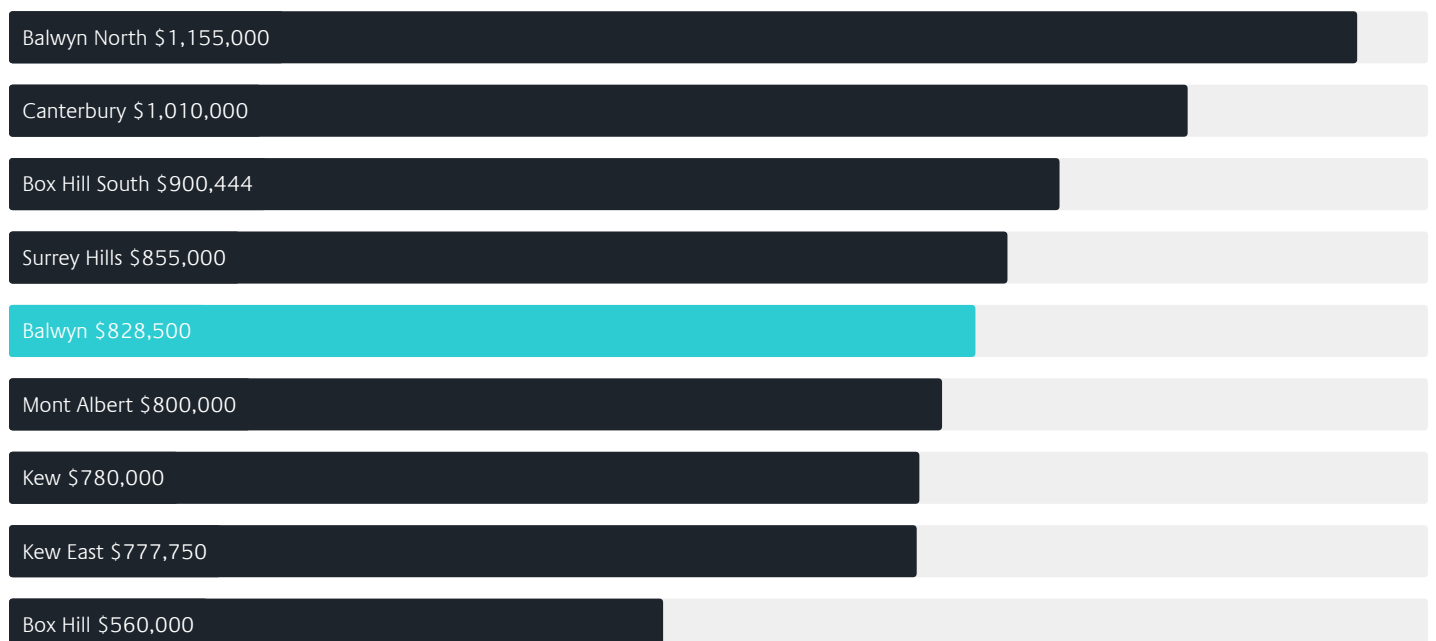


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 53%
● Private 48%

Auction Clearance Rate*

88.1%

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^









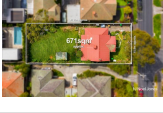

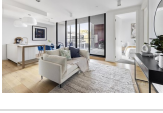

2.6 people

Sold Properties~






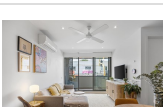


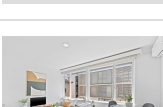
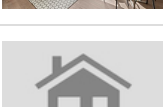

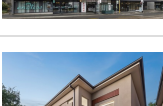
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 7/216 Belmore Rd Balwyn	2	Apartment	\$765,000	12 Apr 2025
 123/188 Whitehorse Rd Balwyn	1	Apartment	\$351,000	10 Apr 2025
 6 Tonkin Av Balwyn	5	House	\$4,720,000	05 Apr 2025
 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
 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
 18 Hertford Cr Balwyn	5	House	\$5,088,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/2 Erne St Balwyn	3	Unit	\$1,470,000	14 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
 23 Relowe Cr Balwyn	3	House	\$1,775,000	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
 329/188 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$518,000	18 Feb 2025
 33 Power St Balwyn	3	House	\$4,800,000	15 Feb 2025
 2/15 Kerry Pde Balwyn	4	Townhouse	\$1,670,000	15 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/3 Birtles St Balwyn	2	Apartment	\$670,000	13 Feb 2025
 258 Belmore Rd Balwyn	5	House	\$5,465,000	12 Feb 2025
 13/3 Kireep Rd Balwyn	2	Strata Unit/Flat	\$590,000	10 Feb 2025
 5/48 Weir St Balwyn	2	Apartment	\$530,000	10 Feb 2025
 4/26 Jurang St Balwyn	2	Unit	\$1,190,000	08 Feb 2025
 101/342 Whitehorse Rd Balwyn	2	Apartment	\$455,000	07 Feb 2025
 24a Nott St Balwyn	3	Townhouse	\$1,980,000	07 Feb 2025
 G3/29 Belgrove Av Balwyn	2	Strata Unit/Flat	\$350,000	04 Feb 2025
 8/1 Bevan St Balwyn	2	Apartment	\$585,000	02 Feb 2025
 1/4 Bruce St Balwyn	3	Strata Unit/Flat	\$2,820,000	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



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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