

JellisCraig

BALWYN

Suburb Report

Know your neighbourhood.



BALWYN SUBURB REPORT

Median House Price*

Median

\$2.86m

Quarterly Price Change

-0.96% ↓

Median Unit Price*

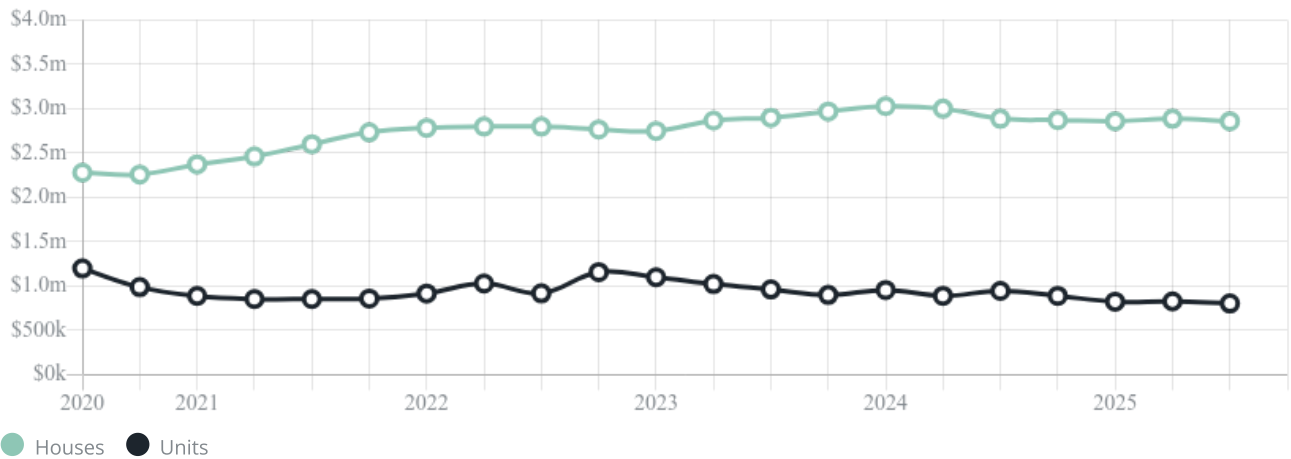
Median

\$805k

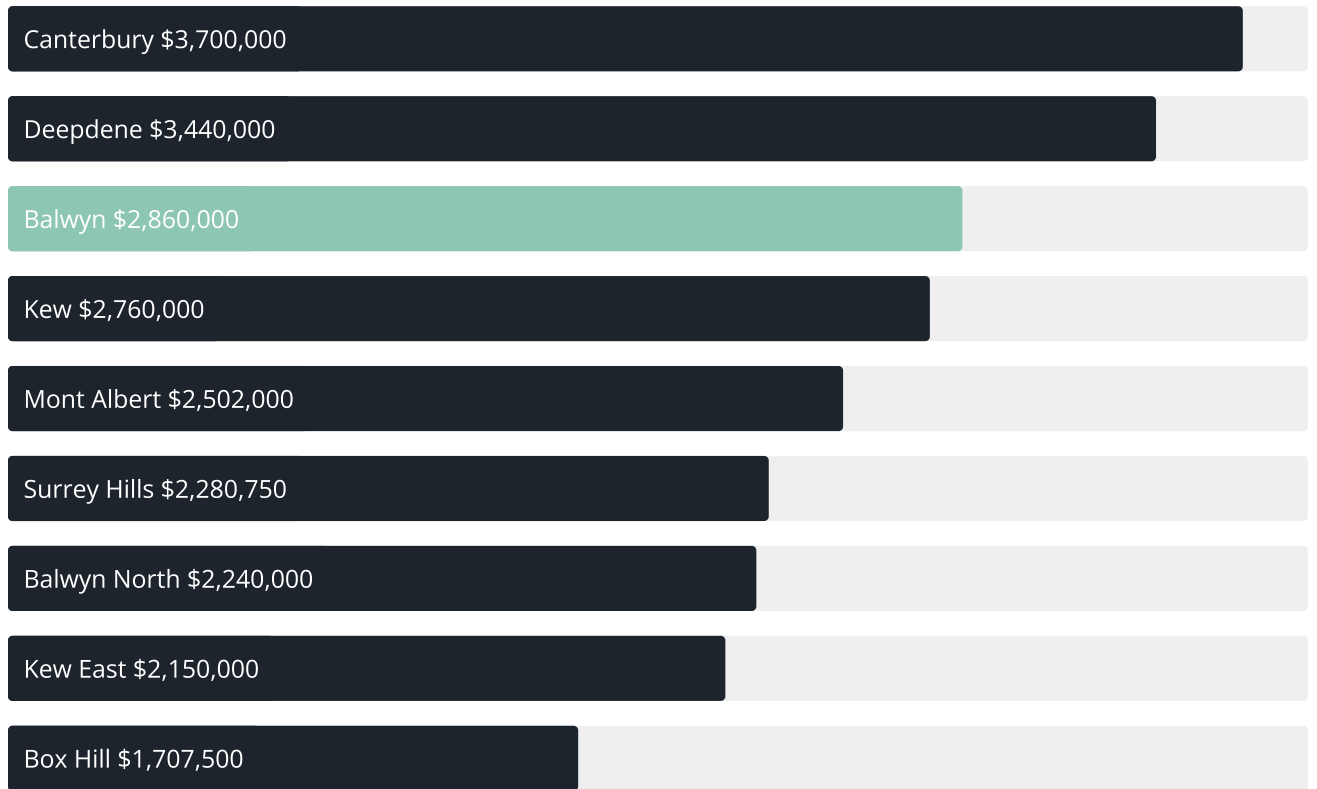
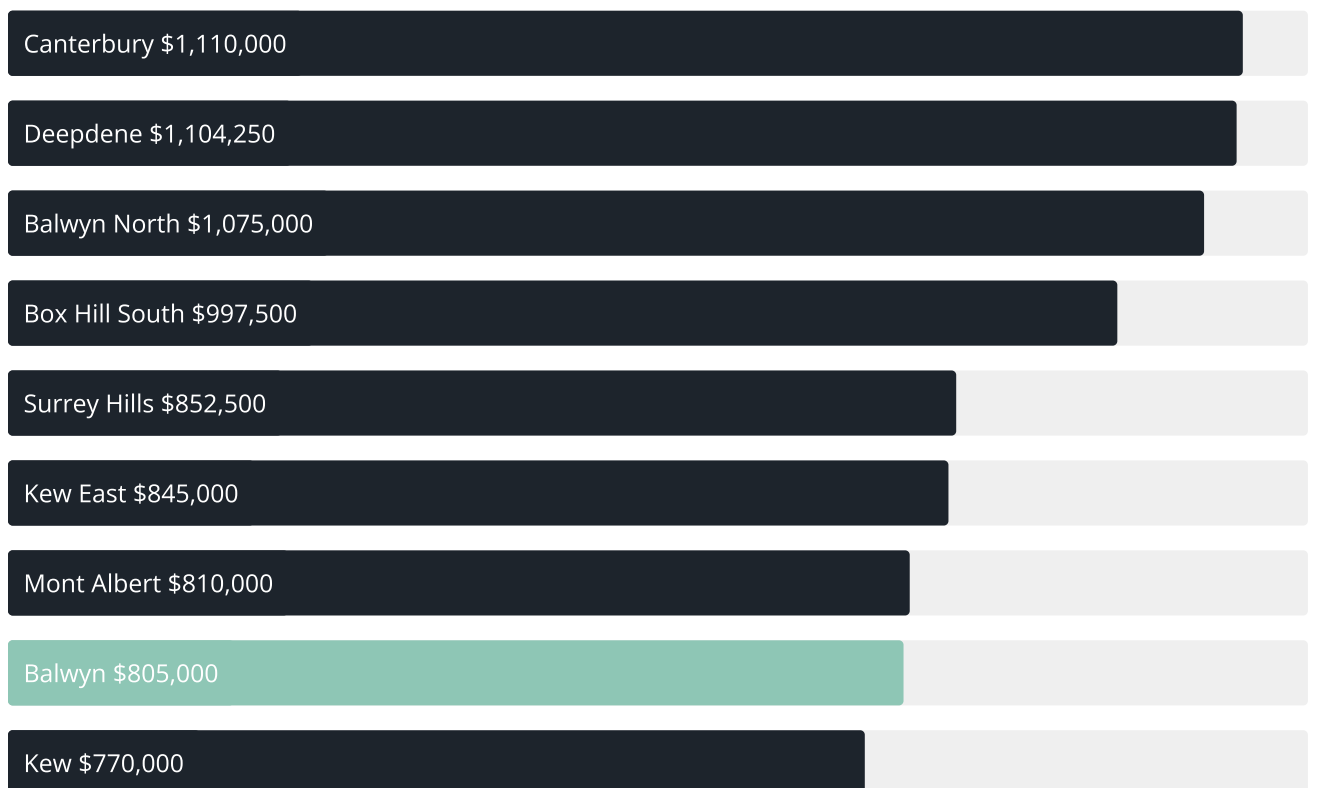
Quarterly Price Change

-2.77% ↓

Quarterly Price Change*



BALWYN SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BALWYN SUBURB REPORT

Sale Method*



● Auction 75%
● Private 25%

Auction Clearance Rate*

71.83%

Median Days on Market^

26 days

Average Hold Period*

7.0 years

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^

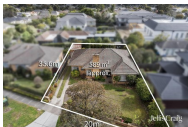
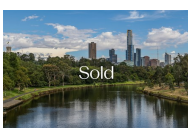
43 years

Median Household Size^

2.6 people

BALWYN SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 1/30 Cremorne St Balwyn	3	Unit	\$1,420,000	27 Oct 2025
 30 Burroughs Rd Balwyn	4	House	\$2,230,000	25 Oct 2025
 6 Ian St Balwyn	4	House	\$2,700,000	24 Oct 2025
 1/12 King St Balwyn	3	Townhouse	\$1,645,000	18 Oct 2025
 4 Caravan St Balwyn	3	House	\$1,620,000	16 Oct 2025
 128/188 Whitehorse Rd Balwyn	2	Apartment	\$545,000	02 Oct 2025
 23 Clapham St Balwyn	4	House	\$2,100,000	01 Oct 2025
 15/8 Parring Rd Balwyn	2	Unit	\$790,000	01 Oct 2025
 3/4 Bruce St Balwyn	4	Townhouse	\$2,120,000	30 Sep 2025
 105/340 Whitehorse Rd Balwyn	1	Apartment	\$380,000	29 Sep 2025

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 106/201 Whitehorse Rd Balwyn	2	Apartment	\$767,000	25 Sep 2025
 32 Nungerner St Balwyn	5	House	\$4,075,000	21 Sep 2025
 5/4 Kireep Rd Balwyn	3	Townhouse	\$1,030,000	20 Sep 2025
 5/206 Whitehorse Rd Balwyn	2	Apartment	\$730,000	18 Sep 2025
 7 Conway Cr Balwyn	2	House	\$1,660,000	15 Sep 2025
 10 Yonga Rd BALWYN	3	House	\$2,620,000	13 Sep 2025
 3/9 Grey St Balwyn	2	Unit	\$758,000	13 Sep 2025
 1/11 Iramoo St Balwyn	3	Townhouse	\$1,947,000	13 Sep 2025
 59 Rochester Rd Balwyn	4	House	\$2,680,000	08 Sep 2025
 1/31 Weir St Balwyn	2	Unit	\$856,000	06 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 3/127 Balwyn Rd Balwyn	2	Unit	\$808,000	06 Sep 2025
 1/120 Rochester Rd BALWYN	2	Unit	\$885,000	06 Sep 2025
 3/56 Belmore Rd Balwyn	3	Unit	\$1,516,000	06 Sep 2025
 3/26 Jurang St Balwyn	3	Townhouse	\$1,398,888	02 Sep 2025
 208/184 Whitehorse Rd Balwyn	2	Apartment	\$550,000	27 Aug 2025
 32 Evelina St Balwyn	4	House	\$2,212,000	23 Aug 2025
 3a Collins Ct Balwyn	4	House	\$1,950,000	23 Aug 2025
 2/8 Westminster St Balwyn	2	Unit	\$1,010,000	23 Aug 2025
 3/43 Yerrin St Balwyn	3	Villa	\$1,500,000	16 Aug 2025
 8/7 Kireep Rd Balwyn	3	Townhouse	\$850,000	16 Aug 2025



Balwyn Office
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jellisrcraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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