

JellisCraig

BALWYN

Suburb Report

Know your neighbourhood.



BALWYN SUBURB REPORT

Median House Price*

Median

\$2.89m

Quarterly Price Change

0.97% ↑

Median Unit Price*

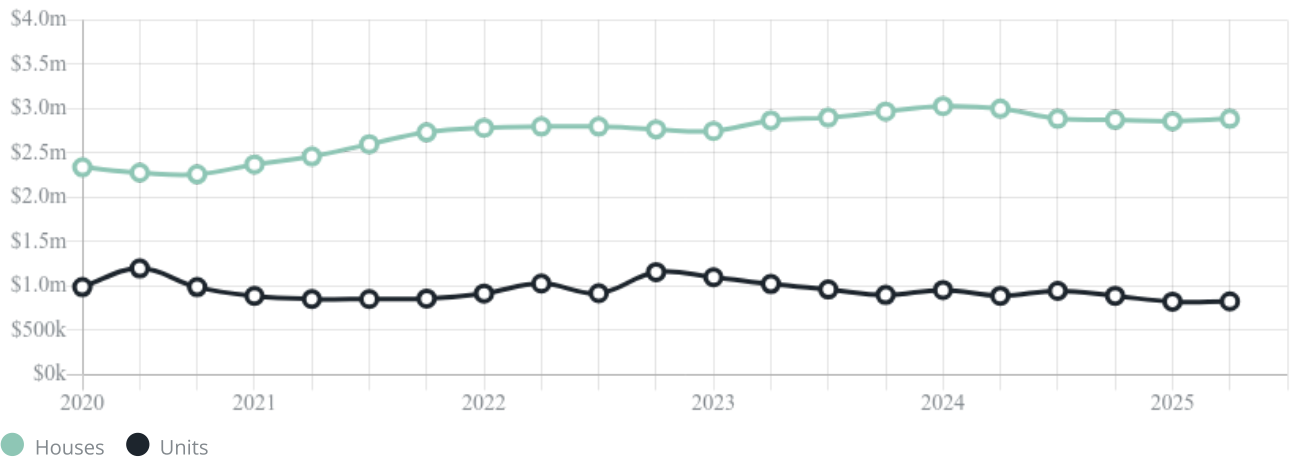
Median

\$828k

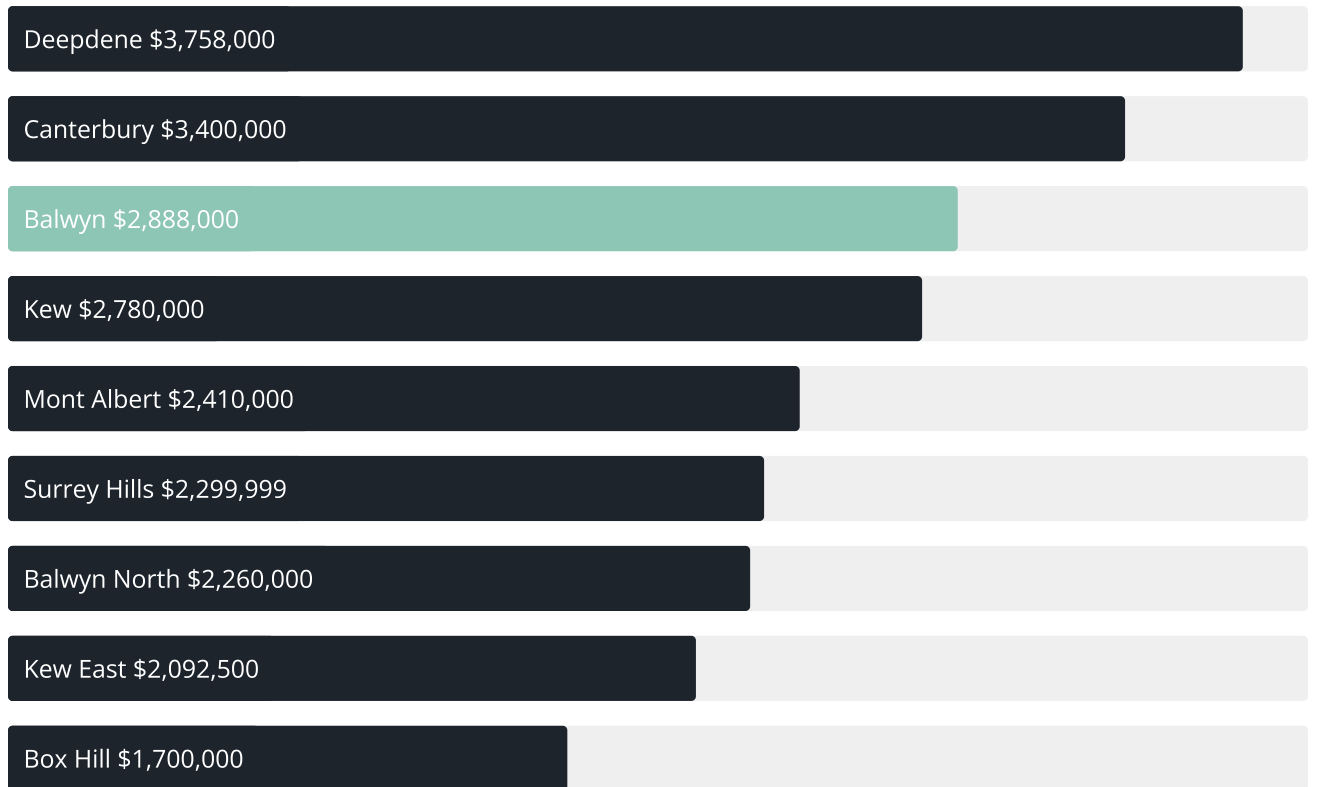
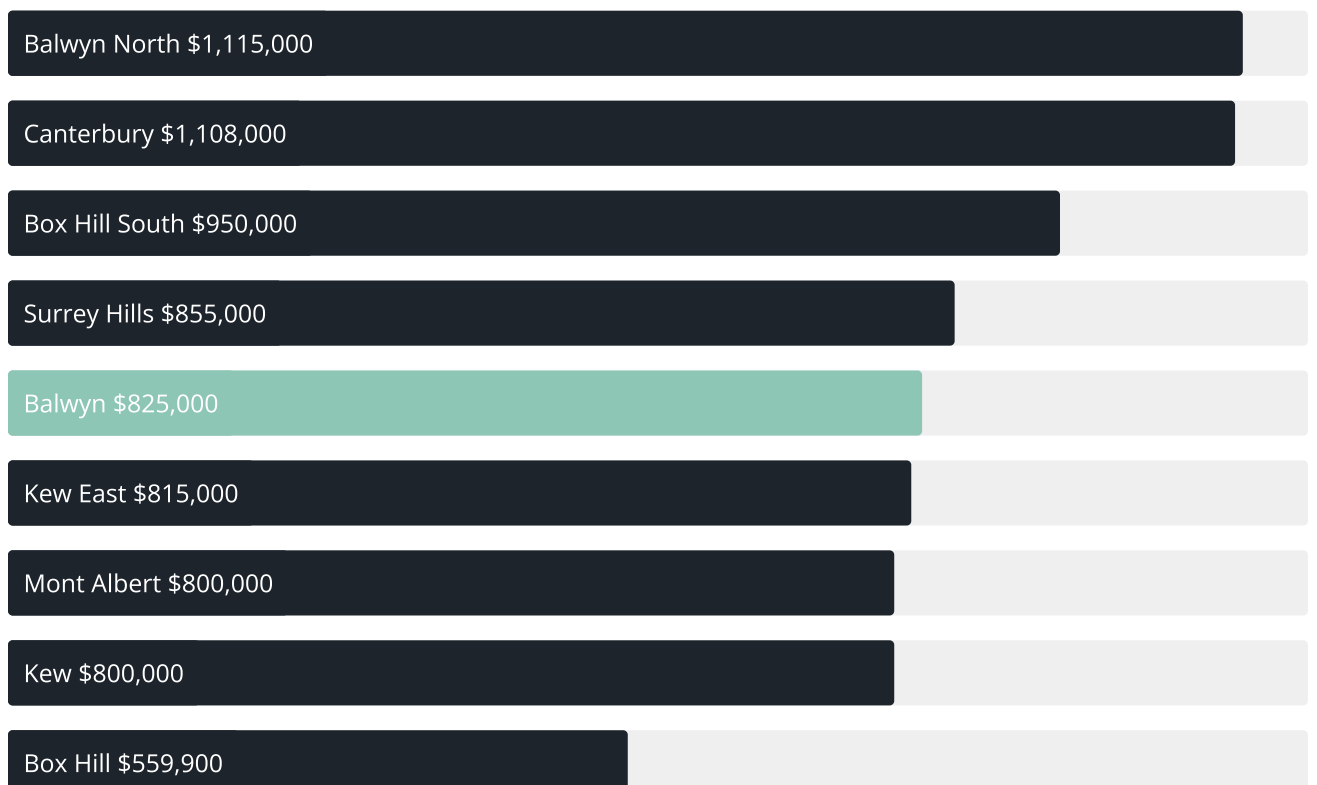
Quarterly Price Change

0.39% ↑

Quarterly Price Change*



BALWYN SUBURB REPORT

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

BALWYN SUBURB REPORT

Sale Method*



● Auction 65%
● Private 35%

Auction Clearance Rate*

73.08%

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*

\$980

Population Growth^

1.37%

Rental Yield*

1.79%

Median Age^








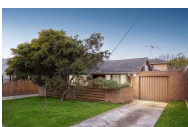


43 years

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 |
|--|----------|-----------|-------------|-------------|
|  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 | 18 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 |
|  1/31 Weir St Balwyn | 2 | Unit | \$856,000 | 06 Sep 2025 |
|  3/127 Balwyn Rd Balwyn | 2 | Unit | \$808,000 | 06 Sep 2025 |
|  1/120 Rochester Rd BALWYN | 2 | Unit | \$885,000 | 06 Sep 2025 |
|  3/26 Jurang St Balwyn | 3 | Townhouse | \$1,398,888 | 02 Sep 2025 |
|  32 Evelina St Balwyn | 4 | House | \$2,212,000 | 23 Aug 2025 |

BALWYN SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  2/8 Westminster St Balwyn | 2 | Unit | \$1,010,000 | 23 Aug 2025 |
|  8/7 Kireep Rd Balwyn | 3 | Townhouse | \$850,000 | 16 Aug 2025 |
|  307/200 Whitehorse Rd Balwyn | 1 | Apartment | \$480,000 | 14 Aug 2025 |
|  409/188 Whitehorse Rd Balwyn | 1 | Strata Unit/Flat | \$360,000 | 13 Aug 2025 |
|  1/36 Northcote Av Balwyn | 2 | Villa | \$790,000 | 10 Aug 2025 |
|  2/26a Brenbeal St Balwyn | 3 | House | \$1,950,000 | 09 Aug 2025 |
|  107/201 Whitehorse Rd Balwyn | 2 | Apartment | \$850,000 | 07 Aug 2025 |
|  2/362 Belmore Rd Balwyn | 2 | Townhouse | \$800,000 | 06 Aug 2025 |
|  2/15 Kireep Rd Balwyn | 3 | Flat/Unit/Apartment | \$1,350,000 | 06 Aug 2025 |
|  1/20 Jurang St Balwyn | 2 | House | \$1,010,000 | 02 Aug 2025 |

BALWYN SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  304/200 Whitehorse Rd Balwyn | 2 | Apartment | \$630,000 | 31 Jul 2025 |
|  508/188 Whitehorse Rd Balwyn | 1 | Apartment | \$396,000 | 28 Jul 2025 |
|  1/4 Porter Rd Balwyn | 3 | House | \$1,830,000 | 17 Jul 2025 |
|  101/184 Whitehorse Rd Balwyn | 2 | Strata Unit/Flat | \$588,000 | 16 Jul 2025 |
|  2/48 Weir St Balwyn | 2 | Apartment | \$550,000 | 11 Jul 2025 |
|  48 Winmalee Rd Balwyn | 4 | House | \$2,720,000 | 10 Jul 2025 |
|  13/204 Whitehorse Rd Balwyn | 2 | Unit | \$622,000 | 09 Jul 2025 |
|  25 Frederick St Balwyn | 4 | House | \$2,980,000 | 07 Jul 2025 |
|  13 Stroud St Balwyn | 5 | House | \$4,698,000 | 05 Jul 2025 |
|  36 Hilda St Balwyn | 4 | House | \$1,988,000 | 05 Jul 2025 |



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jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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