

JellisCraig

BALWYN

Suburb Report

Know your neighbourhood.



BALWYN SUBURB REPORT

Median House Price*

Median

\$2.89m

Quarterly Price Change

0.97% ↑

Median Unit Price*

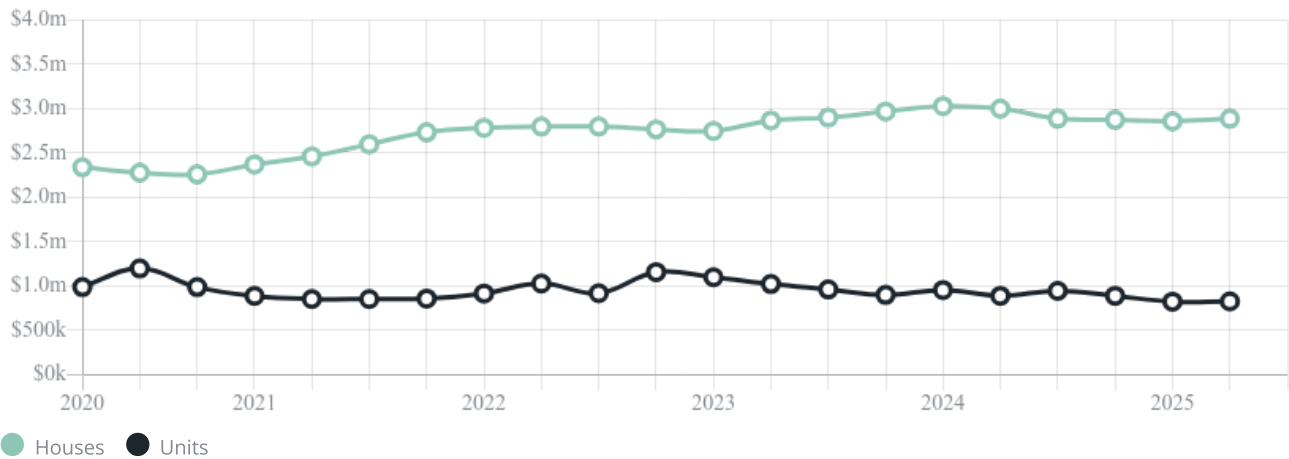
Median

\$828k

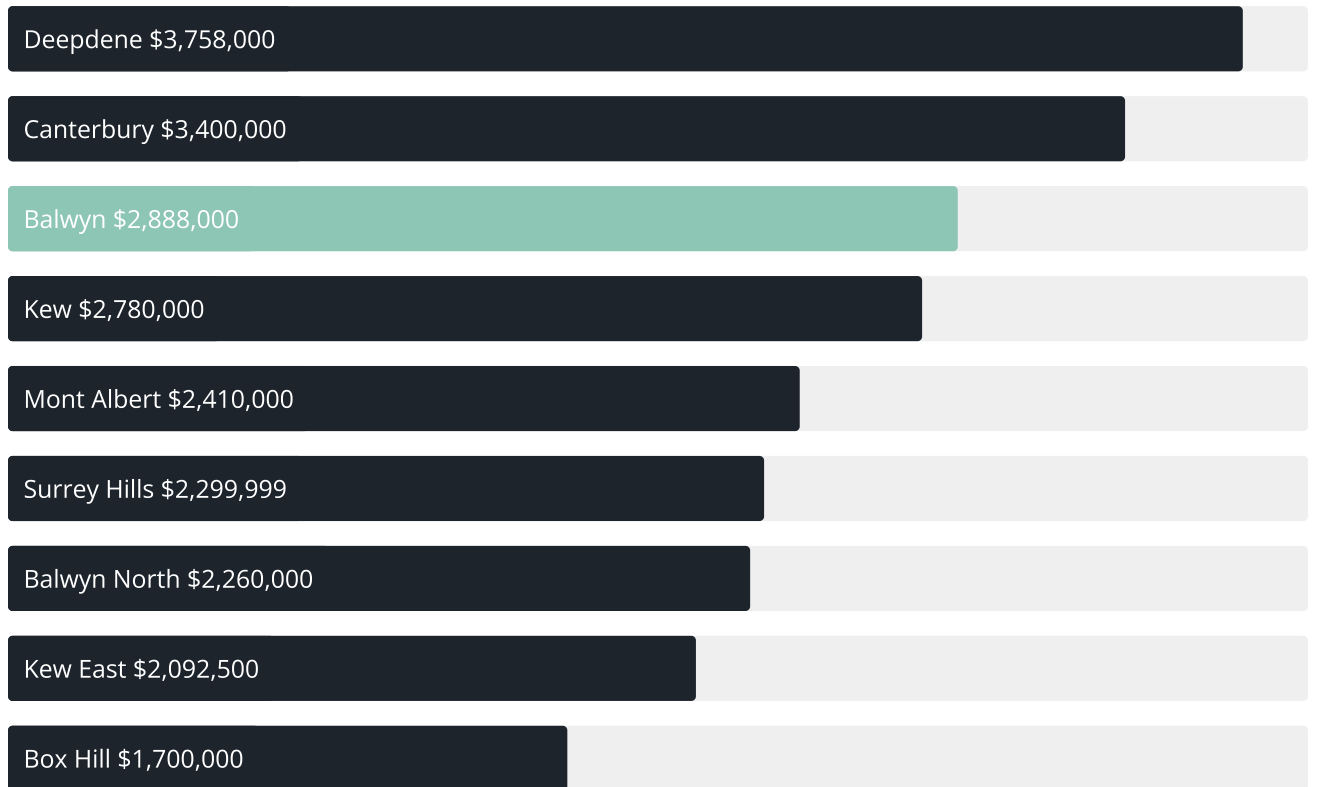
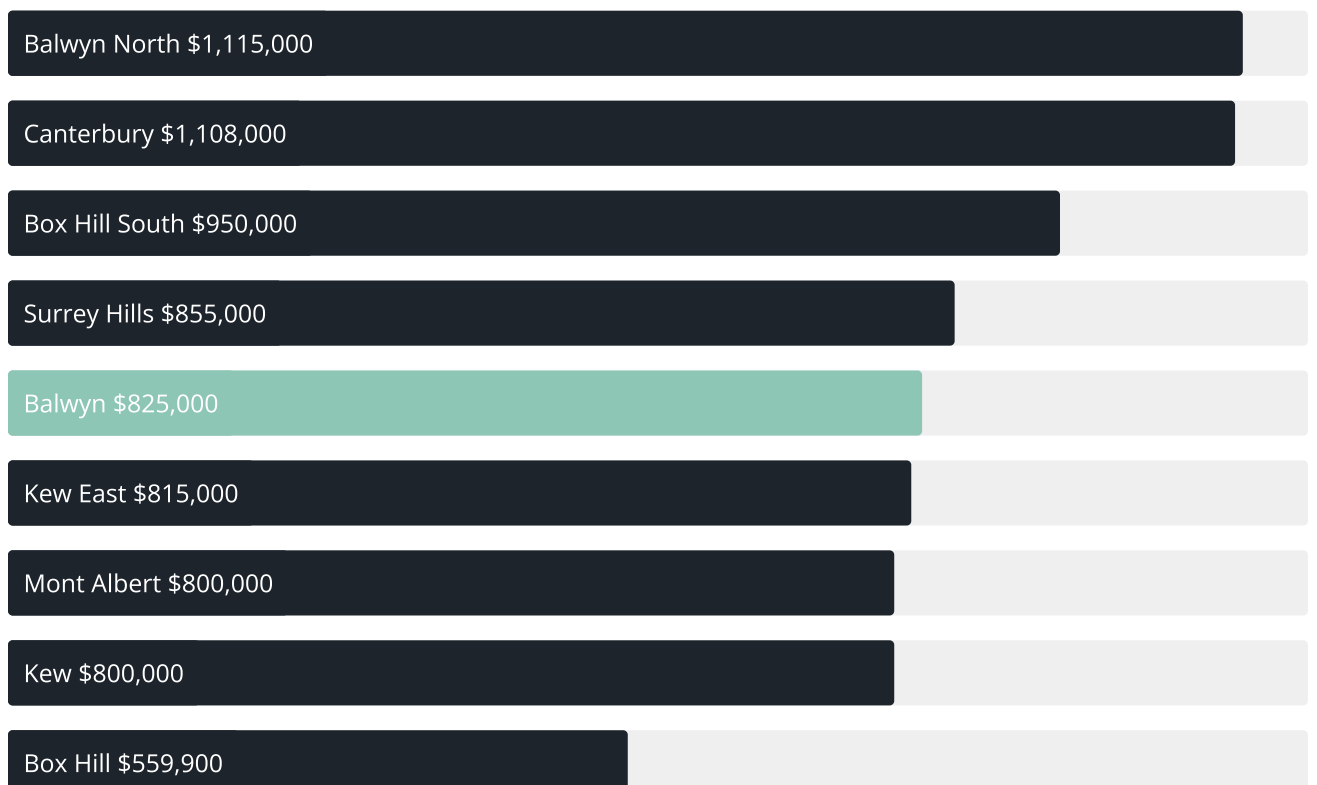
Quarterly Price Change

0.39% ↑

Quarterly Price Change*



BALWYN SUBURB REPORT

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

BALWYN SUBURB REPORT

Sale Method*



● Auction 60%
● Private 40%

Auction Clearance Rate*

69.23%

Median Days on Market^

25 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^

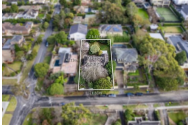









43 years

Median Household Size^











2.6 people

BALWYN SUBURB REPORT



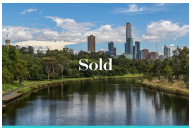



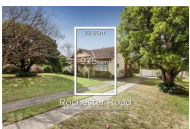



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 32 Evelina St Balwyn	4	House	\$2,212,000	23 Aug 2025
 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
 2/26a Brenbeal St Balwyn	3	House	\$1,950,000	09 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
 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
 2/48 Weir St Balwyn	2	Apartment	\$550,000	11 Jul 2025

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 7 Talbot Av Balwyn	4	House	\$3,200,000	28 Jun 2025
 1/55 Yerrin St Balwyn	3	House	\$1,868,000	28 Jun 2025
 409 Belmore Rd Balwyn	5	House	\$1,750,000	27 Jun 2025
 36 Elliott Av Balwyn	3	House	\$3,288,888	26 Jun 2025
 63 Winmalee Rd Balwyn	6	House	\$3,128,000	24 Jun 2025
 4/3 Kireep Rd Balwyn	2	Apartment	\$600,000	24 Jun 2025
 20 Yongala St Balwyn	3	Townhouse	\$1,775,000	22 Jun 2025

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/2 Eyre St Balwyn	3	Townhouse	\$840,000	21 Jun 2025
 6/22 Brenbeal St Balwyn	3	Townhouse	\$801,500	19 Jun 2025
 1/45 Elliott Av Balwyn	3	Townhouse	\$1,438,000	19 Jun 2025
 516/188 Whitehorse Rd Balwyn	3	Apartment	\$781,500	17 Jun 2025
 2/10 Westminster St Balwyn	2	Unit	\$828,000	14 Jun 2025
 300 Belmore Rd Balwyn	2	House	\$2,012,500	14 Jun 2025
 98 Rochester Rd Balwyn	2	House	\$1,300,000	10 Jun 2025
 G13/188 Whitehorse Rd Balwyn	2	Apartment	\$580,000	04 Jun 2025
 8 Wills St Balwyn	4	House	\$3,980,000	04 Jun 2025
 38 Sevenoaks St Balwyn	5	House	\$3,715,000	31 May 2025



Balwyn Office
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03 9810 5000

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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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