

JellisCraig

THE BASIN

Suburb Report

Know your neighbourhood.



THE BASIN SUBURB REPORT

Median House Price*

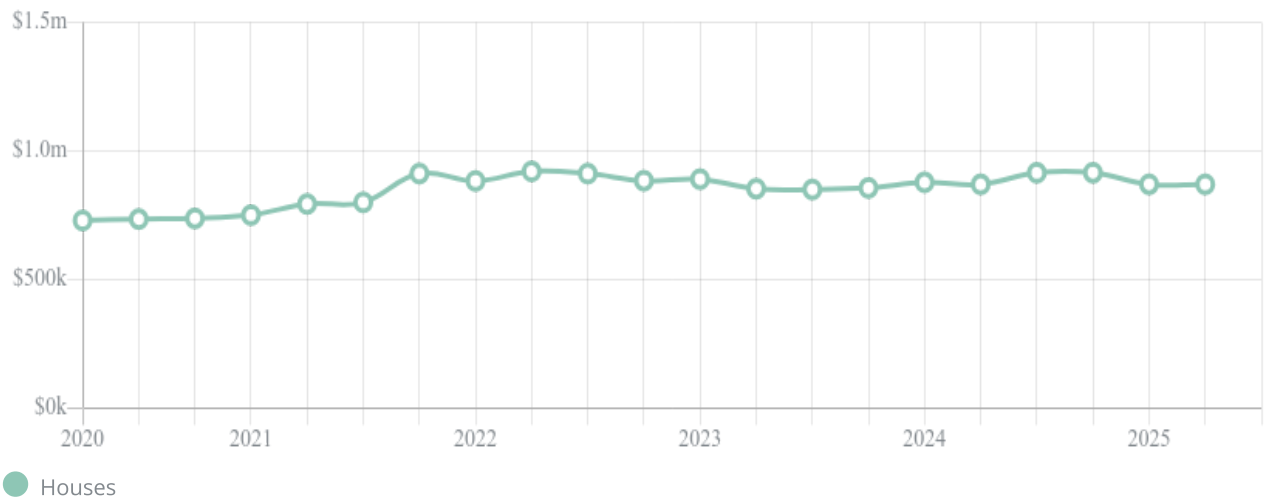
Median

\$870k

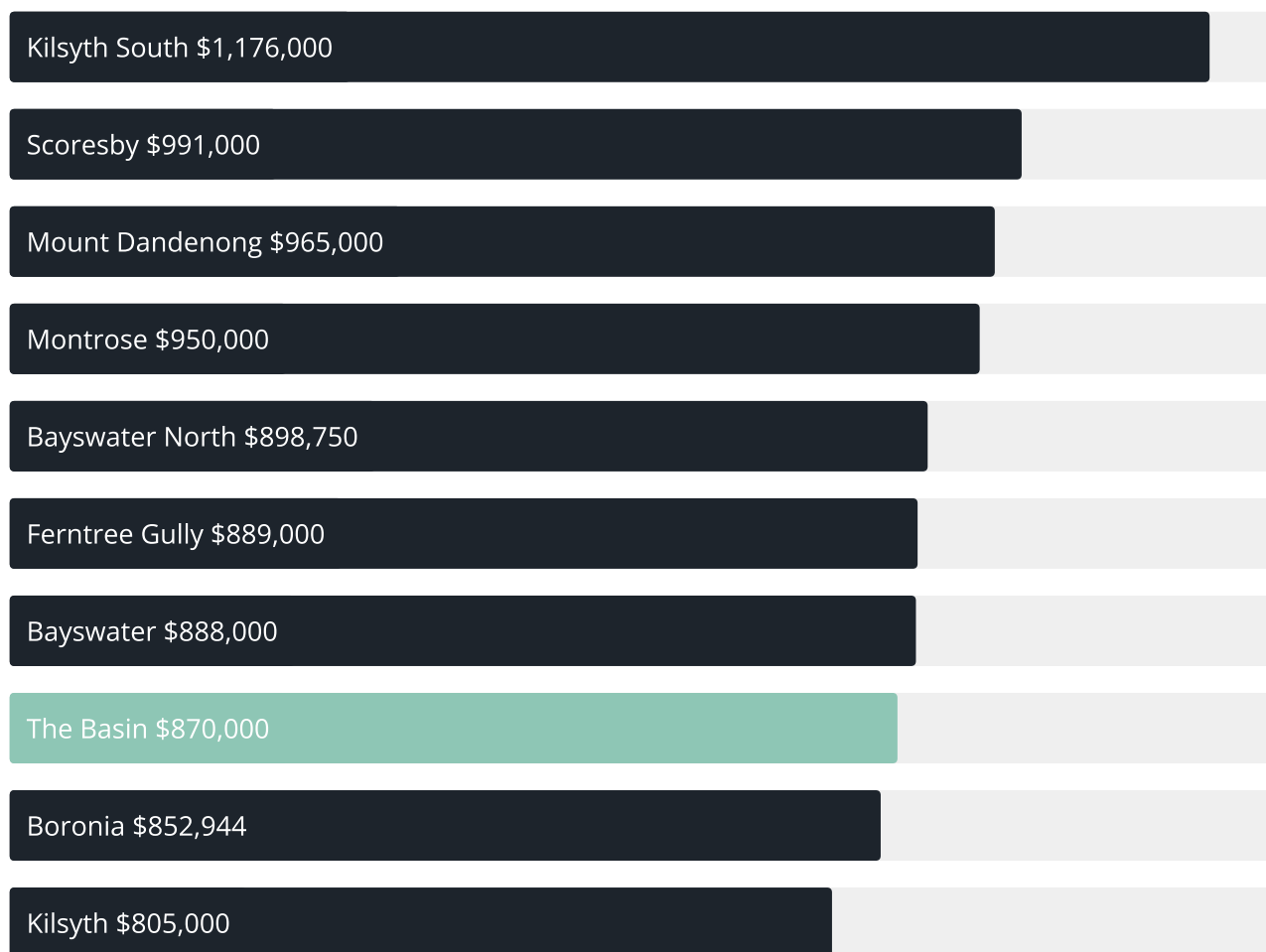
Quarterly Price Change

0.00%↓

Quarterly Price Change*



Median House Sale Price^{*}



Median Unit Sale Price^{*}



THE BASIN SUBURB REPORT

Sale Method*



● Auction 27%

● Private 73%

Auction Clearance Rate*

100%

Median Days on Market^

14 days

Average Hold Period*

6.6 years

Dwelling Type^



● Houses 95%

● Units 5%

Ownership^



● Owned Outright 38%

● Mortgaged 55%

● Rented 7%

Population^

4,497

Median Asking Rent per week*

\$600

Population Growth^

1.83%

Rental Yield*

3.13%











Median Age^

40 years











Median Household Size^

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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 |
|---|----------|-------|-------------|-------------|
|  8 Inverness Av The Basin | 3 | House | \$870,000 | 12 Jul 2025 |
|  29 Stuart St The Basin | 4 | House | \$1,152,000 | 21 Jun 2025 |
|  18 Inverness Av The Basin | 3 | House | \$955,000 | 14 Jun 2025 |
|  11a Stuart St The Basin | 3 | House | \$1,100,000 | 13 Jun 2025 |
|  56 Bayview Cr The Basin | 3 | House | \$875,000 | 14 May 2025 |
|  47 Government Rd The Basin | 3 | House | \$830,000 | 08 May 2025 |
|  39 Inverness Av The Basin | 3 | House | \$825,000 | 08 May 2025 |
|  2/365 Forest Rd The Basin | 4 | House | \$902,000 | 07 May 2025 |
|  85 Bayview Cr The Basin | 3 | House | \$905,000 | 02 May 2025 |
|  8 Ross Av The Basin | 3 | House | \$860,000 | 01 May 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  29 Democrat Dr The Basin | 3 | House | \$931,000 | 29 Apr 2025 |
|  8 Claremont Av The Basin | 3 | House | \$785,000 | 15 Apr 2025 |
|  79 Miller Rd The Basin | 3 | House | \$780,000 | 08 Apr 2025 |
|  1/23 Waratah Av The Basin | 3 | House | \$785,000 | 03 Apr 2025 |
|  3/48 Arcadia Av The Basin | 3 | Unit | \$695,000 | 02 Apr 2025 |
|  79 Basin Olinda Rd The Basin | 4 | House | \$3,410,000 | 29 Mar 2025 |
|  12 Fern St The Basin | 5 | House | \$1,030,000 | 28 Mar 2025 |
|  1 Frances St The Basin | 4 | House | \$755,000 | 19 Mar 2025 |
|  2A Carnarvon Av The Basin | 4 | House | \$930,000 | 15 Mar 2025 |
|  23 Toorak Av The Basin | 3 | House | \$818,500 | 26 Feb 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-------------|-------------|
|  329 Forest Rd The Basin | 2 | House | \$895,000 | 22 Feb 2025 |
|  28 Inverness Av The Basin | 4 | House | \$1,060,000 | 20 Feb 2025 |
|  6 Old Forest Rd The Basin | 3 | House | \$798,000 | 11 Feb 2025 |
|  1383 Mountain Hwy The Basin | 3 | House | \$831,000 | 07 Feb 2025 |
|  21 Democrat Dr The Basin | 3 | House | \$865,000 | 05 Feb 2025 |
|  29 Waratah Av The Basin | 3 | House | \$785,000 | 01 Feb 2025 |
|  1394 Mountain Hwy The Basin | 5 | House | \$1,105,000 | 28 Jan 2025 |
|  1/1246 Mountain Hwy The Basin | 3 | House | \$865,000 | 22 Jan 2025 |
|  29 Miller Rd The Basin | 3 | House | \$775,000 | 21 Jan 2025 |
|  22 Arcadia Av The Basin | 3 | House | \$990,000 | 14 Jan 2025 |



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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