

Suburb **INSIGHTS**

3154
THE BASIN



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

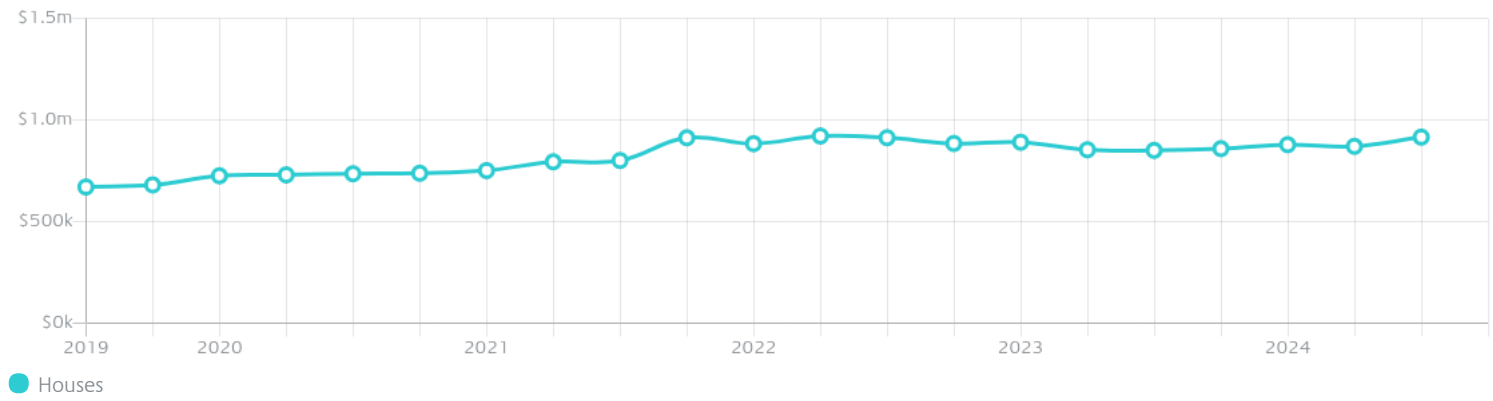
Median

\$915k

Quarterly Price Change

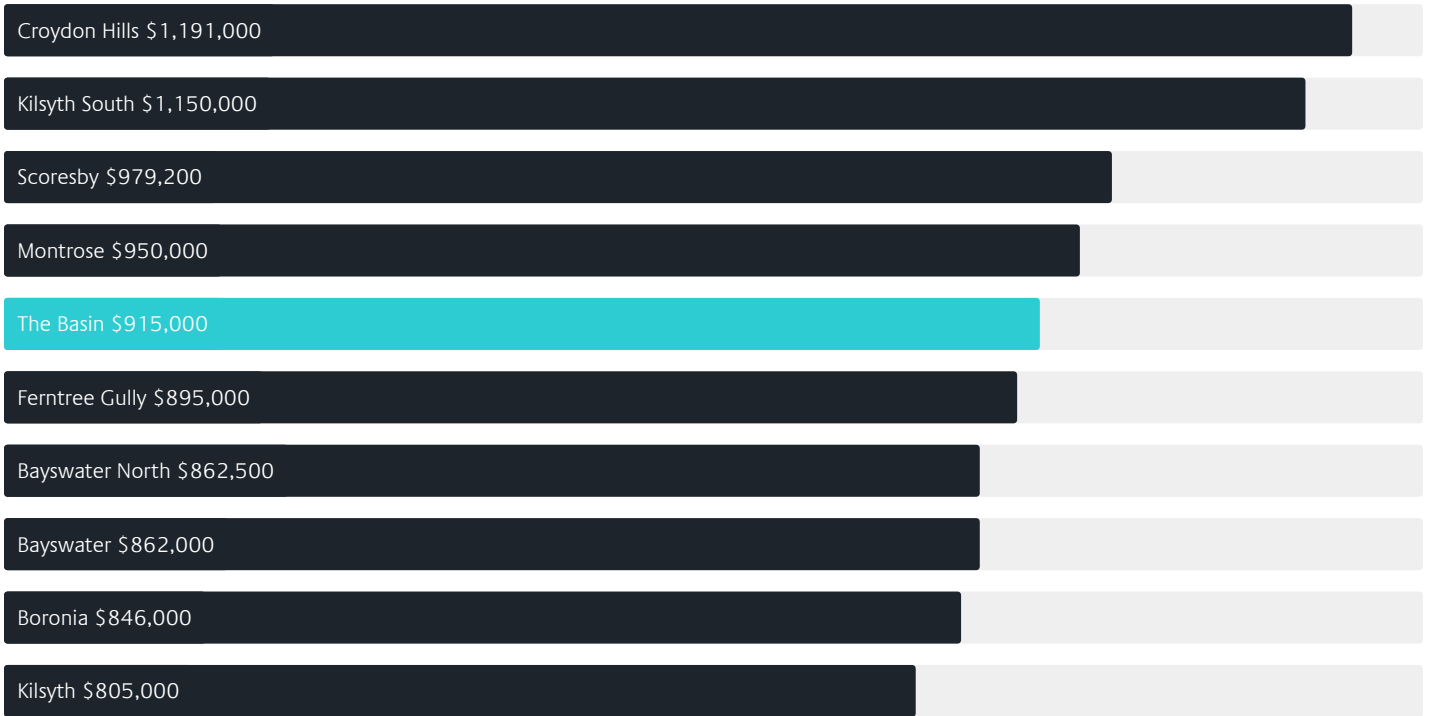
5.17% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 33%
● Private 67%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

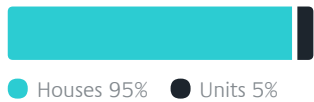
22 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 95% ● Units 5%

Ownership[^]



● Owned Outright 38% ● Mortgaged 55% ● Rented 7%

Population[^]

4,497

Median Asking Rent per week^{*}

\$550

Population Growth[^]

1.83%

Rental Yield^{*}

3.13%

Median Age[^]




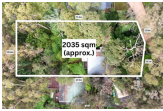








40 years

Median Household Size[^]













2.7 people

Sold Properties~










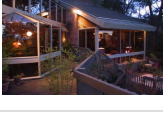


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 23 Stuart St The Basin	4	House	\$1,065,000	21 Nov 2024
 17/49 Democrat Dr The Basin	3	Unit	\$772,000	16 Nov 2024
 8 Doongalla Rd THE BASIN	5	House	\$1,320,000	30 Oct 2024
 51-53 Government Rd The Basin	3	House	\$562,000	24 Oct 2024
 47 Democrat Dr The Basin	3	House	\$850,000	21 Oct 2024
 20 Augusta Rd THE BASIN	4	House	\$1,190,000	10 Oct 2024
 11 Government Rd The Basin	3	House	\$635,000	25 Sep 2024
 1206 Mountain Hwy The Basin	4	House	\$899,000	23 Sep 2024
 1 Camelia Cr The Basin	4	House	\$788,800	21 Sep 2024
 1208 Mountain Hwy The Basin	3	House	\$995,000	20 Sep 2024
 46 Arcadia Av The Basin	3	House	\$835,000	15 Sep 2024
 13 Lorna Ct The Basin	3	Land	\$650,000	14 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 46 Democrat Dr The Basin	3	House	\$1,020,000	31 Aug 2024
 8 View Rd The Basin	4	House	\$1,072,000	24 Aug 2024
 28 Academy Dr The Basin	5	House	\$1,195,000	24 Aug 2024
 36 Inverness Av The Basin	3	House	\$800,000	23 Aug 2024
 6 Claremont Av The Basin	4	House	\$871,000	22 Aug 2024
 4 Festival Pl The Basin	3	House	\$950,000	01 Aug 2024
 75 Claremont Av The Basin	5	House	\$1,170,000	31 Jul 2024
 39 Waratah Av The Basin	3	House	\$845,000	31 Jul 2024
 31 Conyers St The Basin	2	House	\$610,000	15 Jul 2024
 26 Verbena Av The Basin	5	House	\$950,000	15 Jul 2024
 56 Arcadia Av The Basin	3	House	\$815,000	02 Jul 2024
 16 Toorak Av The Basin	2	House	\$673,500	01 Jul 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24 Old Forest Rd The Basin	3	House	\$660,000	29 Jun 2024
 24 Claremont Av The Basin	3	House	\$762,000	11 Jun 2024
 3 Basin Ct The Basin	5	House	\$930,000	04 Jun 2024
 1 Mercia Av The Basin	4	House	\$1,475,000	28 May 2024
 22 Locksley Pl The Basin	4	House	\$1,300,000	28 May 2024
 45 Mercia Av THE BASIN	4	House	\$875,000	25 May 2024
 19 Mercia Av The Basin	2	House	\$1,117,500	22 May 2024
 13 Stuart St The Basin	3	House	\$870,000	06 May 2024
 45 Claremont Av The Basin	3	House	\$870,000	04 May 2024
 39 Bayview Cr The Basin	4	House	\$855,500	04 May 2024
 31 Goodwin St The Basin	3	House	\$850,000	20 Apr 2024
 3 Milleara St The Basin	4	House	\$1,180,000	20 Apr 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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