

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

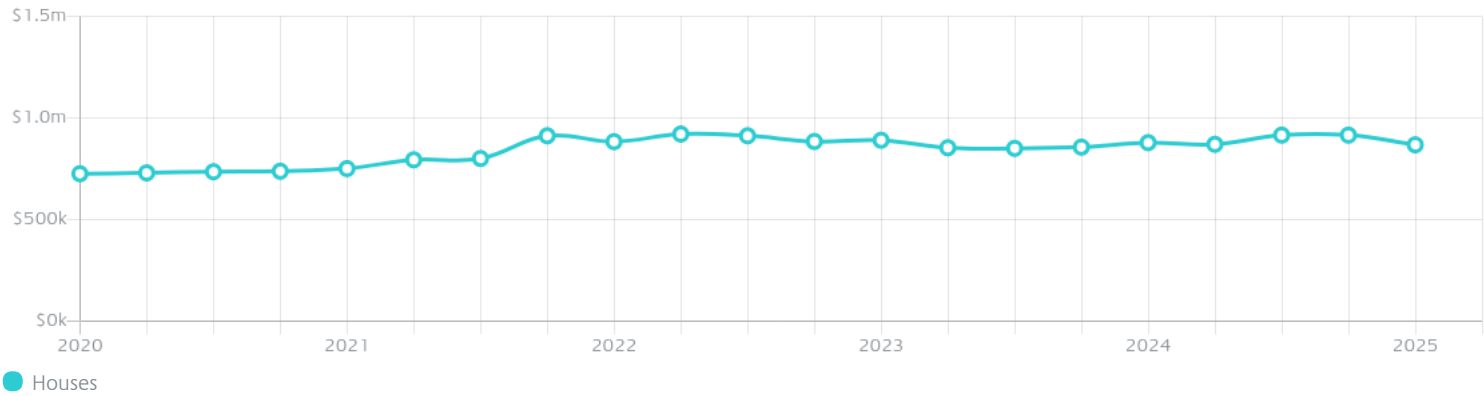
Median

\$868k

Quarterly Price Change

-5.19% ↓

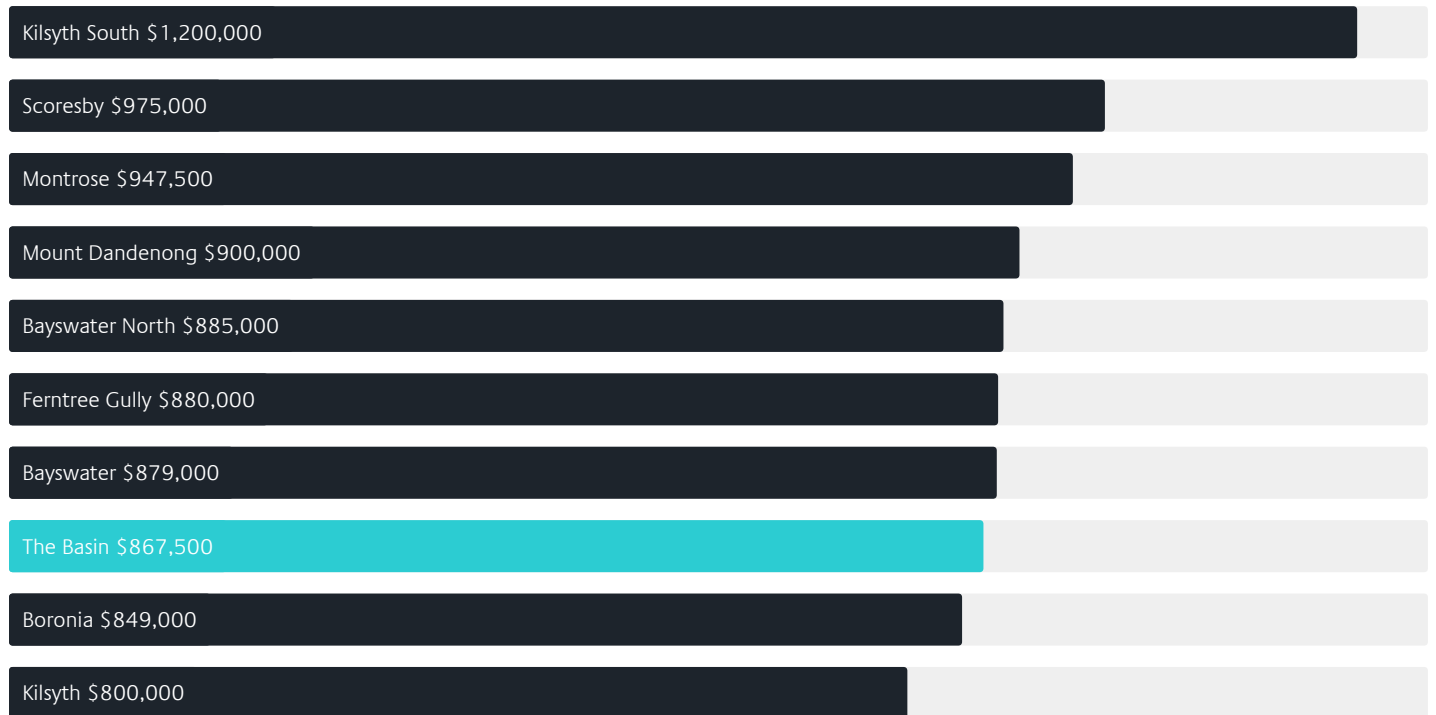
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 20%  
● Private 80%

Auction Clearance Rate<sup>\*</sup>

100%

Median Days on Market<sup>^</sup>

23 days

Average Hold Period<sup>\*</sup>

6.6 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 95% ● Units 5%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

4,497

Median Asking Rent per week<sup>\*</sup>

\$600

Population Growth<sup>^</sup>

1.83%

Rental Yield<sup>\*</sup>

3.13%

Median Age<sup>^</sup>













40 years

Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 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
 85 Bayview Cr The Basin	3	House	\$905,000	02 May 2025
 8 Ross Av The Basin	3	House	\$860,000	01 May 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/48 Arcadia Av The Basin	3	Unit	\$695,000	02 Apr 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/1250 Mountain Hwy The Basin	3	House	\$716,000	21 Dec 2024
 8 Rome Beauty Av The Basin	3	House	\$812,000	07 Dec 2024
 53 Bayview Cr The Basin	4	House	\$915,000	07 Dec 2024
 13 Winby Ct The Basin	4	House	\$360,000	02 Dec 2024
 101 Basin Olinda Rd The Basin	4	House	\$2,370,000	02 Dec 2024
 24 Golden Gr The Basin	3	House	\$818,000	27 Nov 2024
 23 Stuart St The Basin	4	House	\$1,065,000	21 Nov 2024
 48 Conyers St The Basin	4	House	\$1,335,000	21 Nov 2024
 6 Cleve Av The Basin	3	House	\$805,000	21 Nov 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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