

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

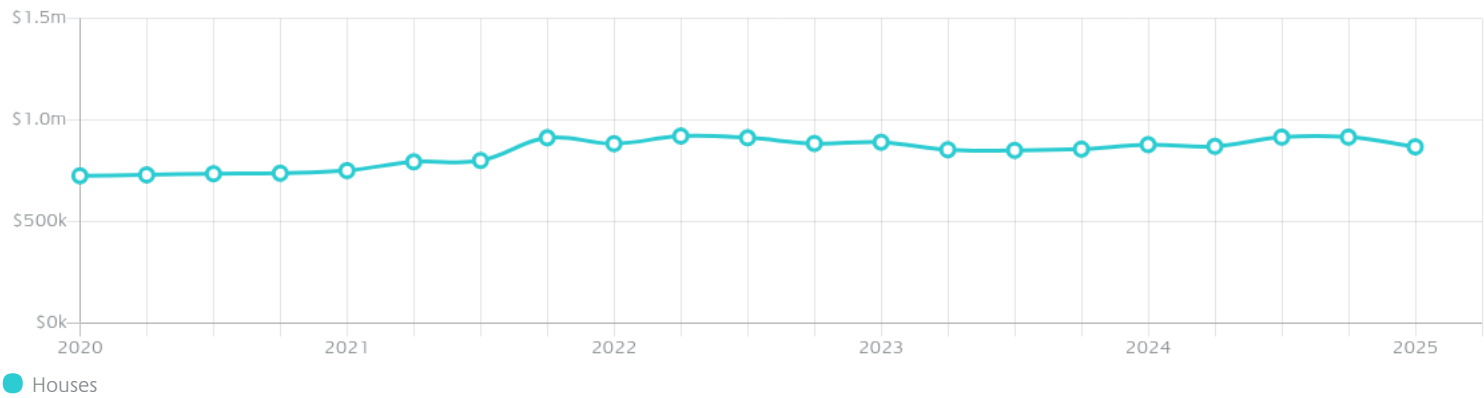
Median

\$868k

Quarterly Price Change

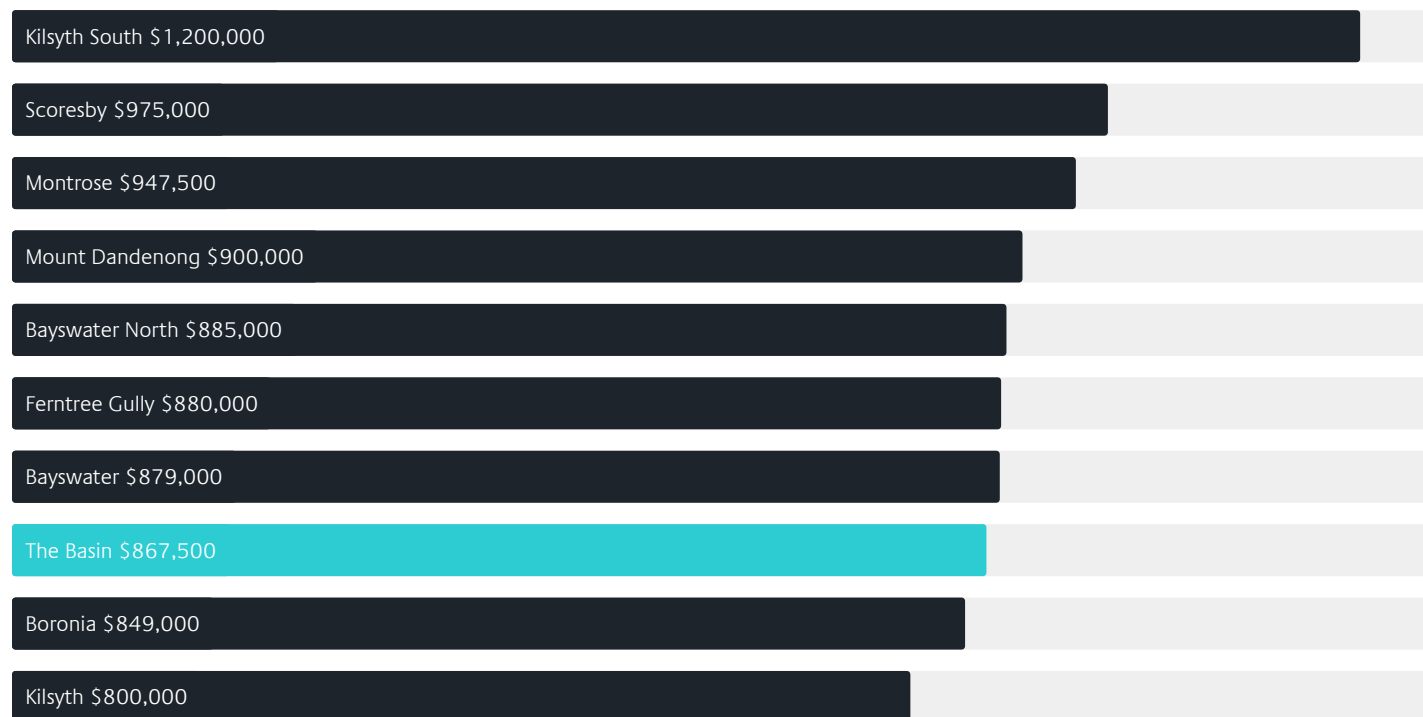
-5.19% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 15%
● Private 85%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

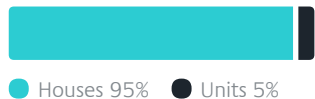
26 days

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^{*}

\$600

Population Growth[^]

1.83%

Rental Yield^{*}

3.13%

Median Age[^]













40 years

Median Household Size[^]









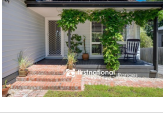

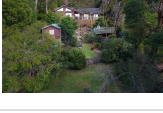

2.7 people

Sold Properties~









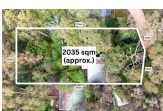



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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 Claremont Av The Basin	3	House	\$785,000	15 Apr 2025
 79 Miller Rd The Basin	3	House	\$765,000	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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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 Government Rd The Basin	2	House	\$562,000	24 Oct 2024
 51-53 Government Rd The Basin	3	House	\$562,000	24 Oct 2024
 1/48 Arcadia Av The Basin	2	Flat/Unit/Apartment	\$619,000	22 Oct 2024
 47 Democrat Dr The Basin	3	House	\$850,000	21 Oct 2024
 3 Verbena Av The Basin	3	House	\$942,000	19 Oct 2024



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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