

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

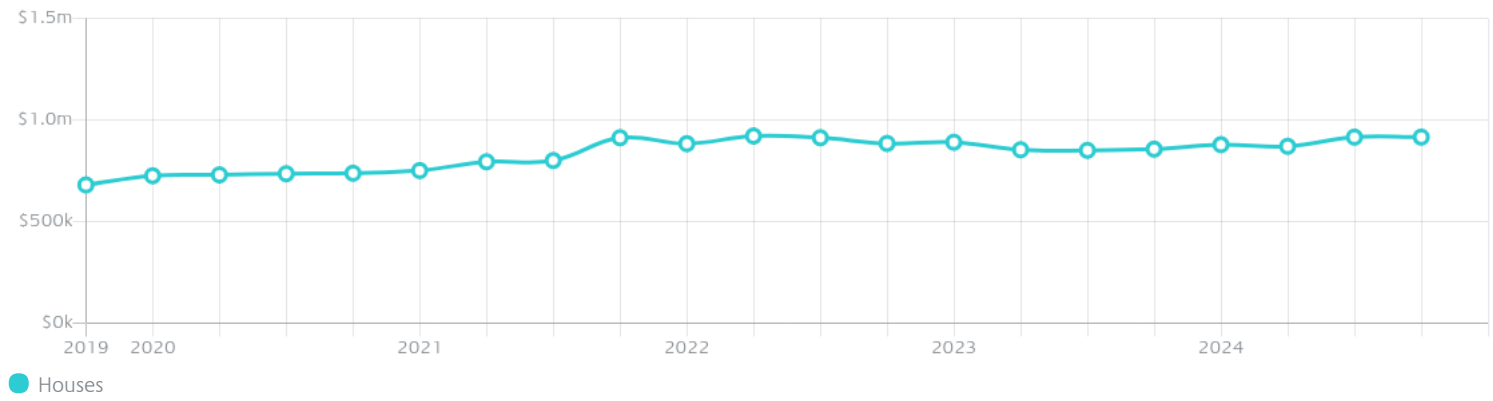
Median

**\$915k**

Quarterly Price Change

**0.00% ↓**

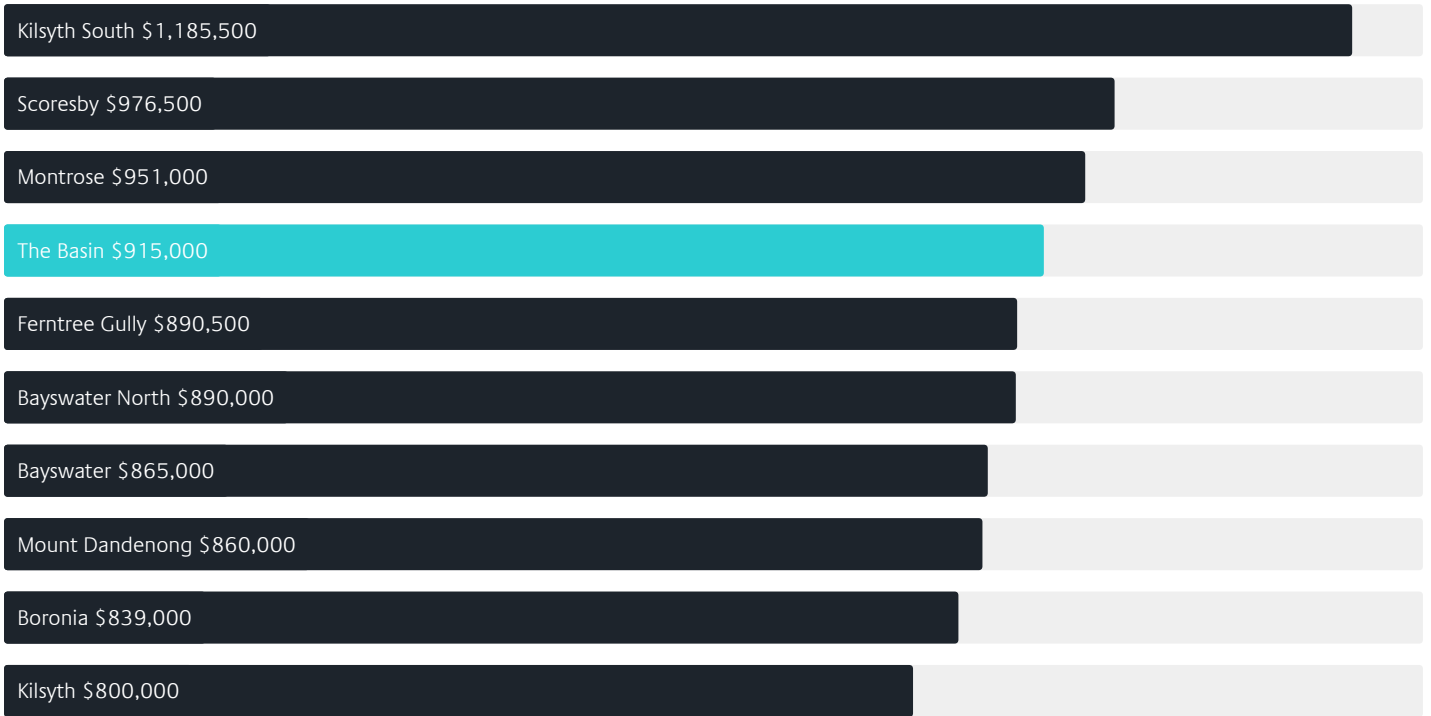
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 69%  
● Private 31%

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

100%

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

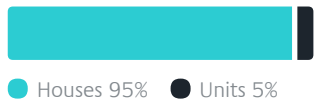
23 days

## 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>

\$570

## Population Growth<sup>^</sup>

1.83%

## Rental Yield<sup>\*</sup>

3.13%

## Median Age<sup>^</sup>








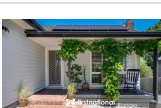
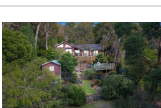


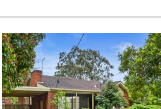
40 years

## Median Household Size<sup>^</sup>





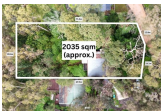







2.7 people

# Sold Properties~









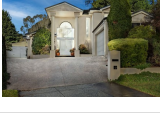
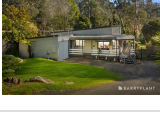


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

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
 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
 1/1250 Mountain Hwy The Basin	3	House	\$716,000	21 Dec 2024
 53 Bayview Cr The Basin	4	House	\$915,000	07 Dec 2024
 8 Rome Beauty Av The Basin	3	House	\$812,000	07 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 45 Government Rd The Basin	4	House	\$850,000	14 Oct 2024
 20b Augusta Rd The Basin	4	House	\$1,190,000	10 Oct 2024
 20 Augusta Rd THE BASIN	4	House	\$1,190,000	10 Oct 2024
 50 Arcadia Av The Basin	3	House	\$983,000	02 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 43 Liverpool Rd The Basin	3	House	\$833,000	16 Aug 2024



Ringwood Office  
90 Maroondah Hwy, Ringwood  
03 9870 6211

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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