

JellisCraig

THE BASIN

Suburb Report

Know your neighbourhood.



THE BASIN SUBURB REPORT

Median House Price*

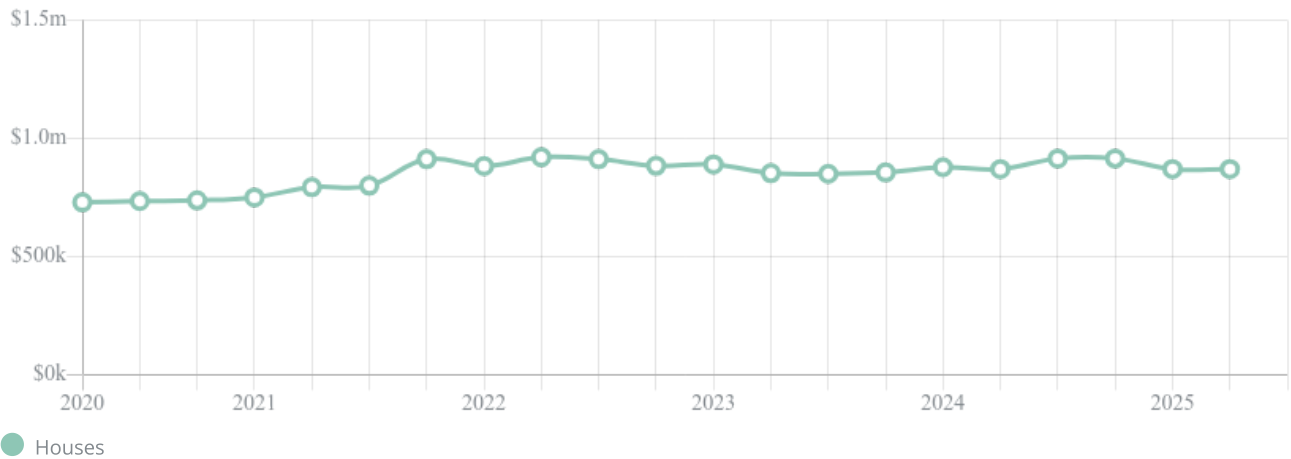
Median

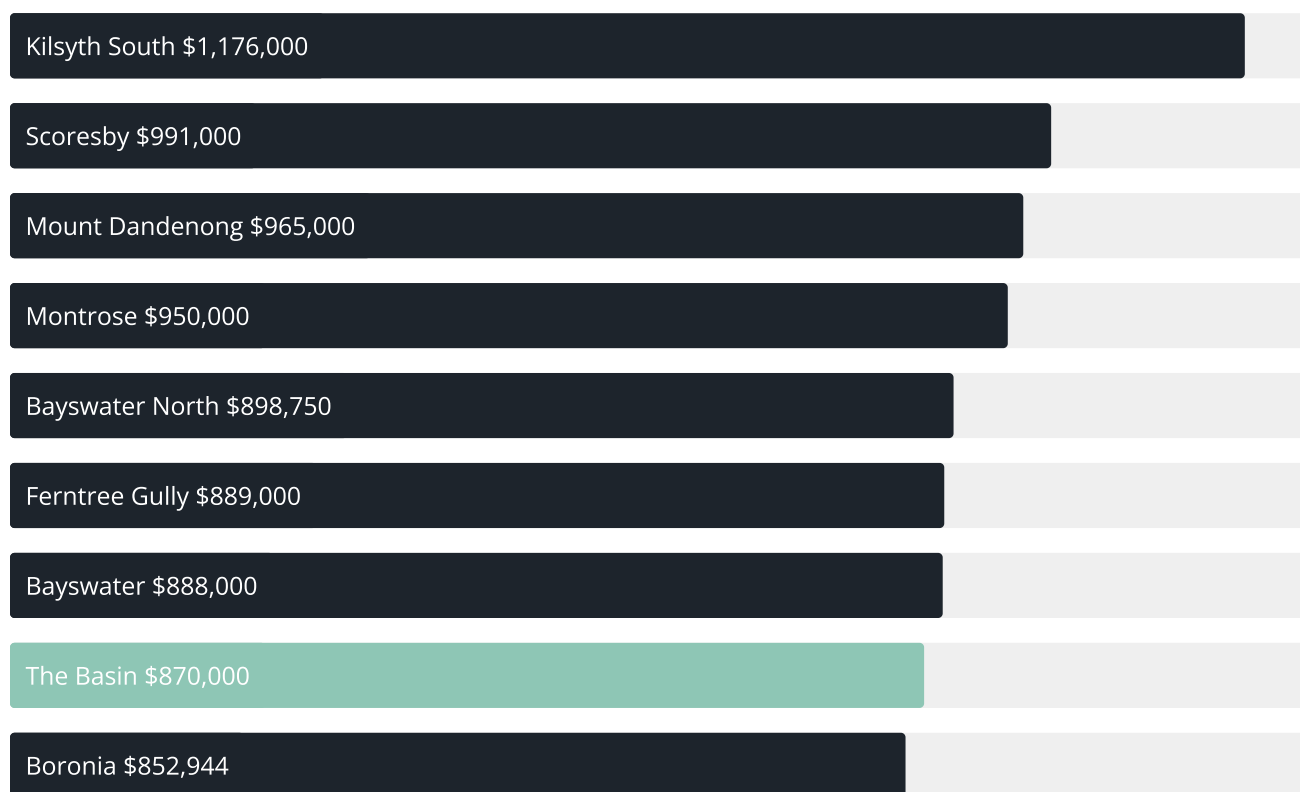
\$870k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

THE BASIN SUBURB REPORT

Sale Method*



● Auction 18%
● Private 82%

Auction Clearance Rate*

100%

Median Days on Market^

16 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^











2.7 people

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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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 59 Miller Rd The Basin	3	House	\$795,000	13 Sep 2025
 2 Snow Ct The Basin	3	House	\$1,005,000	04 Sep 2025
 19 Miller Rd The Basin	4	House	\$812,500	30 Aug 2025
 25 Democrat Dr The Basin	4	House	\$929,000	21 Aug 2025
 14/49 Democrat Dr THE BASIN	3	Townhouse	\$770,000	02 Aug 2025
 9 Carnarvon Av The Basin	3	House	\$840,000	31 Jul 2025
 3 Democrat Dr The Basin	4	House	\$940,000	18 Jul 2025
 8 Inverness Av The Basin	3	House	\$870,000	12 Jul 2025
 2/317 Forest Rd The Basin	3	House	\$935,000	08 Jul 2025
 42 Old Forest Rd The Basin	2	House	\$770,000	08 Jul 2025

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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
 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
 29 Democrat Dr The Basin	3	House	\$931,000	29 Apr 2025

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Address	Bedrooms	Type	Price	Sold
 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
 329 Forest Rd The Basin	2	House	\$895,000	22 Feb 2025



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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