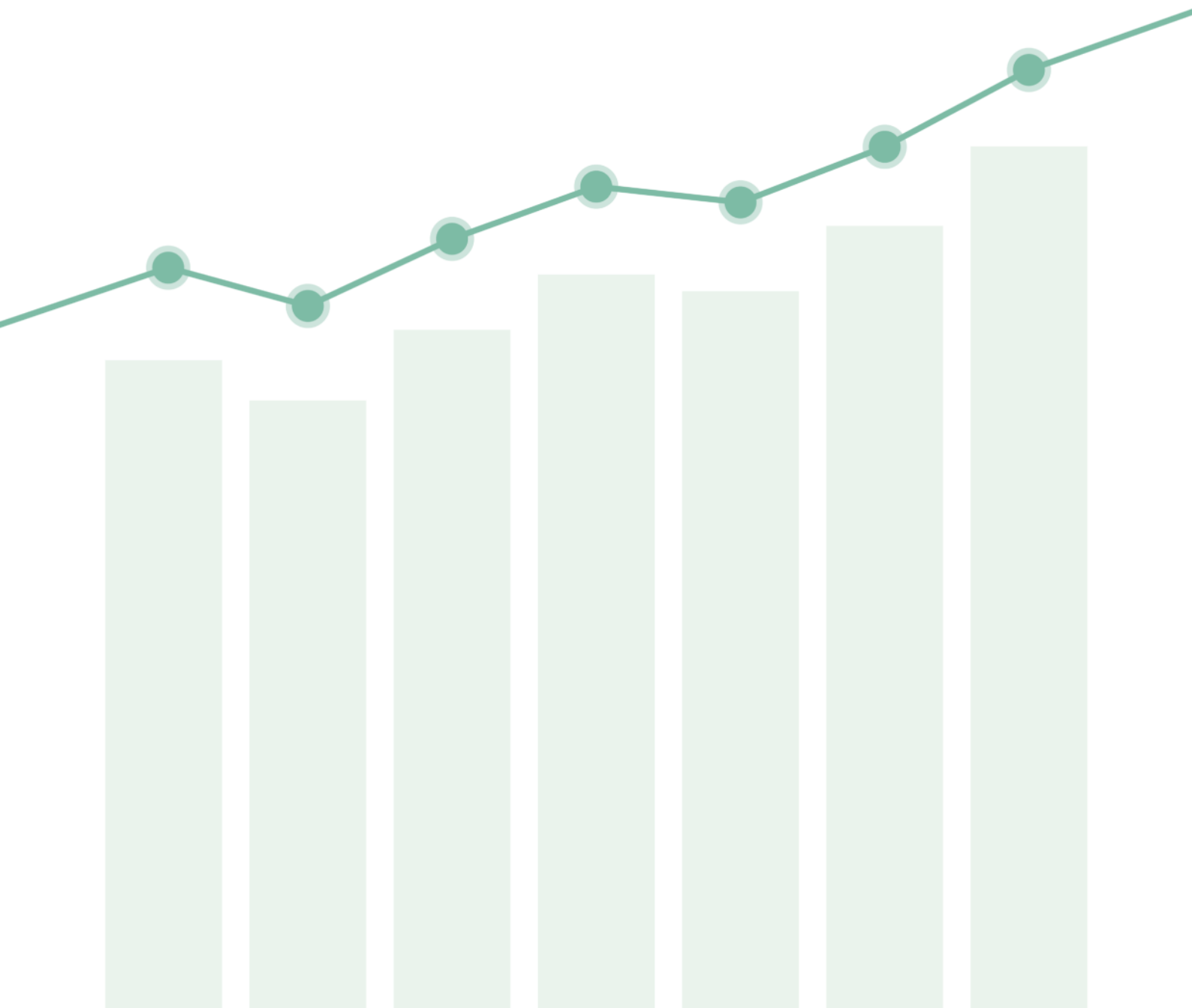


JellisCraig

BALWYN NORTH

Suburb Report

Know your neighbourhood.



BALWYN NORTH SUBURB REPORT

Median House Price*

Median

\$2.24m

Quarterly Price Change

0.67% ↑

Median Unit Price*

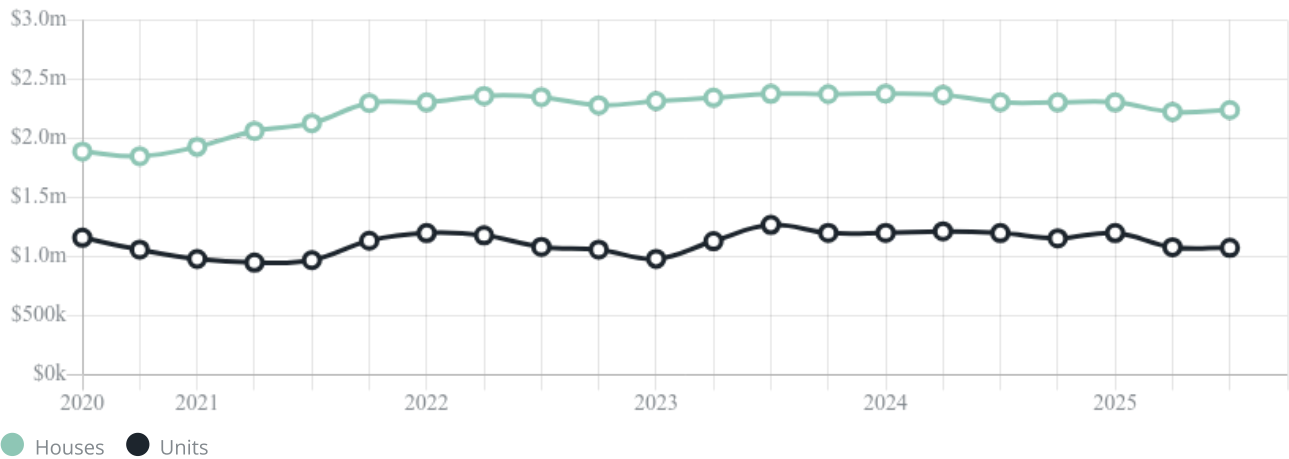
Median

\$1.08m

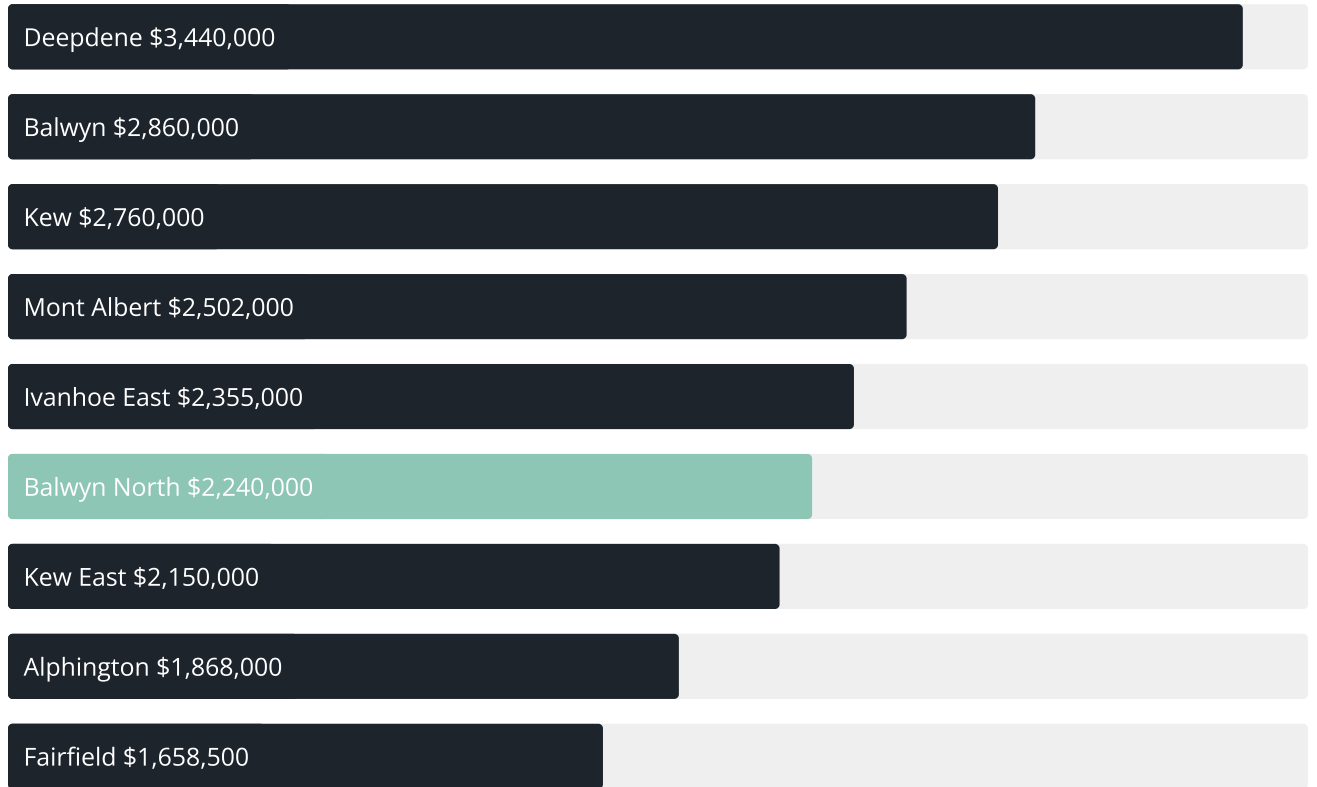
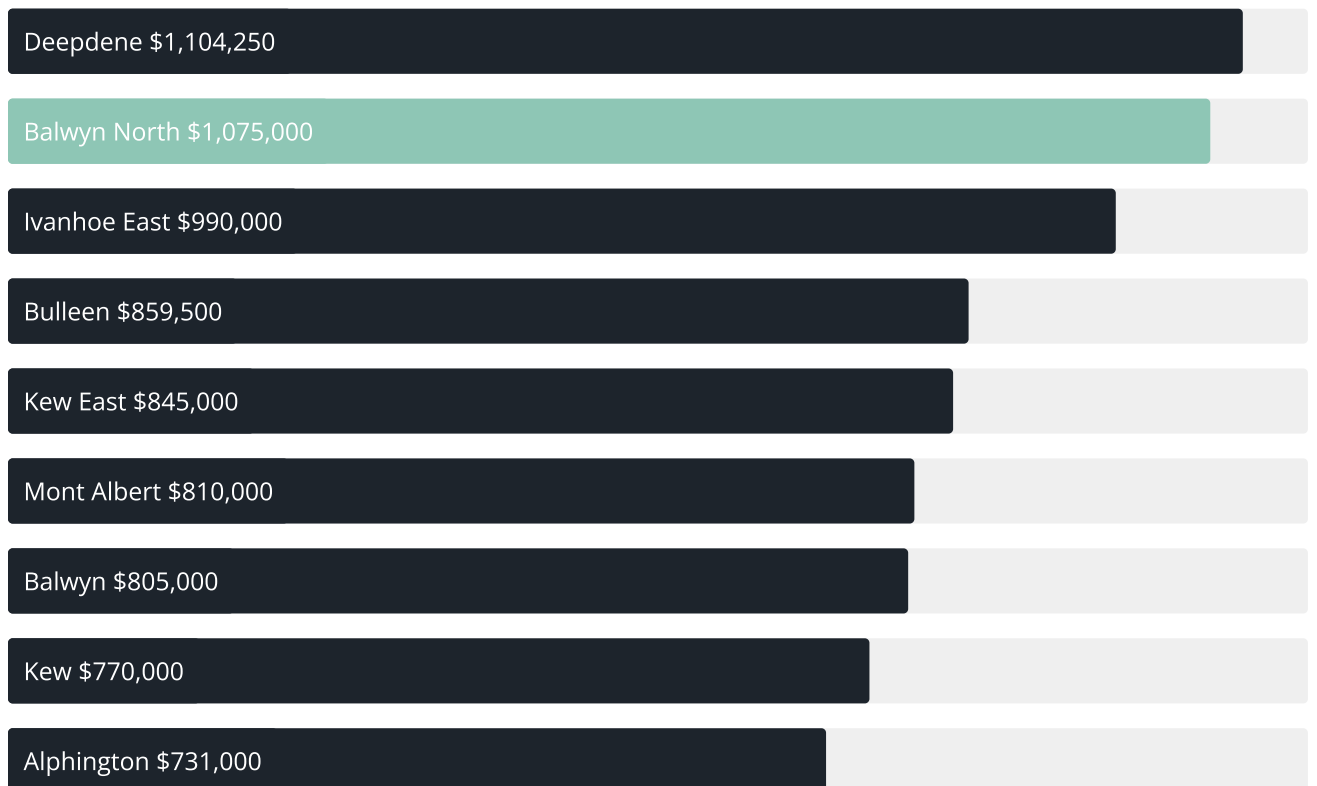
Quarterly Price Change

-0.46% ↓

Quarterly Price Change*



BALWYN NORTH SUBURB REPORT

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

BALWYN NORTH SUBURB REPORT

Sale Method^{*}

● Auction 81%
● Private 19%

Auction Clearance Rate^{*}

68.18%

Median Days on Market[^]

26 days

Average Hold Period^{*}

6.8 years

Dwelling Type[^]

● Houses 83% ● Units 17%

Ownership[^]

● Owned Outright 49% ● Mortgaged 34% ● Rented 17%

Population[^]

21,302

Median Asking Rent per week^{*}

\$850

Population Growth[^]

4.39%

Rental Yield^{*}

1.81%

Median Age[^]

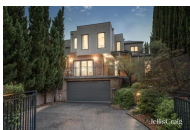
42 years

Median Household Size[^]

2.9 people

BALWYN NORTH SUBURB REPORT

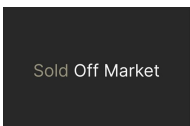
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2a Lemon Rd Balwyn North	4	House	\$1,830,000	29 Nov 2025
 13 Fintonia St Balwyn North	5	House	\$3,180,000	29 Nov 2025
 15 Minerva Av Balwyn North	4	House	\$2,000,000	29 Nov 2025
 312/3 Tannock St Balwyn North	2	Apartment	\$700,000	25 Nov 2025
 81 Bulleen Rd Balwyn North	4	House	\$2,510,000	20 Nov 2025
 328 Balwyn Rd Balwyn North	4	House	\$1,975,000	19 Nov 2025
 11 Lucifer St Balwyn North	3	House	\$1,950,000	17 Nov 2025
 10 Adeney St Balwyn North	3	House	\$1,772,000	15 Nov 2025
 24 Nevada St Balwyn North	4	House	\$2,485,000	15 Nov 2025
 3/8 Severn St Balwyn North	3	Unit	\$1,420,000	15 Nov 2025

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Longview Rd Balwyn North	3	House	\$2,510,000	15 Nov 2025
 26 Singleton Rd Balwyn North	4	House	\$1,930,000	01 Nov 2025
 7/1116 Burke Rd Balwyn North	2	Apartment	\$560,000	31 Oct 2025
 4 Sylvan St Balwyn North	3	House	\$2,610,000	30 Oct 2025
 12 Aylmer St Balwyn North	3	House	\$2,150,000	26 Oct 2025
 11 The Boulevard Balwyn North	3	House	\$1,901,000	25 Oct 2025
 21 Inverness Way Balwyn North	3	House	\$2,225,000	20 Oct 2025
 12 Wild Life Pde Balwyn North	4	House	\$2,733,000	18 Oct 2025
 2/8 Highbury St Balwyn North	2	Unit	\$1,136,000	18 Oct 2025
 82 Ursa St Balwyn North	4	House	\$1,730,000	17 Oct 2025

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 65 Clifton St Balwyn North	4	House	\$1,700,000	13 Oct 2025
 16 Wynyard Cr Balwyn North	4	House	\$2,880,000	11 Oct 2025
 44 Aquila St Balwyn North	4	House	\$2,542,000	09 Oct 2025
 106 Cityview Rd Balwyn North	4	House	\$2,355,000	08 Oct 2025
 2 Columba St Balwyn North	5	Townhouse	\$3,530,000	07 Oct 2025
 12 Ventnor St Balwyn North	3	House	\$1,780,000	07 Oct 2025
 37 Fintonia St Balwyn North	5	House	\$1,800,000	07 Oct 2025
 30 Tannock St BALWYN NORTH	3	House	\$2,200,000	06 Oct 2025
 19 Gardenia Rd Balwyn North	3	House	\$1,690,000	03 Oct 2025
 48 Bulleen Rd Balwyn North	3	House	\$1,465,000	29 Sep 2025



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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