



Balwyn North

# Suburb Report



Your connection to property insights



**JellisCraig**

BALWYN NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

\$2.32m

Quarterly price change

2.62% ↑

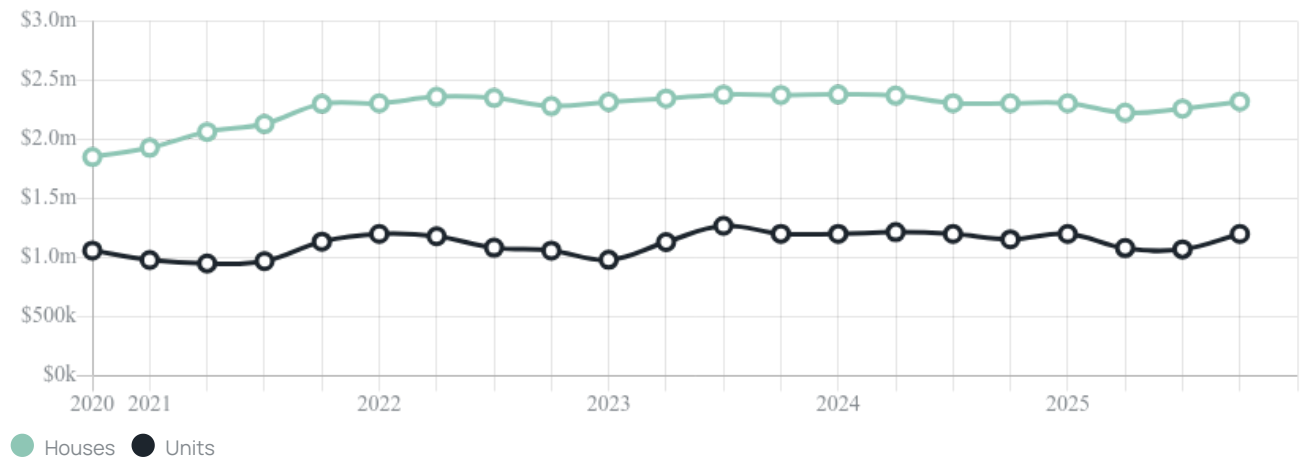
Median

\$1.20m

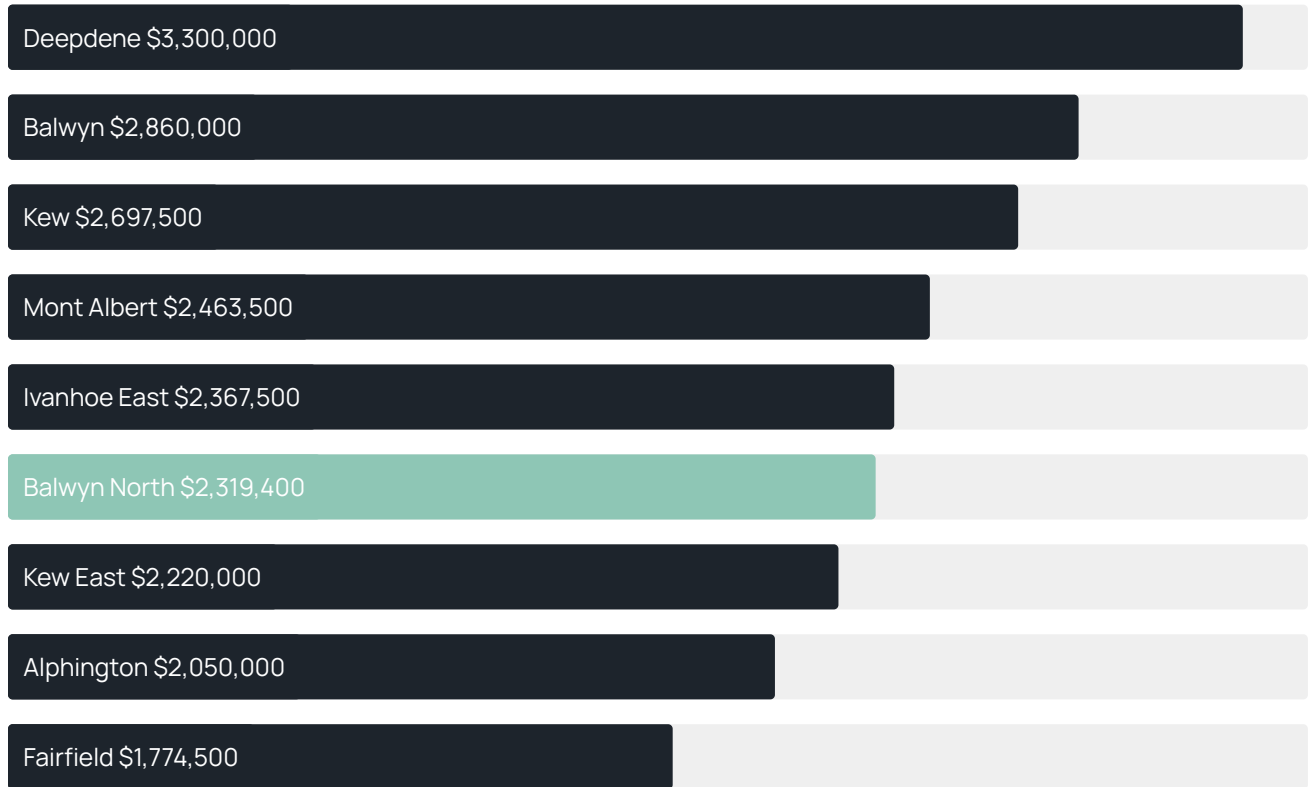
Quarterly price change

12.14% ↑

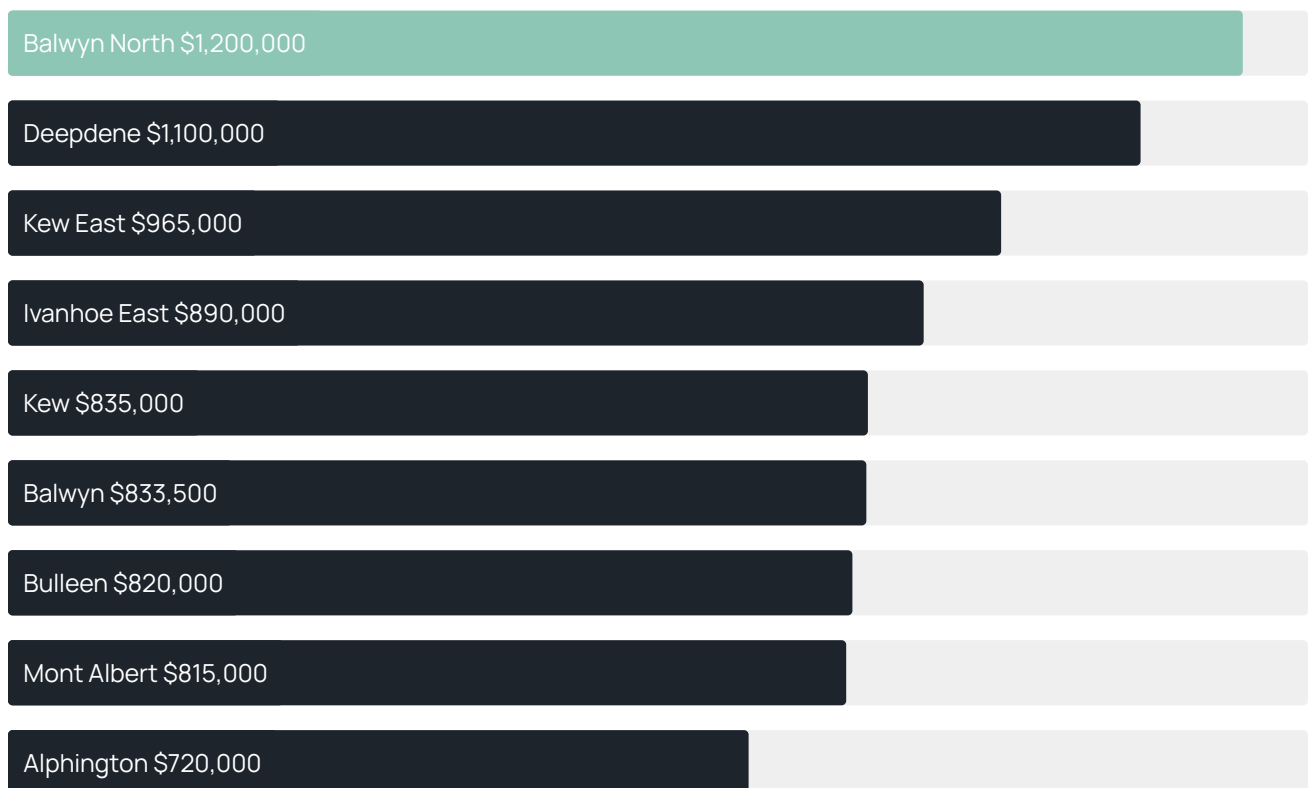
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

67.31%

Median days on market<sup>3</sup>

30 days

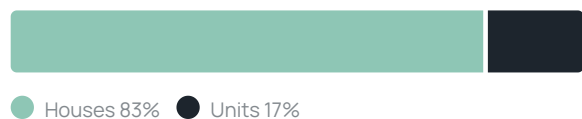
Jellis Craig average inspection attendance per listing<sup>4</sup>

30 groups

Average hold period<sup>1</sup>

6.8 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

21,302

Median asking rent<sup>1</sup>

\$885 per week

Population growth<sup>5</sup>

4.39%

Rental yield<sup>1</sup>

1.81%

Median age<sup>5</sup>

42 years











Median household size<sup>5</sup>

2.9 people











BALWYN NORTH SUBURB REPORT

## Recent Balwyn North sales







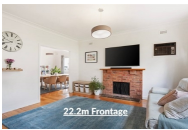



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1/1108 Burke Rd Balwyn North	3	Unit	\$1,080,000	25 Mar 2026
 21a Aylmer St Balwyn North	3	House	\$1,500,000	21 Mar 2026
 14 Wynyard Cr Balwyn North	4	House	\$2,805,000	15 Mar 2026
 10 Reading Av Balwyn North	4	House	\$2,480,000	14 Mar 2026
 50 Hill Rd Balwyn North	4	House	\$2,300,000	07 Mar 2026
 47 Sylvander St Balwyn North	5	House	\$4,360,000	04 Mar 2026
 3 Corby St BALWYN NORTH	6	House	\$4,867,000	28 Feb 2026
 2/13 Dight Av Balwyn North	2	Unit	\$1,000,000	28 Feb 2026
 4 Mountain View Rd Balwyn North	3	House	\$2,080,000	21 Feb 2026
 8 Oravel St Balwyn North	3	House	\$1,950,000	16 Feb 2026

## BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Mountain View Rd Balwyn North	3	House	\$2,200,000	11 Feb 2026
 1/181 Doncaster Rd Balwyn North	2	Unit	\$1,110,000	08 Feb 2026
 1/13-15 Lemon Rd Balwyn North	3	Townhouse	\$1,300,000	08 Feb 2026
 33 Stephens St Balwyn North	4	House	\$3,135,000	07 Feb 2026
 8 Yeneda St Balwyn North	2	House	\$1,090,000	06 Feb 2026
 127 Maud St Balwyn North	6	House	\$7,185,000	04 Feb 2026
 15 Singleton Rd Balwyn North	4	House	\$2,150,000	03 Feb 2026
 19 Helston St Balwyn North	4	House	\$2,100,000	28 Jan 2026
 302/78 Doncaster Rd Balwyn North	1	Apartment	\$420,000	22 Jan 2026
 48 Dempster Av Balwyn North	3	House	\$2,880,000	07 Jan 2026

## BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/55 Aylmer St Balwyn North	3	Flat/Unit/Apartment	\$1,400,000	31 Dec 2025
 2 Wanbrow Av Balwyn North	3	House	\$2,300,000	19 Dec 2025
 14 Viewhill Rd Balwyn North	4	House	\$3,040,000	18 Dec 2025
 37 Albury Rd Balwyn North	4	House	\$1,900,000	18 Dec 2025
 1/38 Kenny St Balwyn North	4	Townhouse	\$1,626,000	17 Dec 2025
 4/82 Doncaster Rd Balwyn North	2	Apartment	\$630,000	13 Dec 2025
 3 Cumberland Av Balwyn North	5	House	\$1,900,000	10 Dec 2025
 14 Lloyd St Balwyn North	3	Land	\$2,300,000	09 Dec 2025
 22 Seattle St Balwyn North	4	House	\$2,188,000	08 Dec 2025
 7 Trentwood Av Balwyn North	3	House	\$1,388,000	06 Dec 2025



**Jellis Craig Balwyn**  
244A Whitehorse Rd, Balwyn  
03 9810 5000

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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