



Balwyn North

Suburb Report



Your connection to property insights



JellisCraig

BALWYN NORTH SUBURB REPORT

Median house price¹

Median

\$2.24m

Quarterly price change

-2.69% ↓

Median unit price¹

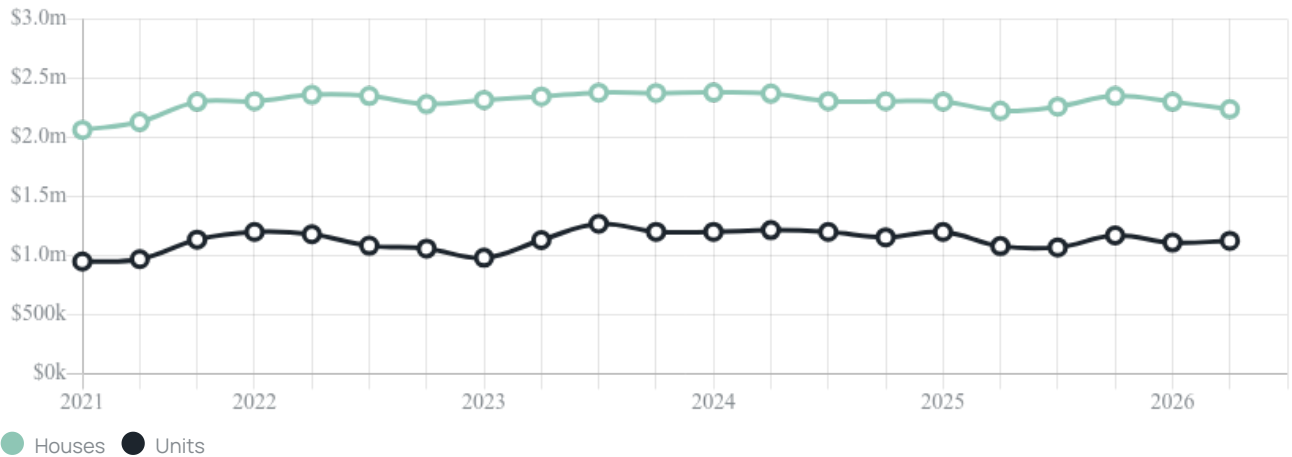
Median

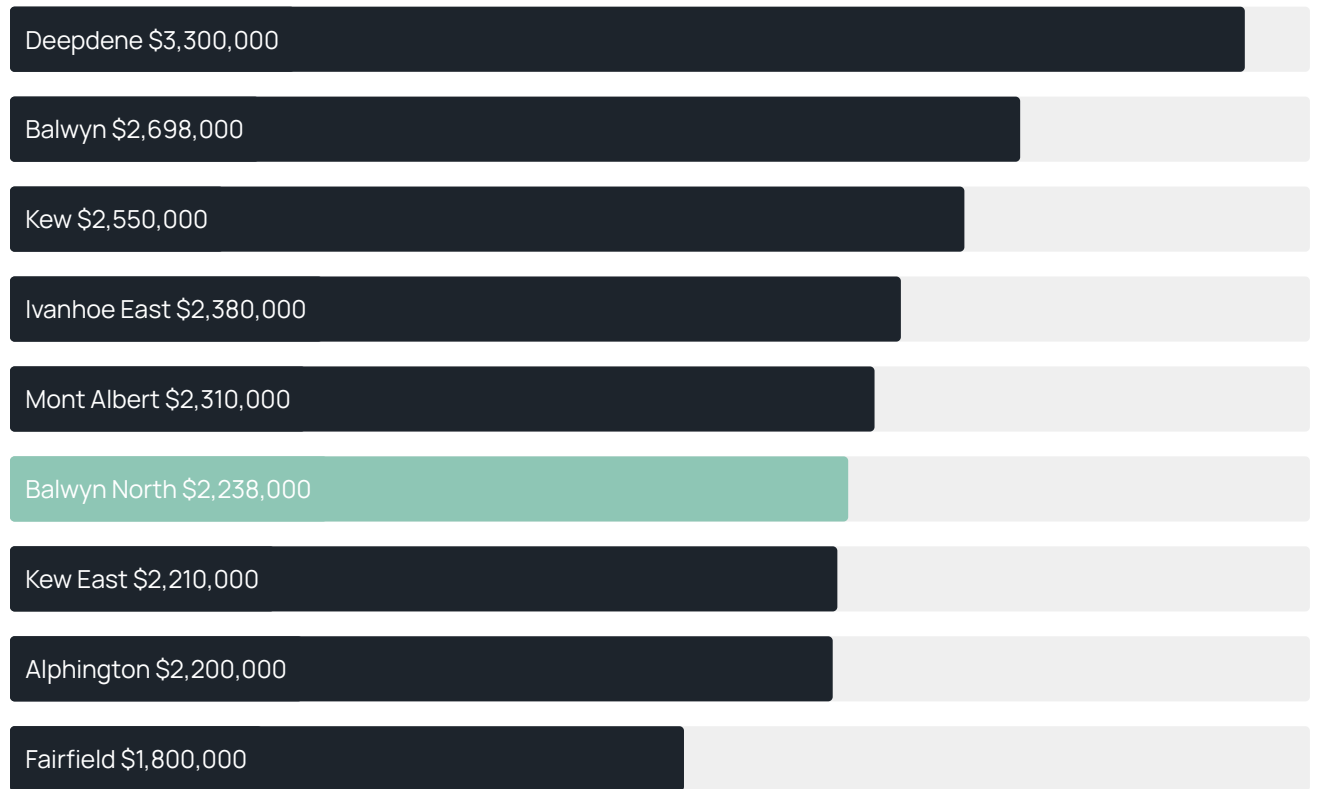
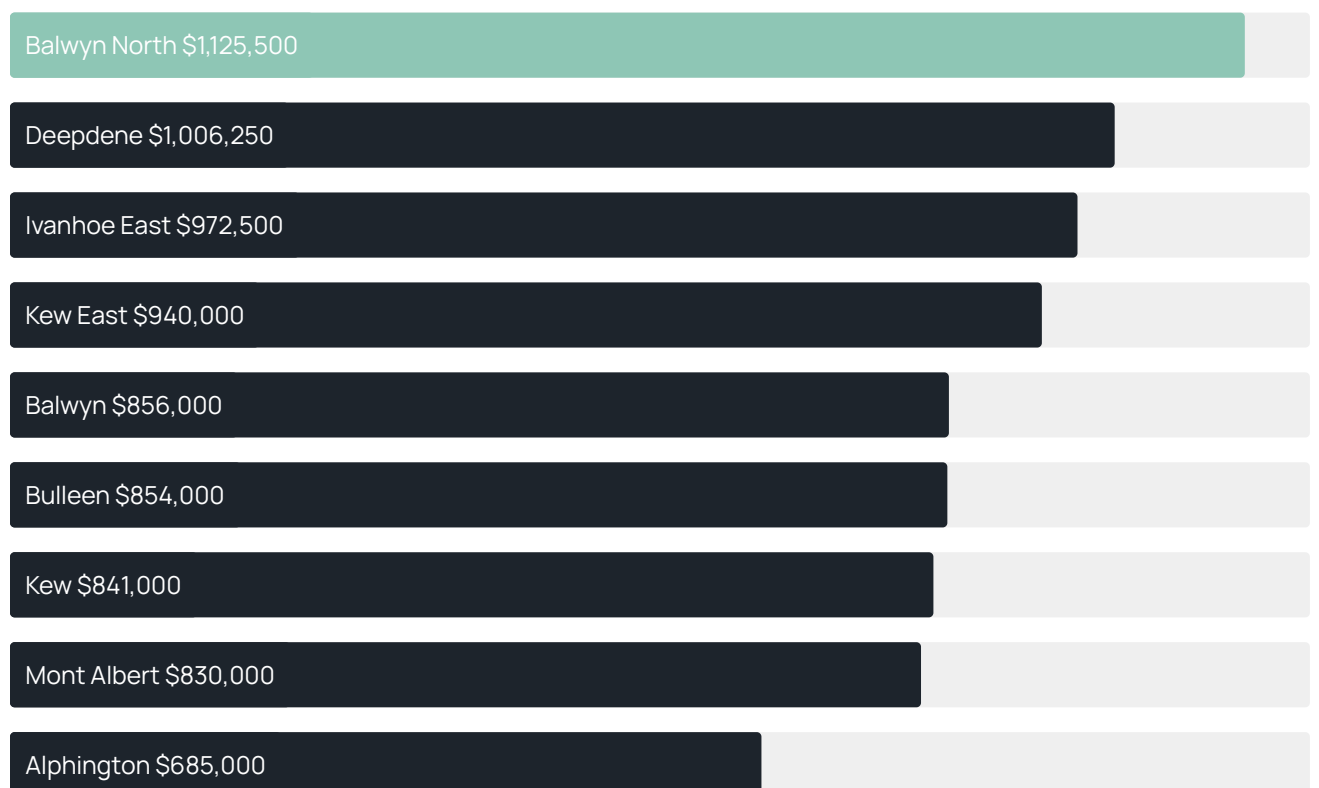
\$1.13m

Quarterly price change

1.39% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 87%
● Private 13%

Auction clearance rate³

58.21%

Median days on market³

33 days

Jellis Craig average inspection attendance per listing⁴

33 groups

Average hold period¹

6.8 years

Dwelling type⁵

● Houses 83% ● Units 17%

Ownership⁵

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

Population⁵

21,302

Median asking rent¹

\$900 per week

Population growth⁵

4.39%

Rental yield¹

1.81%

Median age⁵

42 years

Median household size⁵

2.9 people

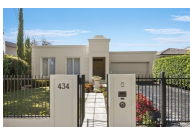
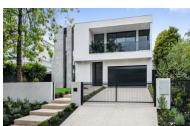
BALWYN NORTH SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 25 Riverview Rd Balwyn North	4	House	\$2,280,000	24 Jul 2026
 260 Doncaster Rd Balwyn North	3	House	\$1,650,000	22 Jul 2026
 2/37 Aylmer St Balwyn North	3	House	\$1,355,000	07 Jul 2026
 47 Corhampton Rd Balwyn North	6	House	\$2,650,000	27 Jun 2026
 5 Sunburst Av Balwyn North	4	House	\$2,380,000	27 Jun 2026
 1/13 Dight Av Balwyn North	2	Flat/Unit/Apartment	\$1,030,000	22 Jun 2026
 3/15 Moule Av Balwyn North	3	Flat/Unit/Apartment	\$360,000	22 Jun 2026
 25 Sutton St Balwyn North	2	House	\$1,400,000	18 Jun 2026
 32 Corby St Balwyn North	6	House	\$4,800,000	15 Jun 2026
 2/25 Rangeview Gr Balwyn North	4	House	\$1,566,000	13 Jun 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 63 Fortuna Av Balwyn North	3	House	\$1,960,000	12 Jun 2026
 89 Mountain View Rd Balwyn North	5	House	\$3,508,000	04 Jun 2026
 13 Wynyard Cr Balwyn North	5	House	\$4,750,000	30 May 2026
 17 Vega St Balwyn North	4	House	\$2,480,000	28 May 2026
 7 Orion St Balwyn North	3	House	\$1,300,000	27 May 2026
 9 Earls Ct Balwyn North	4	House	\$1,700,000	27 May 2026
 19 Chelmsford St Balwyn North	6	House	\$6,380,000	27 May 2026
 35 Walbundry Av Balwyn North	4	House	\$2,820,000	23 May 2026
 434 Balwyn Rd Balwyn North	4	House	\$1,700,000	22 May 2026
 27 Tuxen St Balwyn North	6	House	\$6,480,000	21 May 2026

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Address	Bedrooms	Type	Price	Sold
 2a Bolinda Rd Balwyn North	3	House	\$1,650,000	20 May 2026
 2/15 Walnut Rd Balwyn North	3	Flat/Unit/Apartment	\$1,628,800	17 May 2026
 2 Dumblane St Balwyn North	4	House	\$1,628,800	16 May 2026
 2/337 Doncaster Rd Balwyn North	3	Townhouse	\$950,000	16 May 2026
 54 Kenny St Balwyn North	4	House	\$2,178,000	16 May 2026
 21a Rangeview Gr Balwyn North	4	House	\$2,180,000	16 May 2026
 77 Mountain View Rd Balwyn North	6	House	\$2,088,000	15 May 2026
 32 Sylvander St Balwyn North	3	House	\$2,155,000	09 May 2026
 20 Hood St Balwyn North	4	House	\$2,350,000	09 May 2026
 3/10 Severn St Balwyn North	2	Unit	\$685,000	09 May 2026



Jellis Craig Balwyn
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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.

Data is current as of PDF generation date 01/08/2026

- 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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