



# Balwyn North Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

BALWYN NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.32m

Quarterly price change

2.62% 

Median unit price<sup>1</sup>

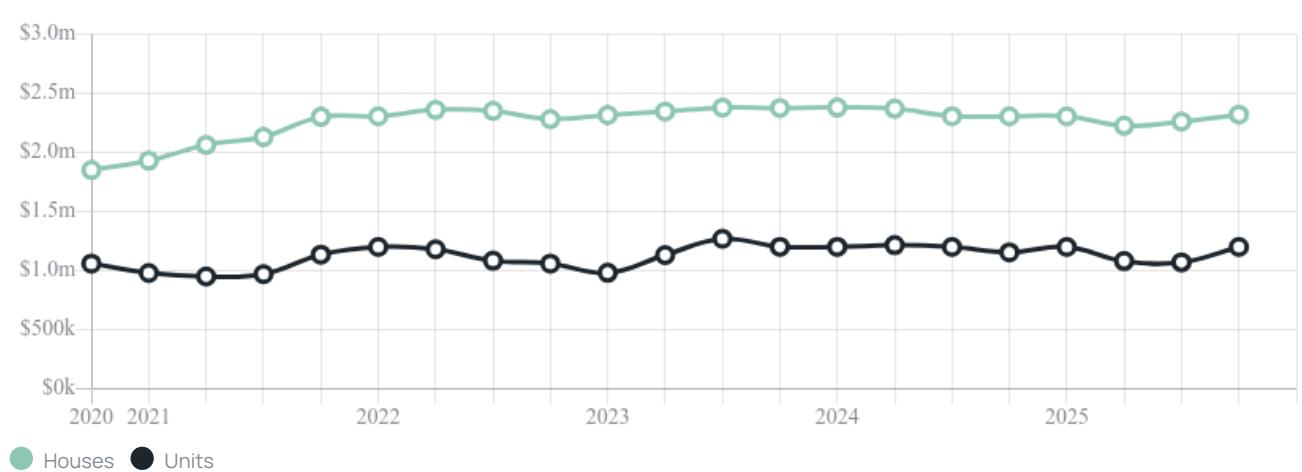
Median

\$1.20m

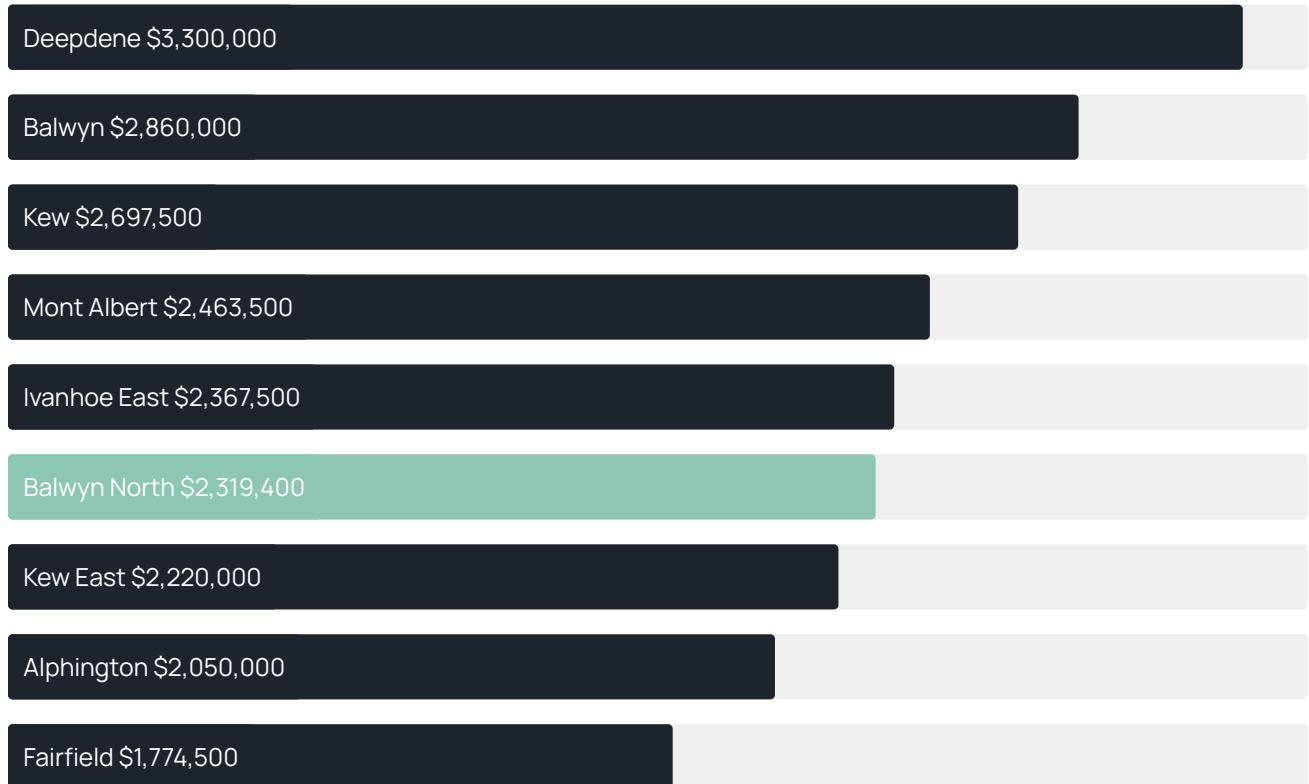
Quarterly price change

12.14% 

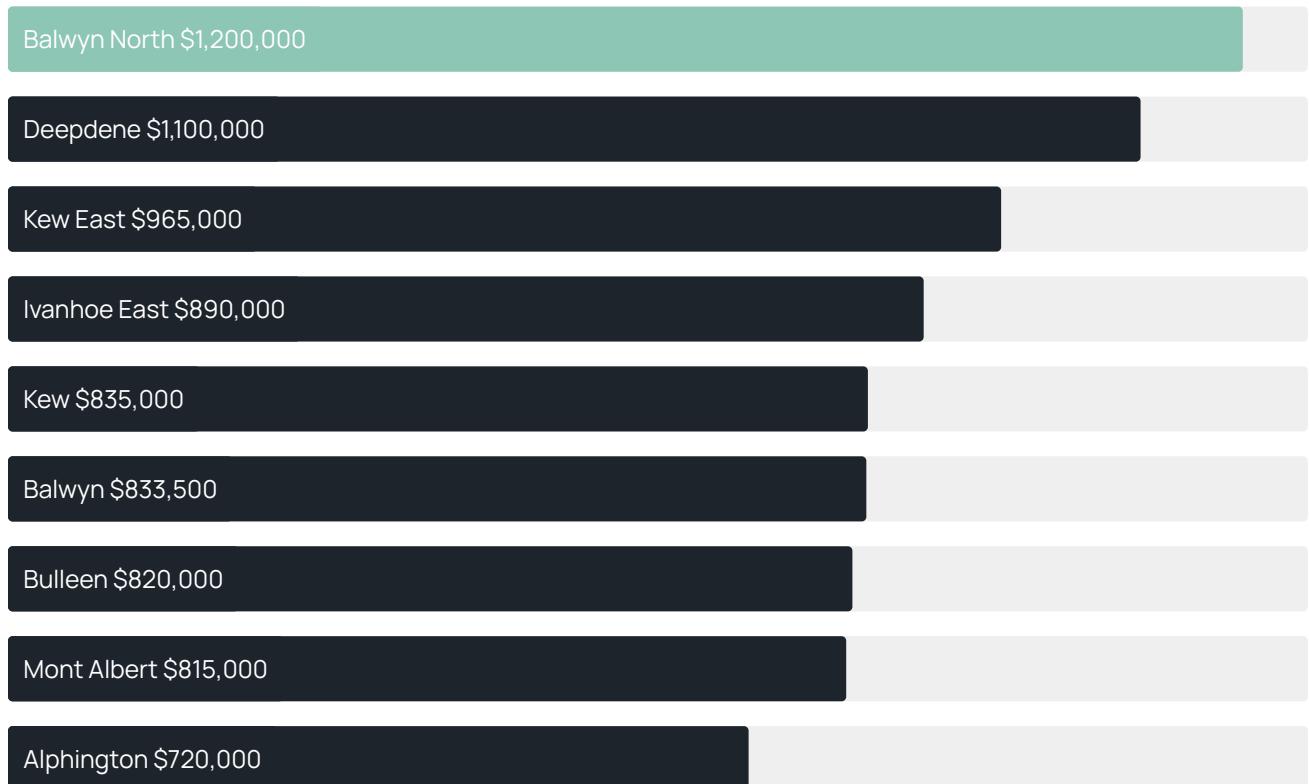
Quarterly price change<sup>1</sup>



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



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



# Sales Snapshot

BALWYN NORTH SUBURB REPORT

Sale method<sup>2</sup>



● Auction 75%  
● Private 25%

Auction clearance rate<sup>3</sup>

73.08%

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

26 days

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

26 groups

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Average hold period<sup>1</sup>

6.8 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 83% ● Units 17%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

21,302

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Median asking rent<sup>1</sup>

\$885 per week

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Population growth<sup>5</sup>

4.39%

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Rental yield<sup>1</sup>

1.81%

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Median age<sup>5</sup>

42 years

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Median household size<sup>5</sup>

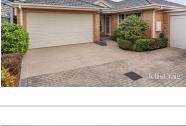
2.9 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 14 Lloyd St Balwyn North	3	Land	\$2,300,000	09 Dec 2025
 7 Trentwood Av Balwyn North	3	House	\$1,388,000	06 Dec 2025
 78 Longview Rd Balwyn North	4	House	\$2,250,000	06 Dec 2025
 3/54 Maud St Balwyn North	3	Unit	\$1,480,000	04 Dec 2025
 3/58 Sweyn St Balwyn North	4	Townhouse	\$1,280,000	02 Dec 2025
 20 Gardenia Rd Balwyn North	5	House	\$3,251,000	01 Dec 2025
 13 Fintonia St Balwyn North	5	House	\$3,180,000	29 Nov 2025
 2a Lemon Rd Balwyn North	4	House	\$1,830,000	29 Nov 2025

# Sold Properties

## BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Minerva Av Balwyn North	4	House	\$2,000,000	29 Nov 2025
 39 Tannock St Balwyn North	4	House	\$2,680,000	29 Nov 2025
 17 Maud St Balwyn North	5	House	\$2,150,000	28 Nov 2025
 6 Helston St Balwyn North	4	House	\$2,050,000	26 Nov 2025
 312/3 Tannock St Balwyn North	2	Apartment	\$700,000	25 Nov 2025
 28 Sunburst Av Balwyn North	3	House	\$2,135,000	22 Nov 2025
 7 Madden St Balwyn North	4	House	\$3,050,000	22 Nov 2025
 18 Morris St Balwyn North	5	House	\$2,650,000	22 Nov 2025
 328 Balwyn Rd Balwyn North	4	House	\$1,975,000	19 Nov 2025
 81 Bulleen Rd Balwyn North	4	House	\$2,510,000	19 Nov 2025

# Sold Properties

## BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Lucifer St Balwyn North	3	House	\$1,950,000	17 Nov 2025
 32 Kyora Pde Balwyn North	5	House	\$2,925,000	17 Nov 2025
 10 Adeney St Balwyn North	3	House	\$1,772,000	15 Nov 2025
 2/21 Kenny St Balwyn North	3	Townhouse	\$1,470,000	15 Nov 2025
 32 Hosken St Balwyn North	4	House	\$3,760,000	15 Nov 2025
 24 Nevada St Balwyn North	4	House	\$2,485,000	15 Nov 2025
 11 Longview Rd Balwyn North	3	House	\$2,510,000	15 Nov 2025
 3/8 Severn St Balwyn North	3	Unit	\$1,420,000	15 Nov 2025
 8 Gama St Balwyn North	6	House	\$5,440,000	13 Nov 2025
 19 Inverness Way Balwyn North	4	House	\$3,495,000	13 Nov 2025



**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 01/02/2026

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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