

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*

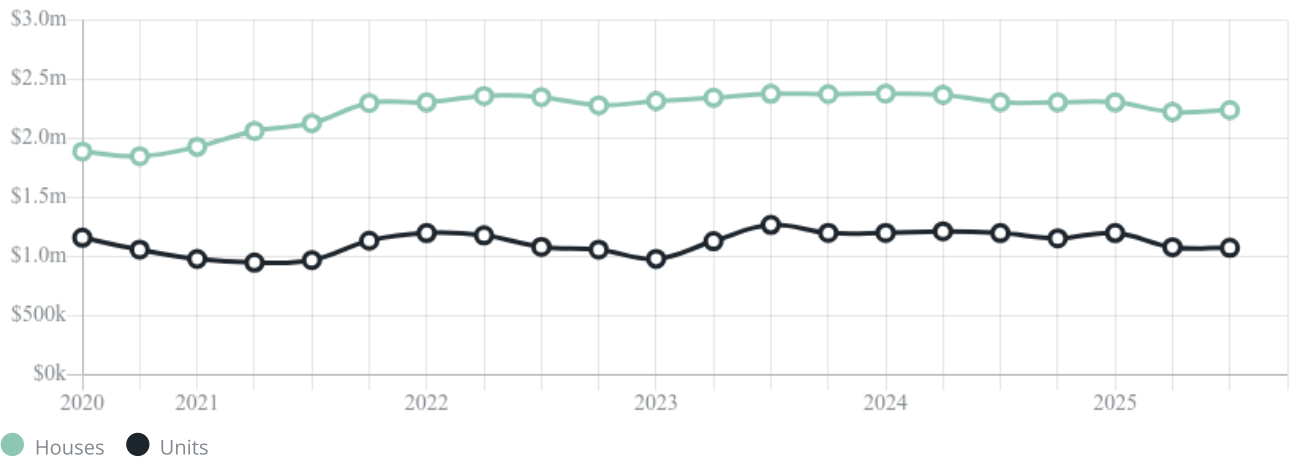
Median

\$1.08m

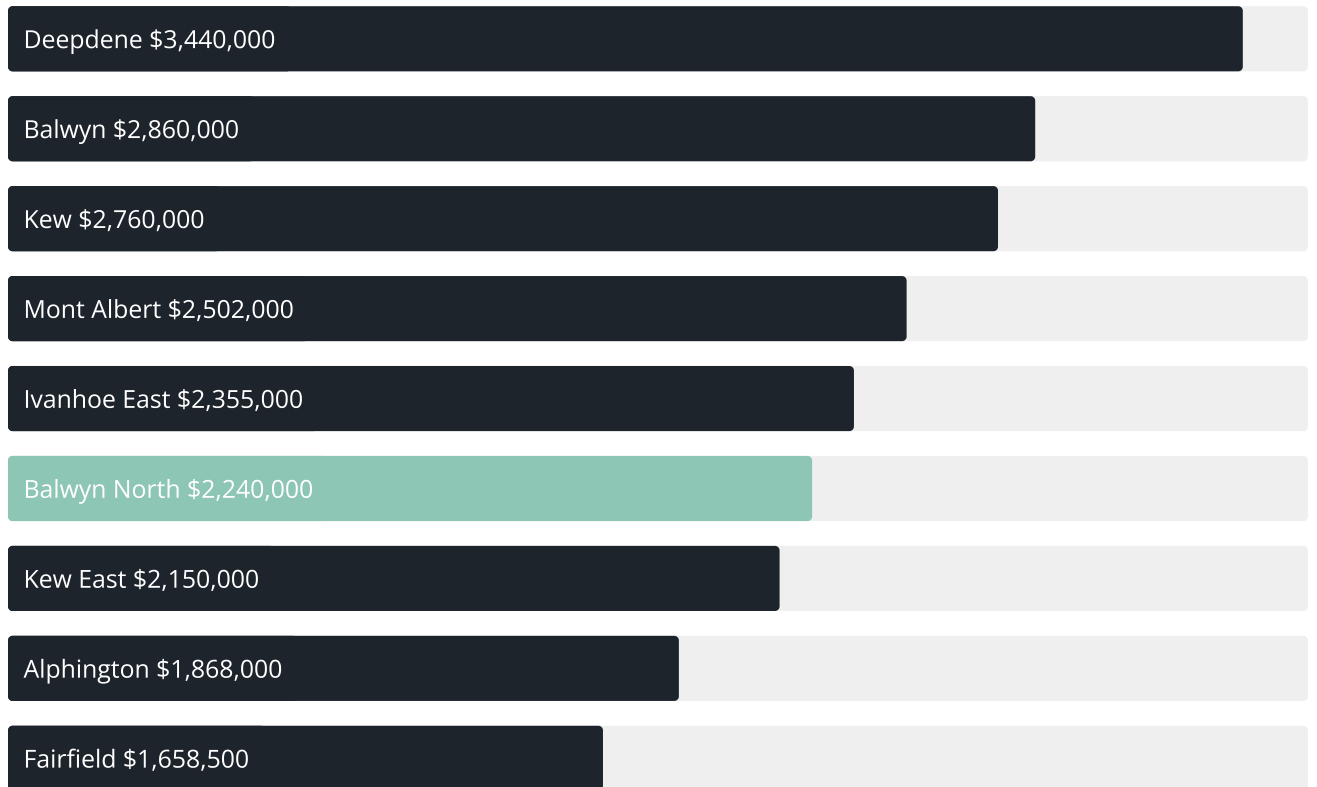
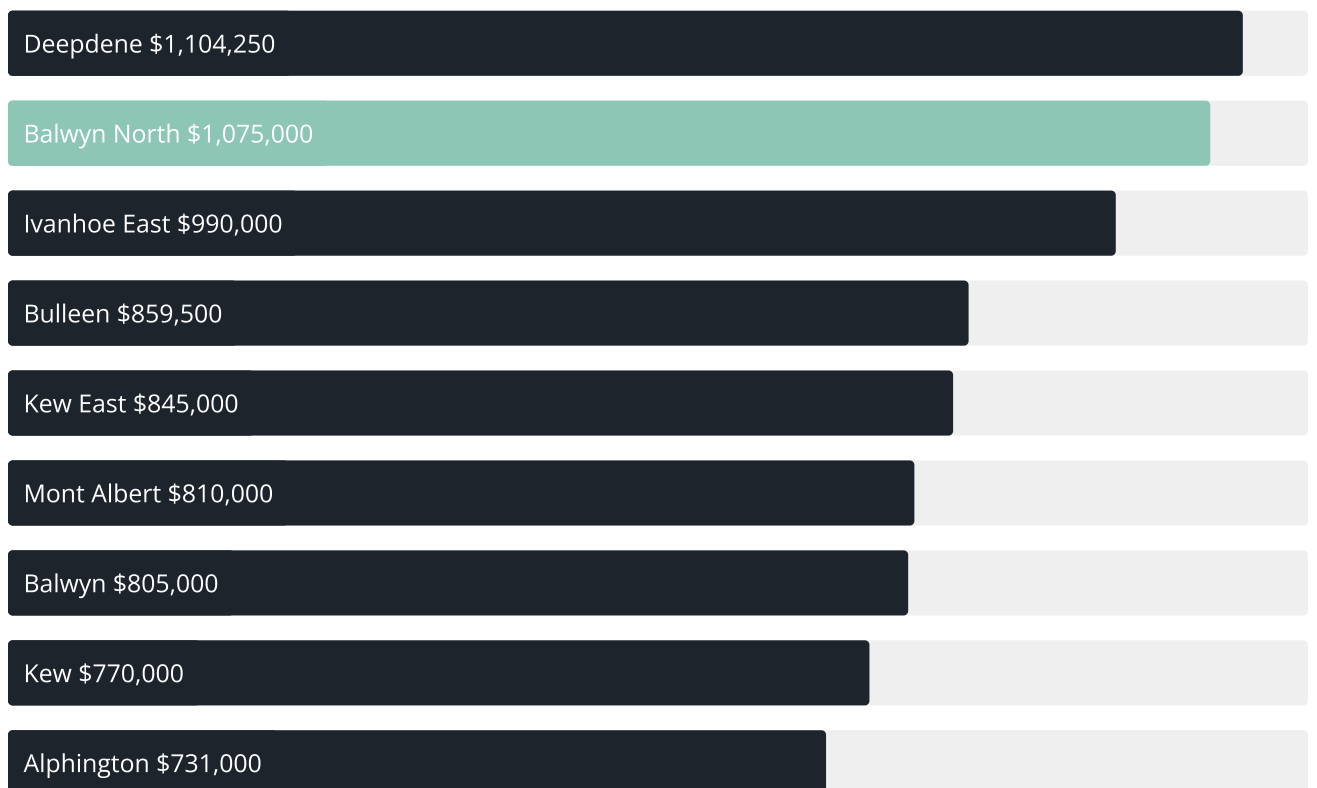
Quarterly Price Change

-0.46% ↓

Quarterly Price Change*



BALWYN NORTH SUBURB REPORT

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

BALWYN NORTH SUBURB REPORT

Sale Method*



Auction Clearance Rate*

70%

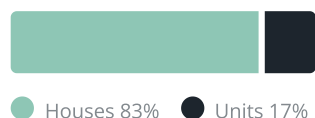
Median Days on Market^

26 days

Average Hold Period*

6.8 years

Dwelling Type^



Ownership^



Population^

21,302

Median Asking Rent per week*

\$850

Population Growth^

4.39%

Rental Yield*

1.81%

Median Age^






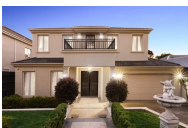

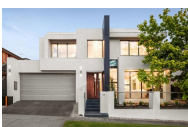


42 years

Median Household Size^






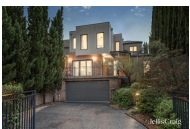




2.9 people

BALWYN NORTH SUBURB REPORT






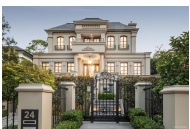




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/38 Kenny St Balwyn North	4	Townhouse	\$1,626,000	17 Dec 2025
 78 Longview Rd Balwyn North	4	House	\$2,250,000	06 Dec 2025
 7 Trentwood Av Balwyn North	3	House	\$1,388,000	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
 15 Minerva Av Balwyn North	4	House	\$2,000,000	29 Nov 2025
 17 Maud St Balwyn North	5	House	\$2,150,000	28 Nov 2025

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 18 Morris St Balwyn North	5	House	\$2,650,000	22 Nov 2025
 81 Bulleen Rd Balwyn North	4	House	\$2,510,000	19 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
 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

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 79 Greythorn Rd Balwyn North	5	House	\$1,428,000	11 Nov 2025
 24 Willis St Balwyn North	5	House	\$6,850,000	11 Nov 2025
 4/48 Maud St Balwyn North	4	Townhouse	\$1,728,000	09 Nov 2025
 2/23 Corhampton Rd Balwyn North	2	Villa	\$865,000	07 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



Balwyn Office
244A Whitehorse Rd, Balwyn
03 9810 5000

jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.