



Balwyn North

Suburb Report



Your connection to property insights



JellisCraig

BALWYN NORTH SUBURB REPORT

Median house price¹

Median

\$2.30m

Quarterly price change

-2.12% ↓

Median unit price¹

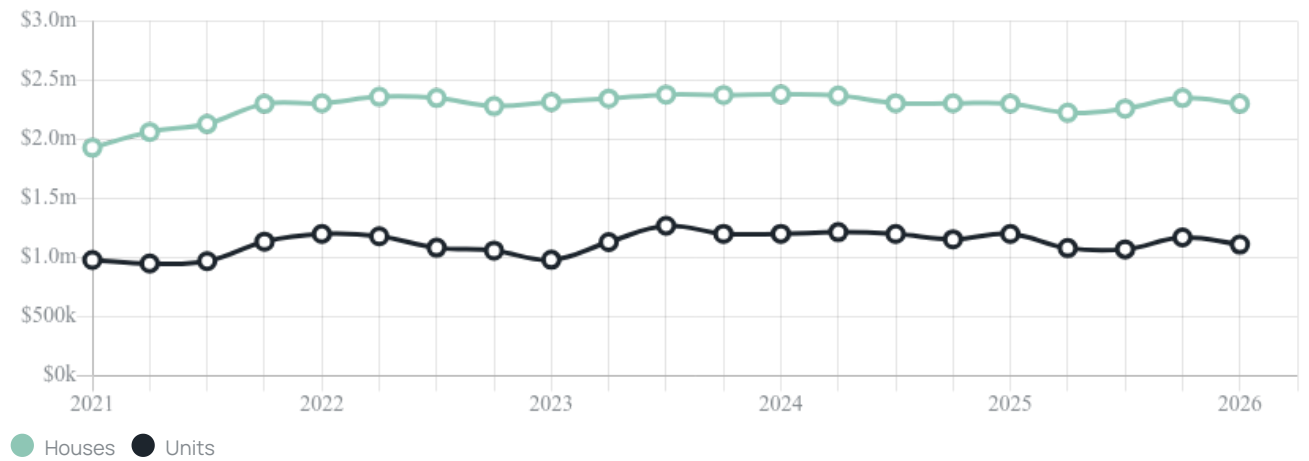
Median

\$1.11m

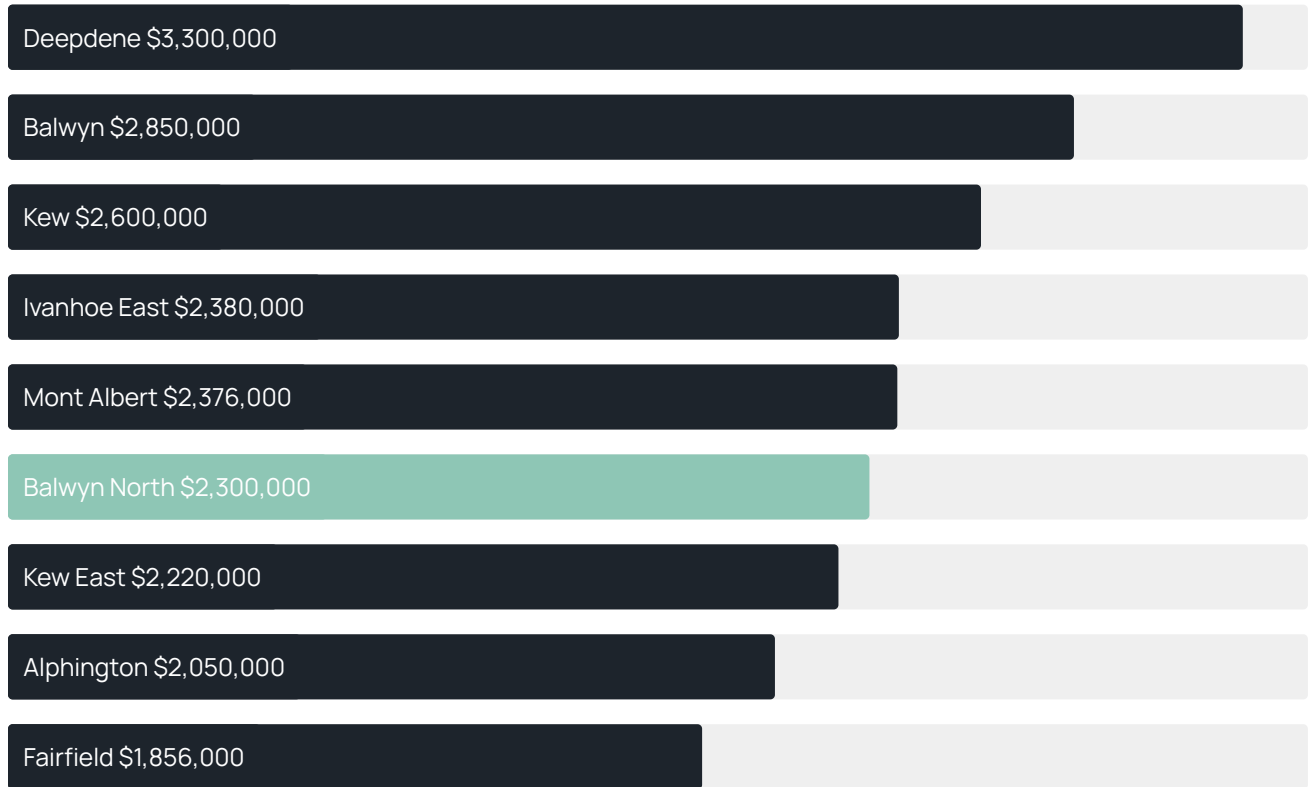
Quarterly price change

-5.12% ↓

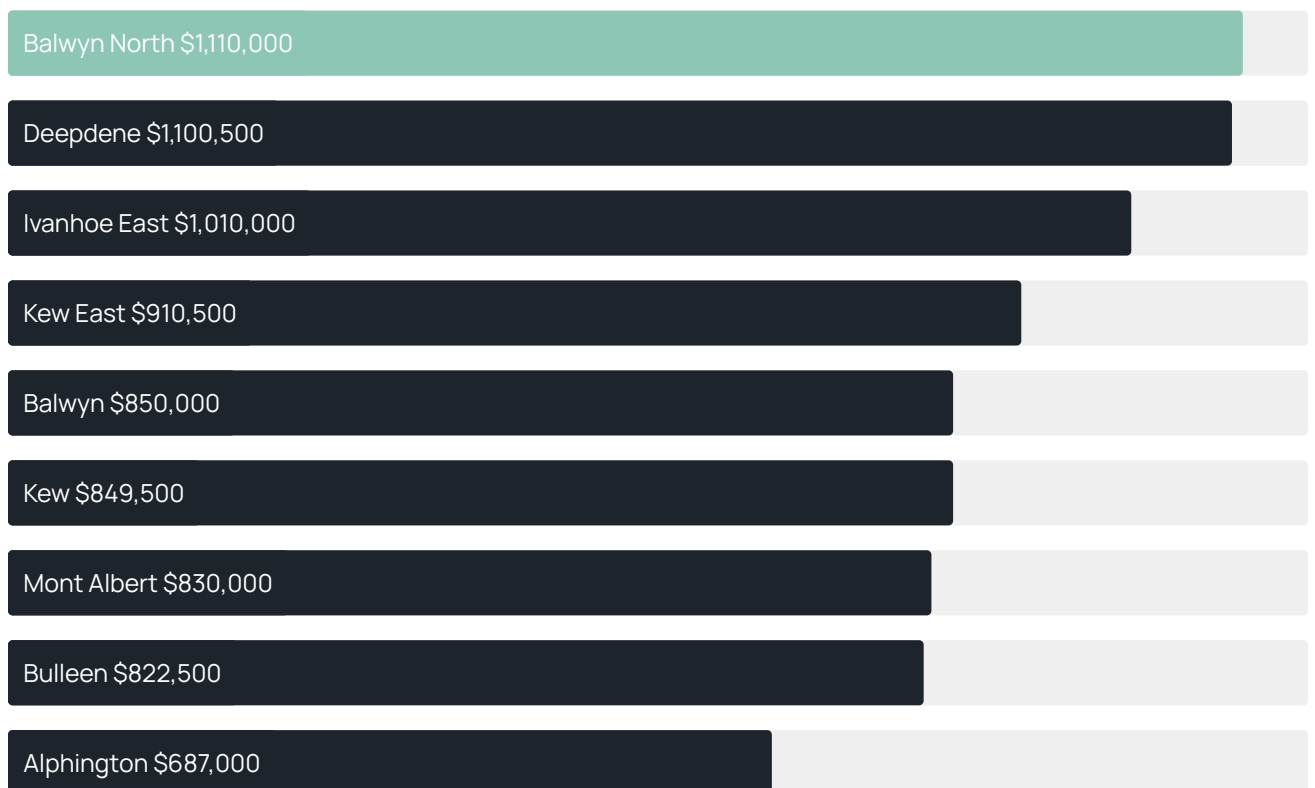
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 86%
● Private 14%

Auction clearance rate³

57.14%

Median days on market³

36 days

Jellis Craig average inspection attendance per listing⁴

36 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

\$850 per week

Population growth⁵

4.39%

Rental yield¹

1.81%

Median age⁵

42 years






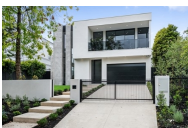




Median household size⁵

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
 47 Corhampton Rd Balwyn North	6	House	\$2,650,000	27 Jun 2026
 2/25 Rangeview Gr Balwyn North	4	House	\$1,566,000	13 Jun 2026
 63 Fortuna Av Balwyn North	3	House	\$1,960,000	12 Jun 2026
 9 Earls Ct Balwyn North	4	House	\$1,700,000	27 May 2026
 35 Walbundry Av Balwyn North	4	House	\$2,820,000	23 May 2026
 27 Tuxen St Balwyn North	6	House	\$6,800,000	21 May 2026
 2 Dumblane St Balwyn North	4	House	\$1,628,800	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
 20 Hood St Balwyn North	4	House	\$2,350,000	09 May 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11A Mary St Balwyn North	5	House	\$2,625,000	09 May 2026
 93 Greythorn Rd Balwyn North	1	House	\$1,650,000	04 May 2026
 2/84 Winfield Rd Balwyn North	2	Unit	\$710,000	04 May 2026
 3 Alpha St Balwyn North	4	House	\$2,825,000	02 May 2026
 5 Almond St Balwyn North	4	House	\$2,110,000	02 May 2026
 25A Rangeview Gr Balwyn North	4	House	\$1,985,000	02 May 2026
 20 Robert St Balwyn North	4	House	\$7,300,000	29 Apr 2026
 3/337 Doncaster Rd Balwyn North	4	Townhouse	\$1,338,000	28 Apr 2026
 1/223 Balwyn Rd Balwyn North	2	Unit	\$825,000	22 Apr 2026
 22 Taurus St Balwyn North	3	House	\$1,650,000	21 Apr 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/38 Kenny St Balwyn North	4	Townhouse	\$1,358,000	18 Apr 2026
 114/78 Doncaster Rd Balwyn North	2	Strata Unit/Flat	\$625,000	18 Apr 2026
 16a Orion St Balwyn North	4	House	\$1,725,000	14 Apr 2026
 38 Reading Av Balwyn North	6	House	\$6,180,000	14 Apr 2026
 24 Sunburst Av Balwyn North	4	House	\$2,400,000	13 Apr 2026
 3/18 Rangeview Gr Balwyn North	4	Townhouse	\$1,780,000	13 Apr 2026
 17 Stroma Av Balwyn North	5	House	\$4,400,000	11 Apr 2026
 10 Fintonia St Balwyn North	5	House	\$2,200,000	10 Apr 2026
 1/20 Kelvinside St Balwyn North	4	Townhouse	\$1,489,000	07 Apr 2026
 4/97 Bulleen Rd Balwyn North	3	Apartment	\$847,500	06 Apr 2026



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.

Data is current as of PDF generation date 01/07/2026

- 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

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.