



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

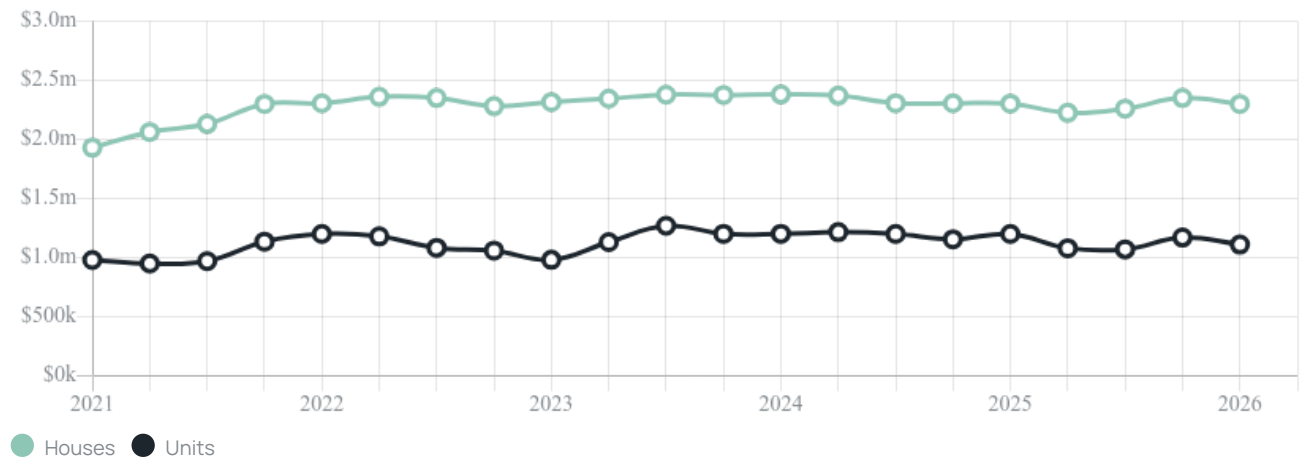
Median

\$1.11m

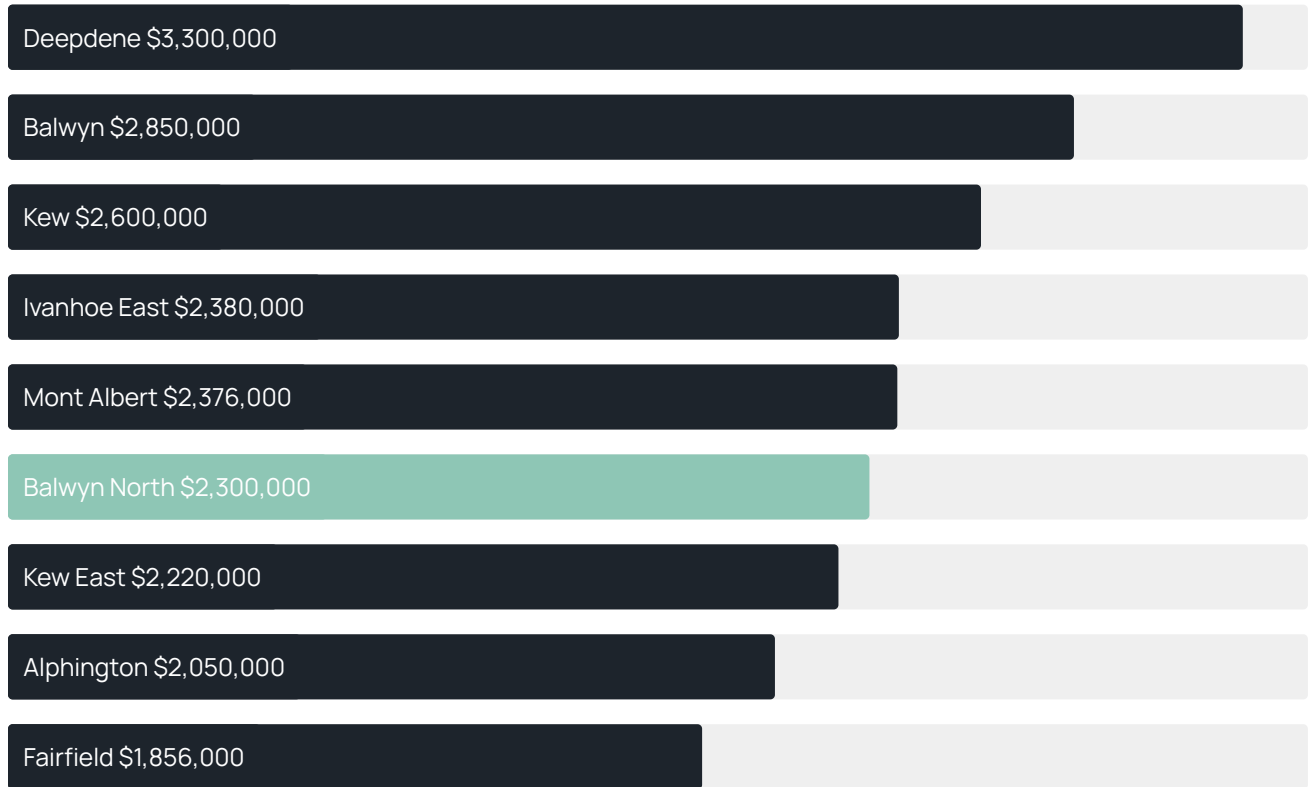
Quarterly price change

-5.12% ↓

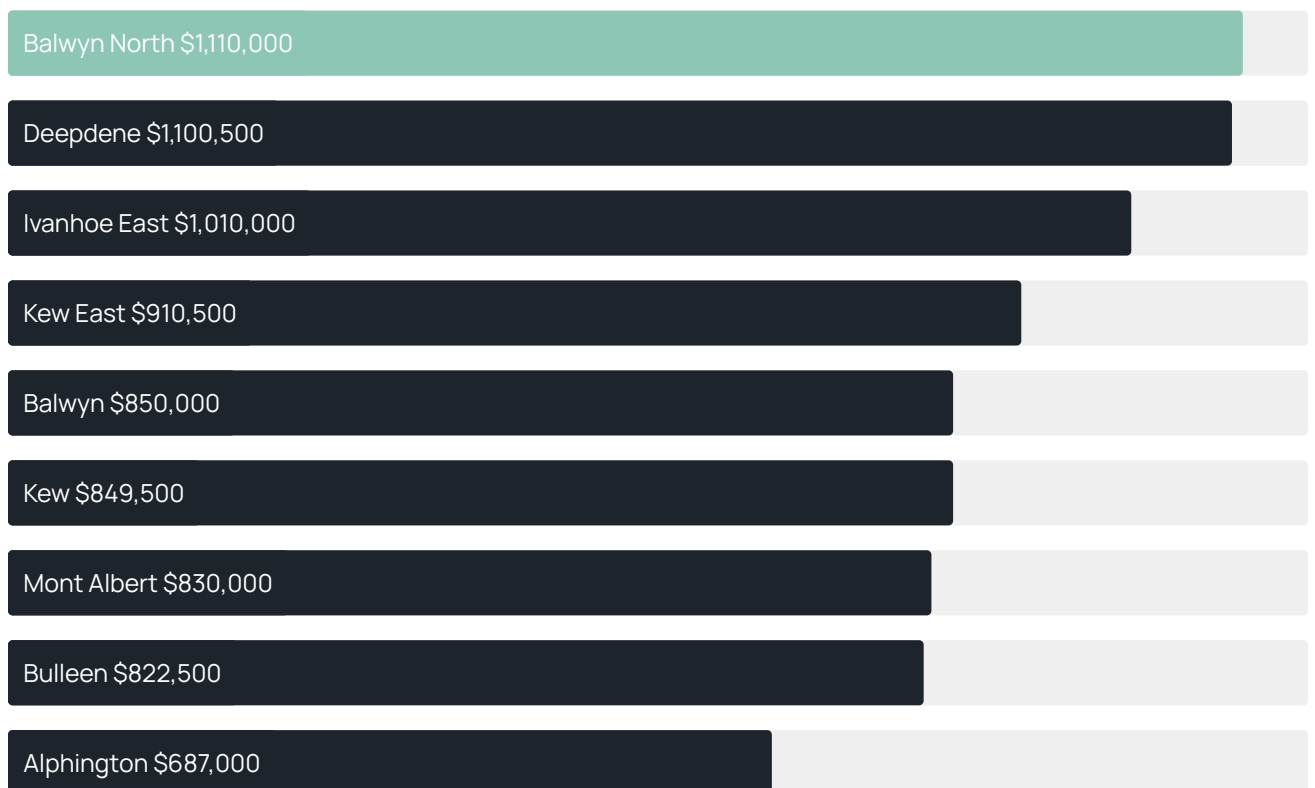
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

59.04%

Median days on market³

31 days

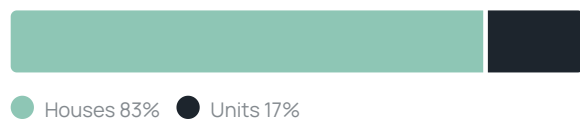
Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

6.8 years

Dwelling type⁵



Ownership⁵



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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 35 Walbundry Av Balwyn North	4	House	\$2,820,000	23 May 2026
 2 Dumblane St Balwyn North	4	House	\$1,628,800	16 May 2026
 11A Mary St Balwyn North	5	House	\$2,625,000	09 May 2026
 20 Hood St Balwyn North	4	House	\$2,350,000	09 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
 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
 16a Orion St Balwyn North	4	House	\$1,725,000	14 Apr 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 15 Dempster Av Balwyn North	5	House	\$3,000,000	02 Apr 2026
 22 Dight Av Balwyn North	3	House	\$2,536,000	31 Mar 2026
 22 Fintonia St Balwyn North	5	House	\$1,860,000	28 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 2/180 Doncaster Rd Balwyn North	2	Flat/Unit/Apartment	\$828,000	28 Mar 2026
 25 Nevada St Balwyn North	4	House	\$1,950,000	26 Mar 2026
 1/1108 Burke Rd Balwyn North	3	Unit	\$1,080,000	25 Mar 2026
 11 Central Av Balwyn North	4	House	\$2,120,000	21 Mar 2026
 21a Aylmer St Balwyn North	3	House	\$1,500,000	21 Mar 2026
 17 Pavo St Balwyn North	4	House	\$1,800,000	21 Mar 2026
 97 Panoramic Rd Balwyn North	4	House	\$4,460,000	18 Mar 2026
 19 Millicent Av Balwyn North	4	House	\$1,960,000	17 Mar 2026
 14 Ventnor St Balwyn North	3	House	\$1,685,000	17 Mar 2026
 14 Wynyard Cr Balwyn North	4	House	\$2,805,000	15 Mar 2026



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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 01/06/2026

- 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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