



Balwyn North

Suburb Report



Your connection to property insights



JellisCraig

BALWYN NORTH SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$2.32m

Quarterly price change

2.62% ↑

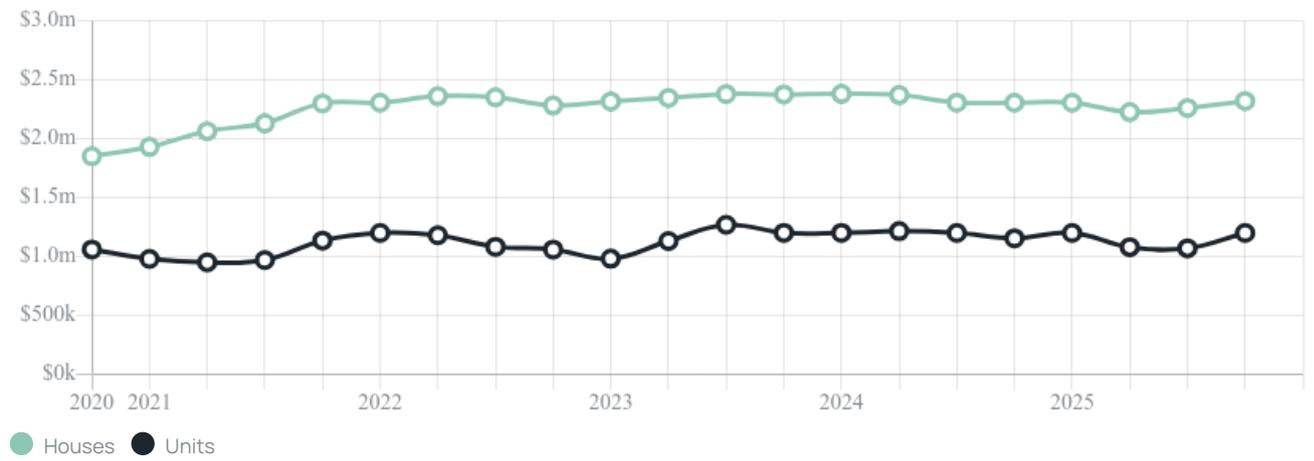
Median

\$1.20m

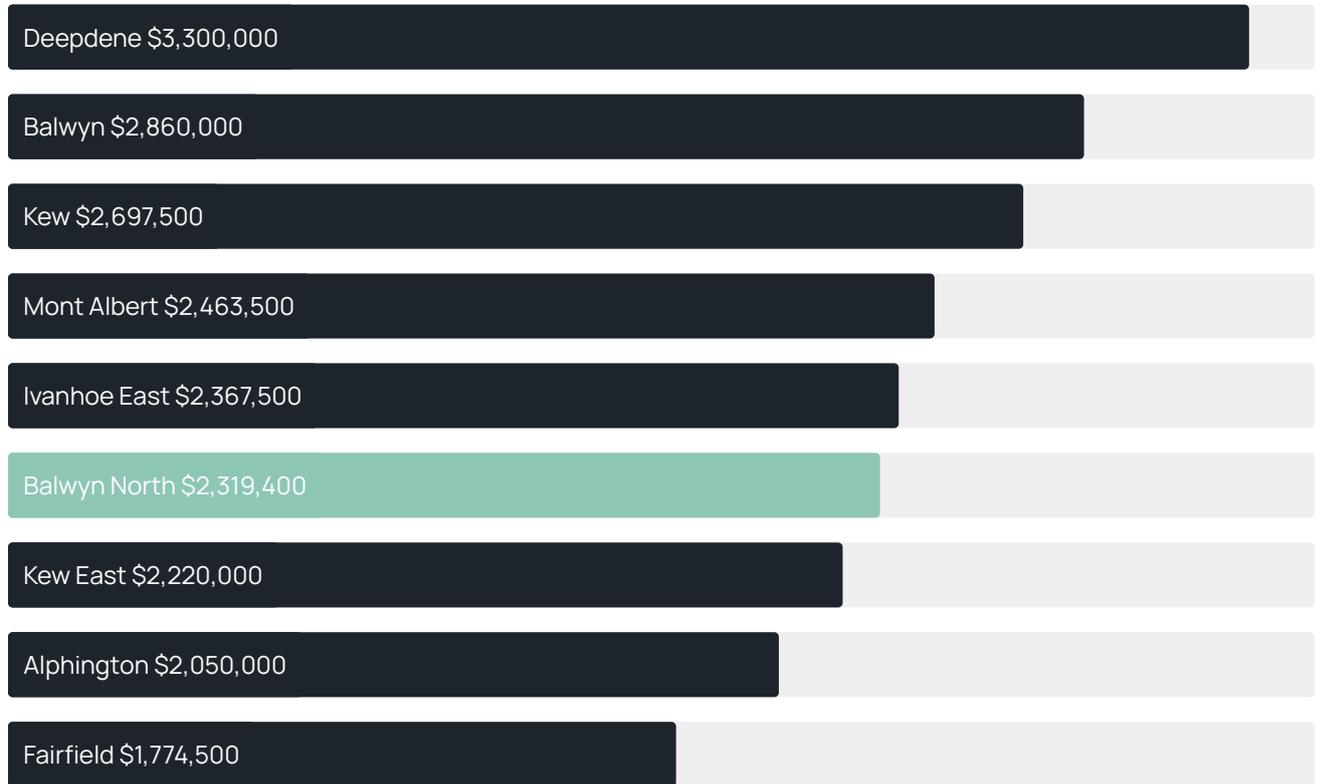
Quarterly price change

12.14% ↑

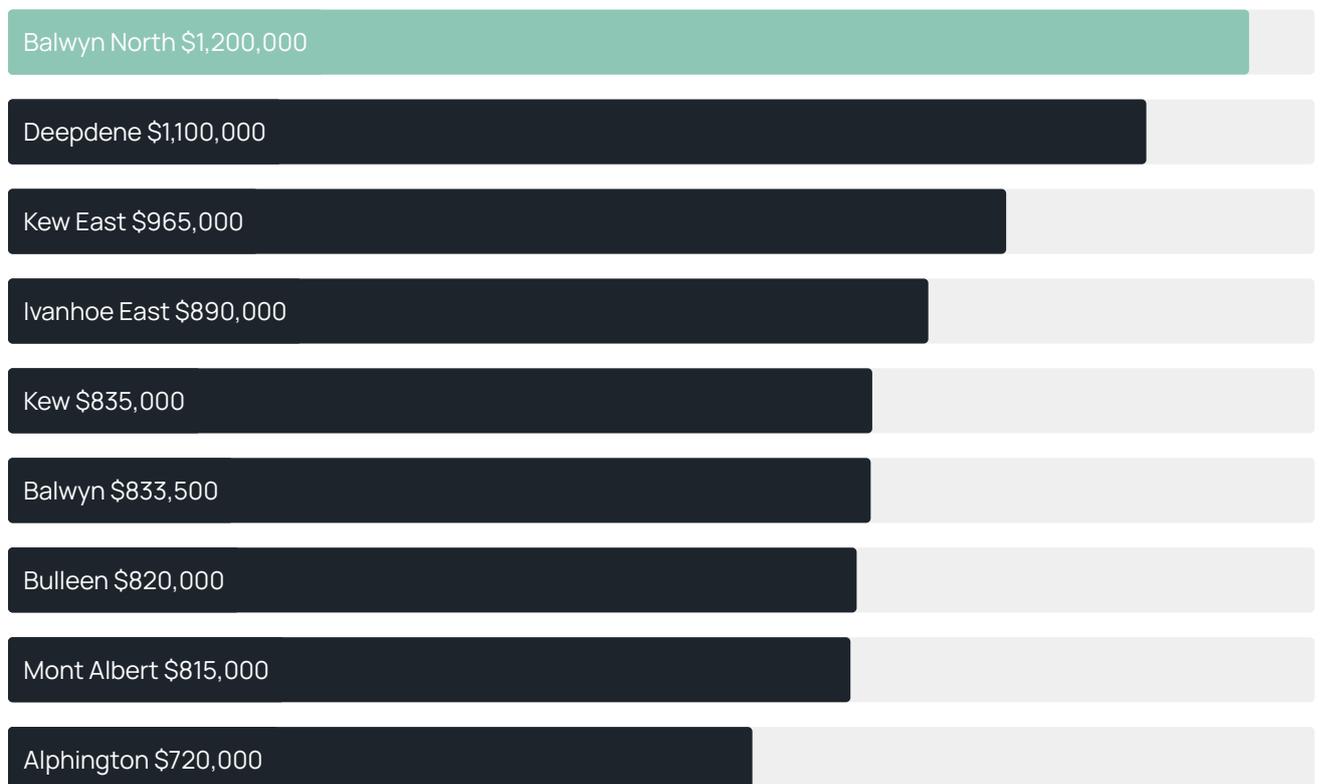
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 64%
● Private 36%

Auction clearance rate³

76.47%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 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

\$885 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
 2/13 Dight Av Balwyn North	2	Unit	\$1,000,000	28 Feb 2026
 4 Mountain View Rd Balwyn North	3	House	\$2,080,000	21 Feb 2026
 8 Oravel St Balwyn North	3	House	\$1,950,000	16 Feb 2026
 14 Mountain View Rd Balwyn North	3	House	\$2,200,000	11 Feb 2026
 1/13-15 Lemon Rd Balwyn North	3	Townhouse	\$1,300,000	08 Feb 2026
 33 Stephens St Balwyn North	4	House	\$3,135,000	07 Feb 2026
 8 Yeneda St Balwyn North	2	House	\$1,090,000	06 Feb 2026
 127 Maud St Balwyn North	6	House	\$7,185,000	04 Feb 2026
 15 Singleton Rd Balwyn North	4	House	\$2,150,000	03 Feb 2026
 19 Helston St Balwyn North	4	House	\$2,100,000	28 Jan 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 48 Dempster Av Balwyn North	3	House	\$2,880,000	07 Jan 2026
 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
 22 Seattle St Balwyn North	4	House	\$2,188,000	08 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

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 8 Moody St Balwyn North	4	House	\$2,465,000	28 Nov 2025
 55 Hatfield St Balwyn North	4	House	\$1,830,000	26 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



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 01/03/2026

- 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.