



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

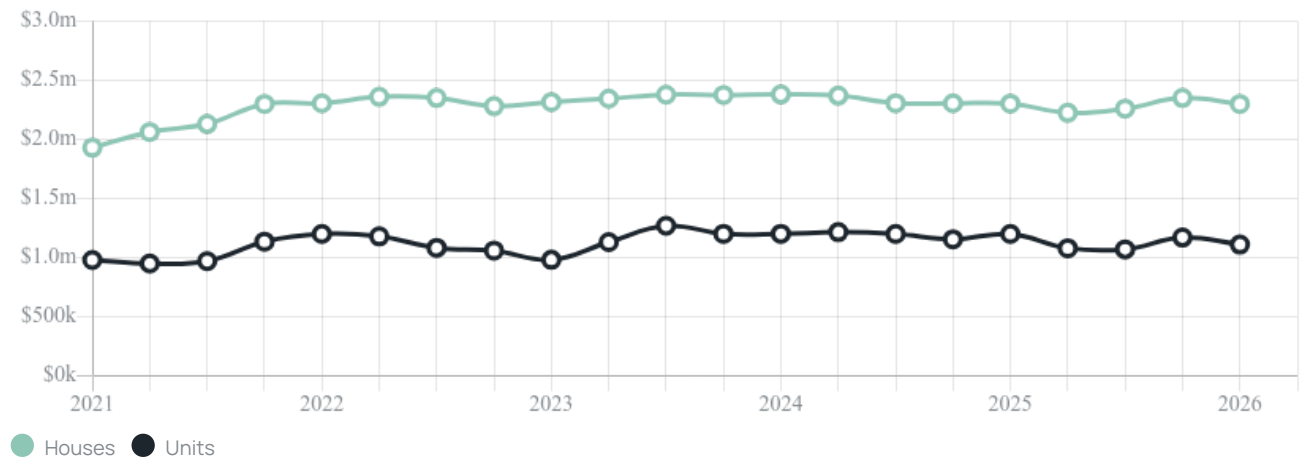
Median

\$1.11m

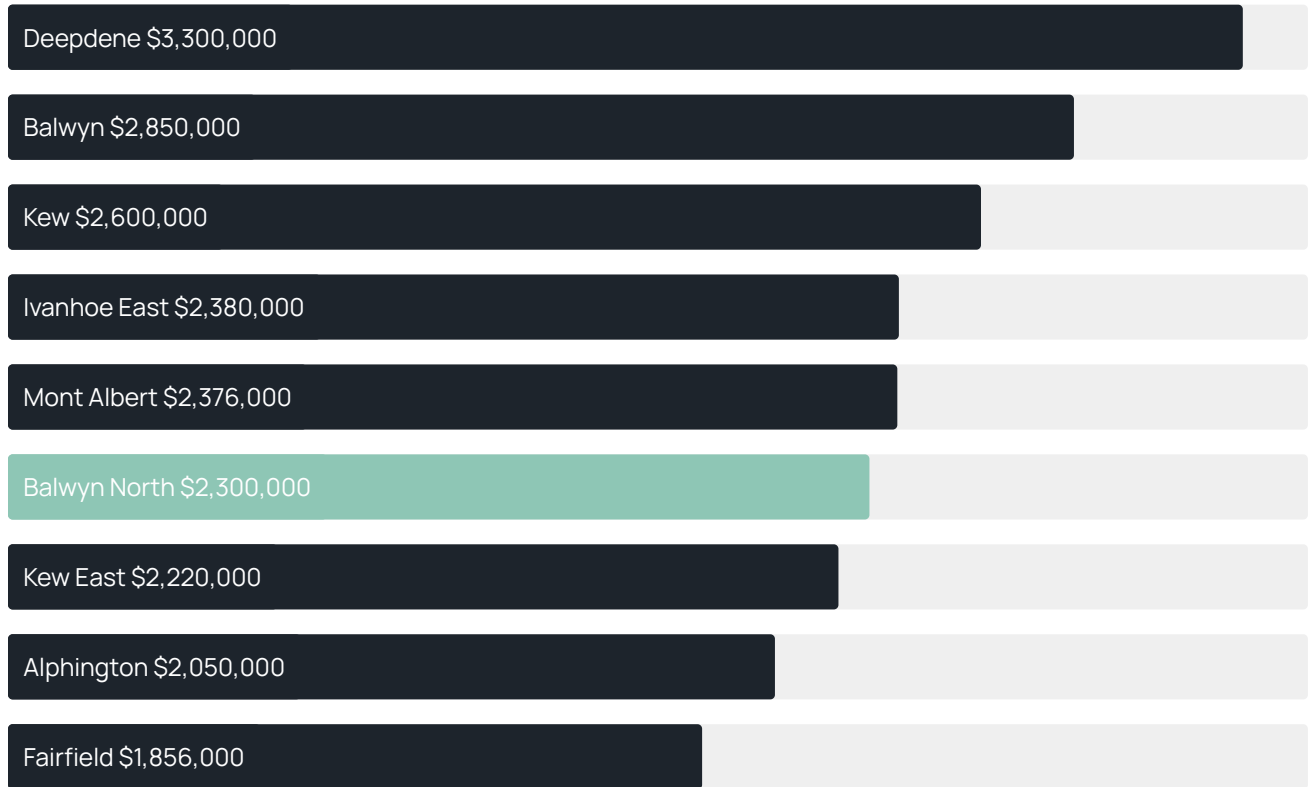
Quarterly price change

-5.12% ↓

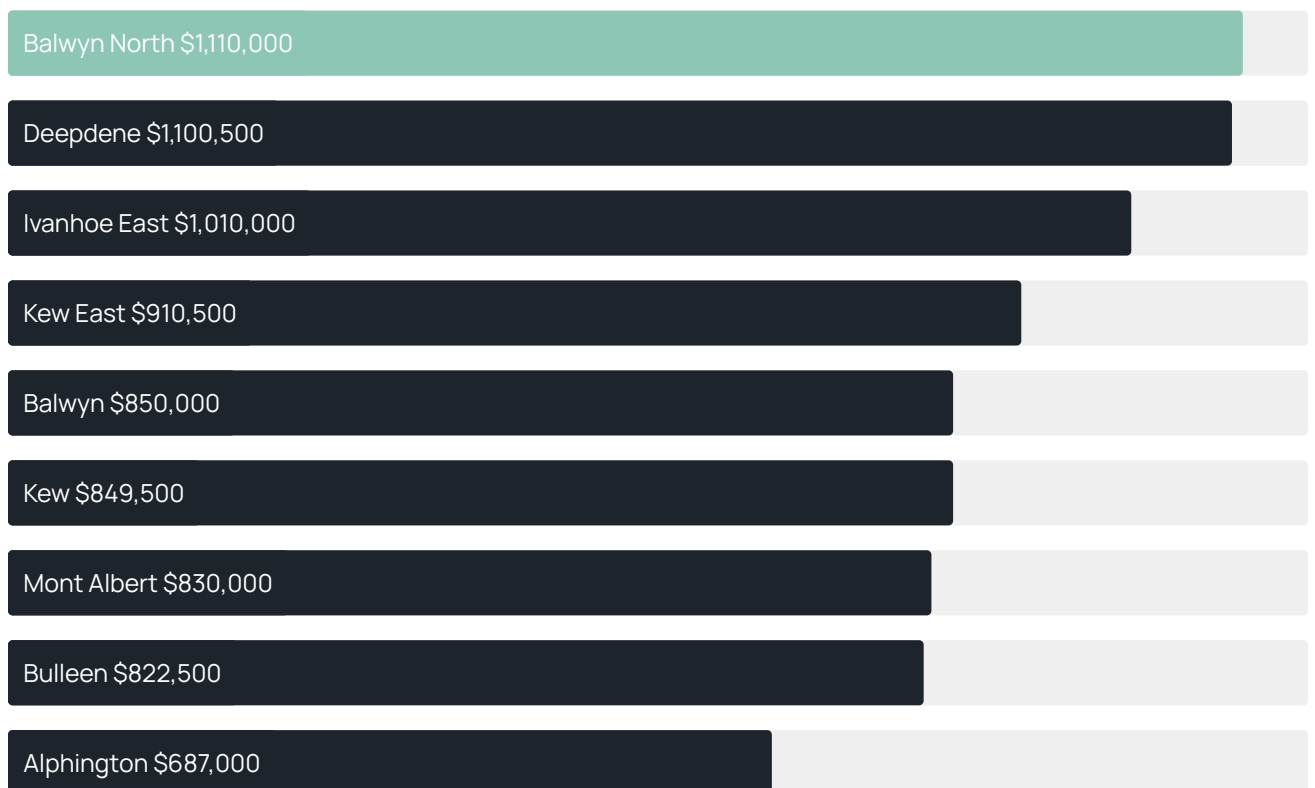
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

65.08%

Median days on market³

32 days

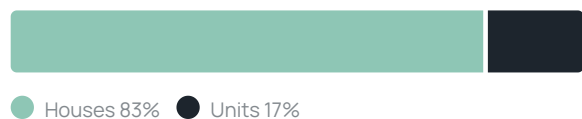
Jellis Craig average inspection attendance per listing⁴

32 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/223 Balwyn Rd Balwyn North	2	Unit	\$825,000	22 Apr 2026
 16a Orion St Balwyn North	4	House	\$1,725,000	20 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
 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 Fintonia St Balwyn North	5	House	\$1,860,000	28 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

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21a Aylmer St Balwyn North	3	House	\$1,500,000	21 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
 10 Reading Av Balwyn North	4	House	\$2,480,000	14 Mar 2026
 4 Rowallan Ct Balwyn North	4	House	\$1,620,000	11 Mar 2026
 50 Hill Rd Balwyn North	4	House	\$2,300,000	07 Mar 2026
 47 Sylvander St Balwyn North	5	House	\$4,360,000	04 Mar 2026
 52 Tower Rd Balwyn North	5	House	\$3,410,000	04 Mar 2026
 3/25 Illawarra Rd Balwyn North	4	Townhouse	\$1,720,000	02 Mar 2026
 2/13 Dight Av Balwyn North	2	Unit	\$1,000,000	28 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 3 Corby St BALWYN NORTH	6	House	\$4,867,000	28 Feb 2026
 4 Mountain View Rd Balwyn North	3	House	\$2,080,000	21 Feb 2026
 20 Aylmer St Balwyn North	5	House	\$2,975,000	21 Feb 2026
 1176 Burke Rd Balwyn North	4	House	\$2,075,000	19 Feb 2026
 8 Oravel St Balwyn North	3	House	\$1,950,000	16 Feb 2026
 350 Doncaster Rd Balwyn North	4	House	\$1,910,000	16 Feb 2026
 306/78 Doncaster Rd Balwyn North	3	Apartment	\$930,000	15 Feb 2026
 142 Hill Rd Balwyn North	5	House	\$2,025,000	11 Feb 2026
 14 Mountain View Rd Balwyn North	3	House	\$2,200,000	11 Feb 2026
 95 Winfield Rd Balwyn North	6	House	\$2,810,000	09 Feb 2026



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 01/05/2026

- 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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