



Balwyn North

Suburb Report



Your connection to property insights



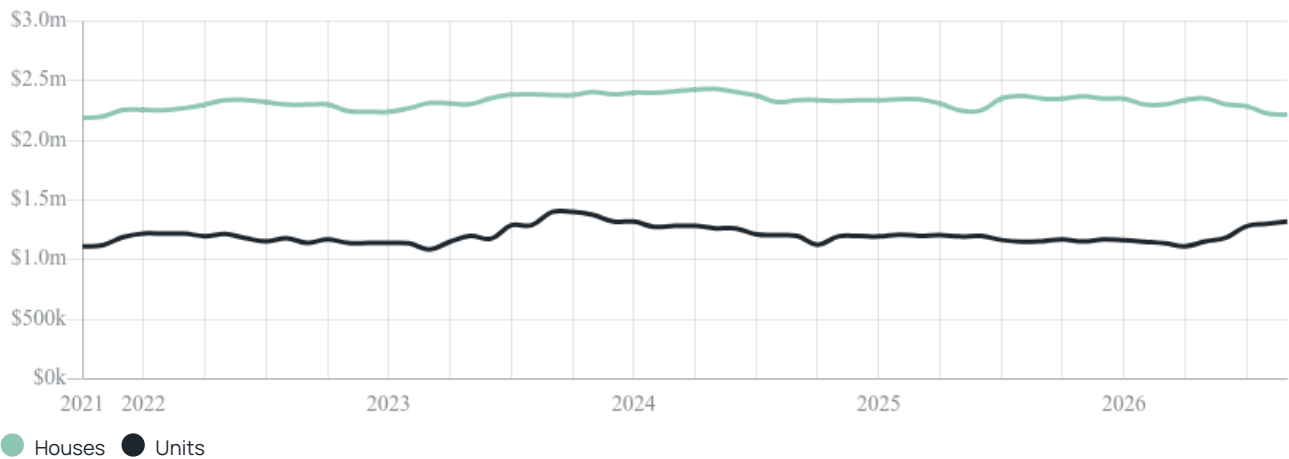
JellisCraig

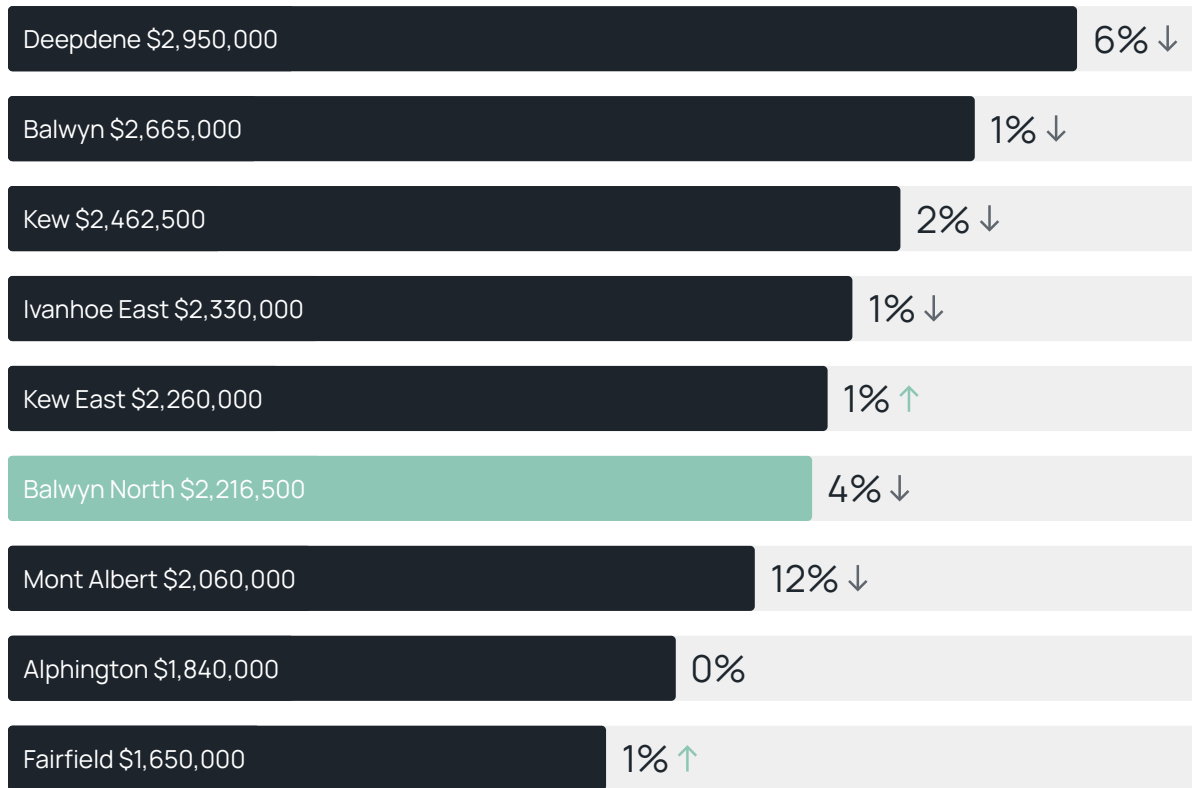
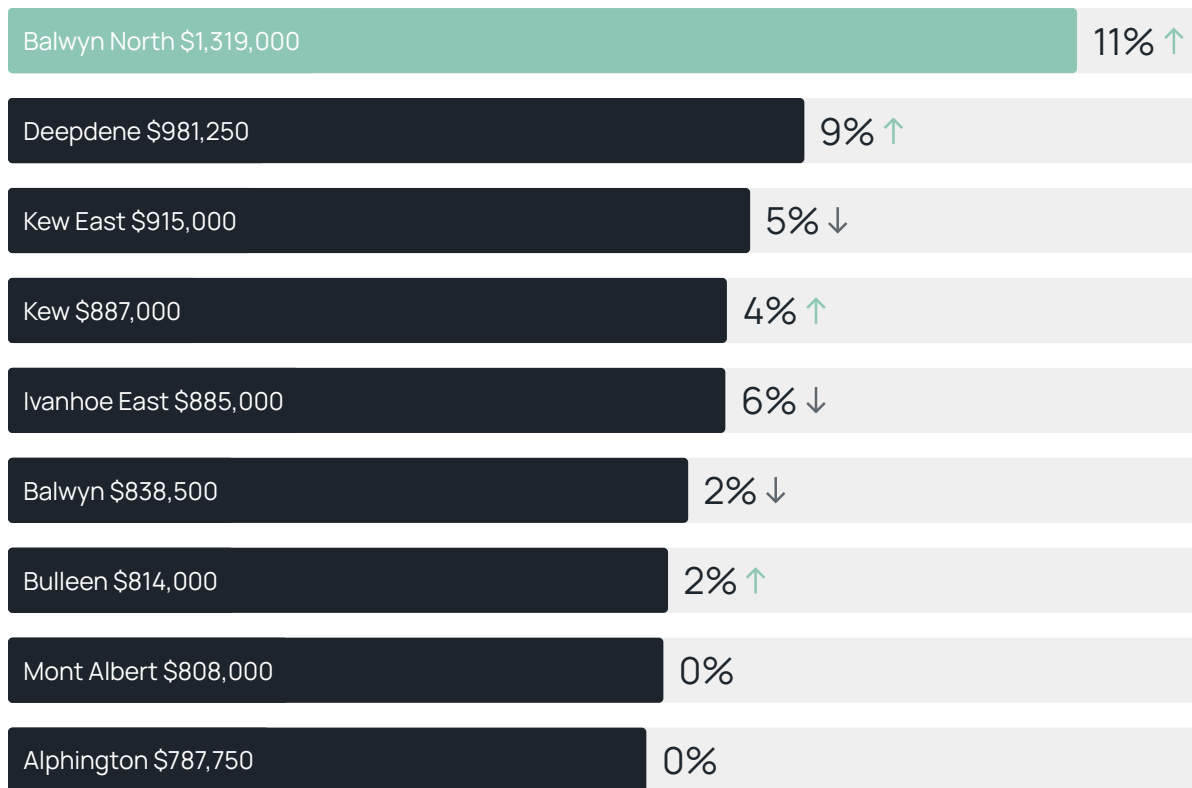
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.22m	-0.38% ↓	\$1.32m	1.46% ↑

Balwyn North monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 41%
● Private 59%

Auction clearance rate⁴

48%

Median days on market⁵

House

Unit

31 days

36 days

Average hold period¹

House

Unit

16.0 years

14.4 years

Dwelling type⁷

● Houses 96% ● Units 4%

Ownership⁷

● Owned outright 47% ● Mortgaged 33% ● Rented 20%

Population⁷

21,302

Population growth⁷

4.39%

Median age⁷

42 years

Median household size⁷

2.9 people

Median asking rent per week¹

House

Unit

\$900

\$720

Rental yield⁸

House

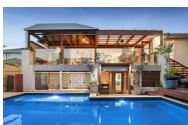
Unit

2.42%

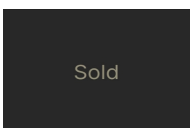
3.57%

Recent Balwyn North sales⁵

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
 2/52 Hatfield Street Balwyn North	3	Unit	Undisclosed	24 Oct 2026
 2/21 Severn Street Balwyn North	2	Villa	\$891,000	24 Oct 2026
 30 Stephens Street Balwyn North	0	Residential_land	\$2,900,000	24 Oct 2026
 11 Moule Avenue Balwyn North	5	House	\$2,300,000	22 Oct 2026
 2 Wandeen Street Balwyn North	3	House	\$1,280,000	21 Oct 2026
 2 Maud Street Balwyn North	4	House	\$1,725,000	20 Oct 2026
 227 Balwyn Road Balwyn North	3	House	\$1,450,000	19 Oct 2026
 4/9 Leicester Street Balwyn North	3	Townhouse	\$910,000	17 Oct 2026
 1/9 Fortuna Avenue Balwyn North	4	Townhouse	\$1,303,000	17 Oct 2026
 41 Winfield Road Balwyn North	3	House	\$1,690,000	13 Oct 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/1078 Burke Road Balwyn North	2	Townhouse	Undisclosed	10 Oct 2026
 38 Clifton Street Balwyn North	3	House	\$1,900,000	08 Oct 2026
 22A Severn Street Balwyn North	4	Townhouse	\$1,550,000	07 Oct 2026
 52 Kawarren Street Balwyn North	4	House	\$1,580,000	05 Oct 2026
 18 Belle Vue Road Balwyn North	4	House	\$2,270,000	03 Oct 2026
 60 Cityview Road Balwyn North	6	House	Undisclosed	02 Oct 2026
 12 Harrington Avenue Balwyn North	3	House	Undisclosed	30 Sep 2026
 1/13 Nicholson Street Balwyn North	3	House	Undisclosed	30 Sep 2026
 124 Hill Road Balwyn North	5	House	Undisclosed	29 Sep 2026
 1/22 Kenny Street Balwyn North	6	House	Undisclosed	28 Sep 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Glenthorn Avenue Balwyn North	5	House	Undisclosed	24 Sep 2026
 5 Burton Street Balwyn North	3	House	\$2,060,000	24 Sep 2026
 100 Longview Road Balwyn North	4	House	Undisclosed	21 Sep 2026
 65 Lansdown Street Balwyn North	2	House	\$1,620,000	20 Sep 2026
 14 Tormey Street Balwyn North	3	House	Undisclosed	19 Sep 2026
 96 Doncaster Road Balwyn North	3	House	\$1,507,500	19 Sep 2026
 10 Hillview Road Balwyn North	3	House	\$1,370,000	19 Sep 2026
 3/15 Walnut Road Balwyn North	4	Townhouse	Undisclosed	18 Sep 2026
 11 Loma Linda Grove Balwyn North	5	House	\$2,930,000	17 Sep 2026
 44 Tannock Street Balwyn North	4	House	Undisclosed	17 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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