



Balwyn North

Suburb Report



Your connection to property insights



JellisCraig

BALWYN NORTH SUBURB REPORT

Median house price¹

Median

\$2.23m

Quarterly price change

-2.41% ↓

Median unit price¹

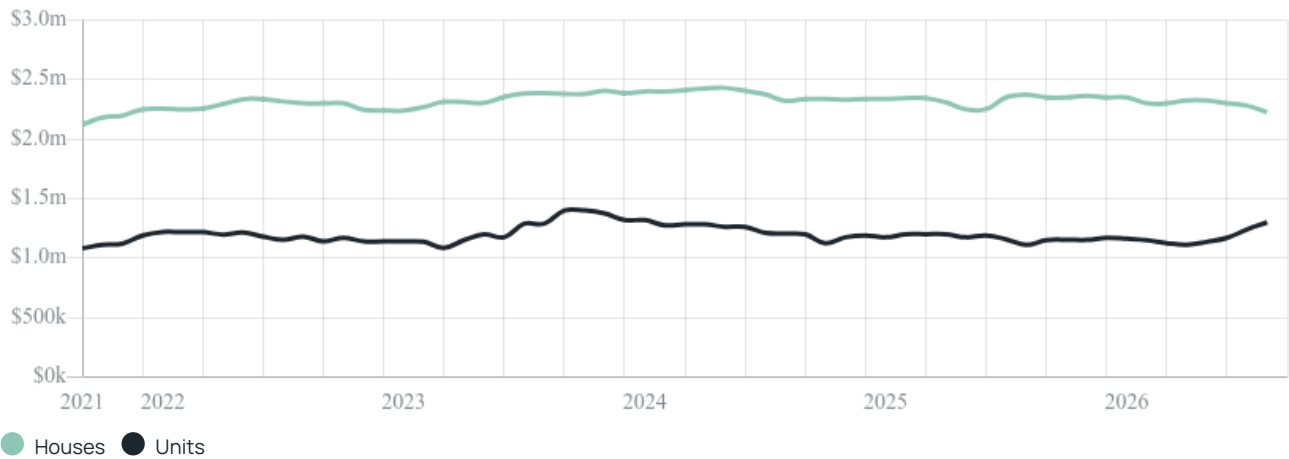
Median

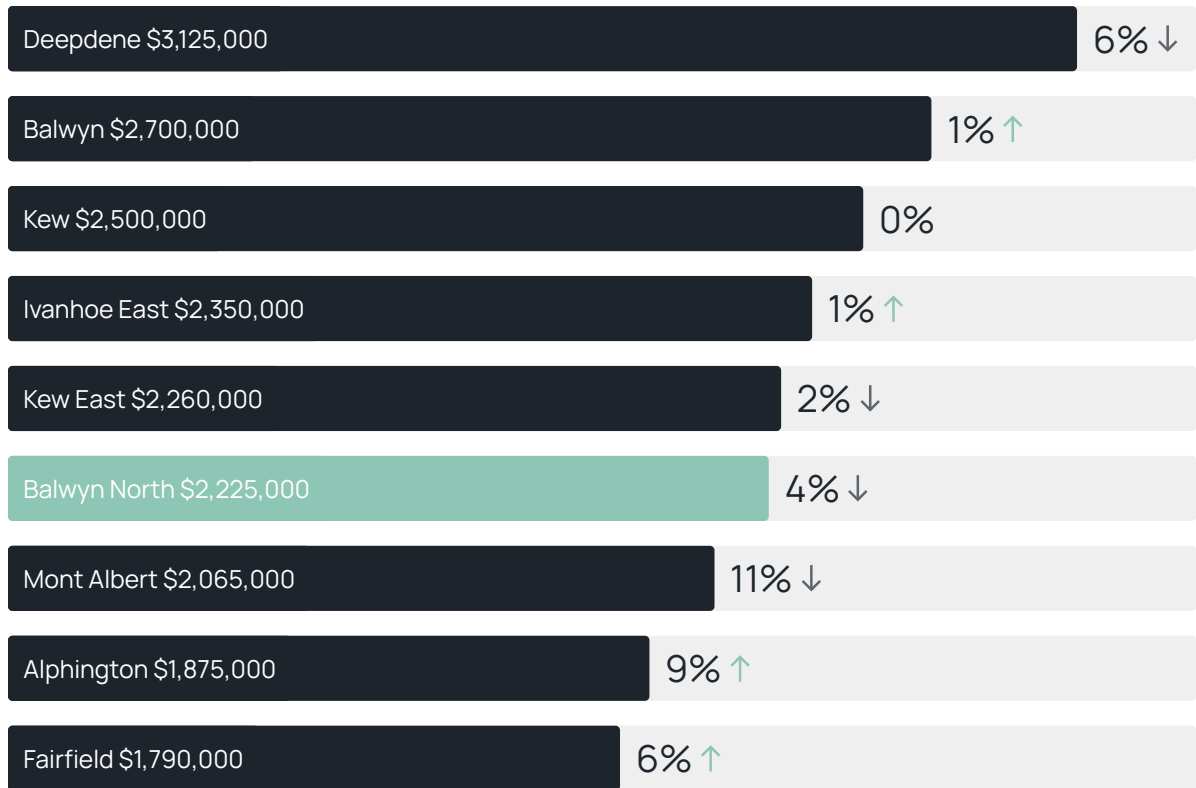
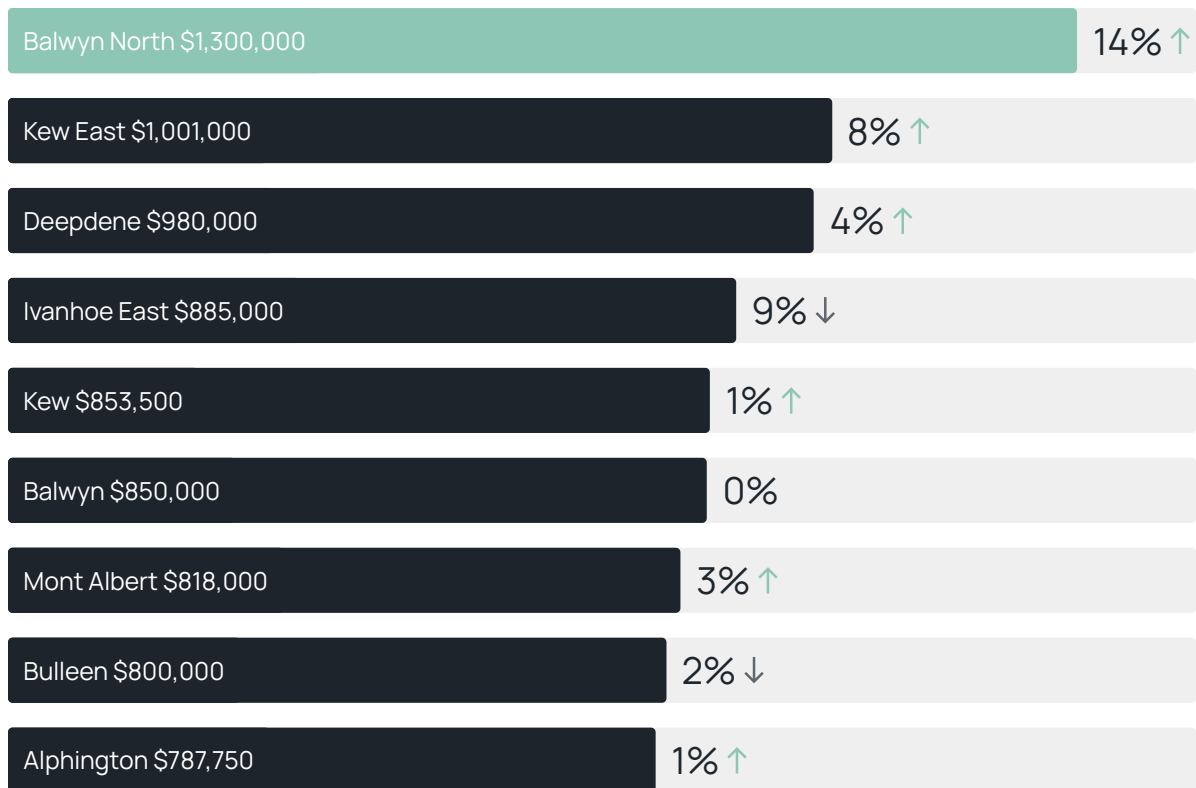
\$1.30m

Quarterly price change

4.84% ↑

Balwyn North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 42%
● Private 58%

Auction clearance rate³

43.55%

Median days on market³

House

Unit

31 days

36 days

Jellis Craig average inspection attendance per listing⁴

33 groups

Average hold period¹

House

Unit

15.5 years

14.5 years

Dwelling type⁵

● Houses 96% ● Units 4%

Ownership⁵

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

Population⁵

21,302

Median asking rent per week¹

Unit

\$900

\$720

Population growth⁵

4.39%

Rental yield¹

House

Unit

2.38%

3.63%

Median age⁵

42 years

Median household size⁵

2.9 people

Recent Balwyn North sales²

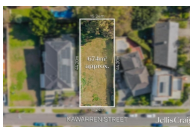
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/13 Nicholson Street Balwyn North	3	House	Undisclosed	30 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
 11 Lloyd Street Balwyn North	5	House	Undisclosed	17 Sep 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/22 Severn Street Balwyn North	4	House	Undisclosed	17 Sep 2026
 49 Lansdown Street Balwyn North	3	House	Undisclosed	16 Sep 2026
 43 Yeneda Street Balwyn North	3	House	Undisclosed	12 Sep 2026
 33 Sweyn Street Balwyn North	6	House	Undisclosed	12 Sep 2026
 1/4 Maylands Avenue Balwyn North	2	Unit	Undisclosed	12 Sep 2026
 15 Fortuna Avenue Balwyn North	4	House	Undisclosed	12 Sep 2026
 1/2 Clifton Street Balwyn North	4	Townhouse	\$1,180,000	07 Sep 2026
 35 Tannock Street Balwyn North	4	House	\$1,740,000	05 Sep 2026
 15 Rookwood Street Balwyn North	5	House	Undisclosed	05 Sep 2026
 16 Bulleen Road Balwyn North	3	House	Undisclosed	05 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 19 Bon Vue Road Balwyn North	4	House	\$1,850,000	04 Sep 2026
 1 Albury Road Balwyn North	3	House	Undisclosed	29 Aug 2026
 1/73 Winfield Road Balwyn North	4	Townhouse	Undisclosed	27 Aug 2026
 2 Almond Street Balwyn North	2	House	Undisclosed	27 Aug 2026
 13A Hatfield Street Balwyn North	3	House	\$1,600,000	27 Aug 2026
 36 Kawarren Street Balwyn North	0	Residential_land	\$1,380,000	27 Aug 2026
 98 Cityview Road Balwyn North	5	House	Undisclosed	26 Aug 2026
 83 Clifton Street Balwyn North	4	House	\$1,458,000	25 Aug 2026
 12 Kyora Parade Balwyn North	5	House	Undisclosed	15 Aug 2026
 4 Bon Vue Road Balwyn North	6	House	Undisclosed	15 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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