



Balwyn North

Suburb Report



Your connection to property insights



JellisCraig

BALWYN NORTH SUBURB REPORT

Median house price¹

Median

\$2.29m

Quarterly price change

-0.49% ↓

Median unit price¹

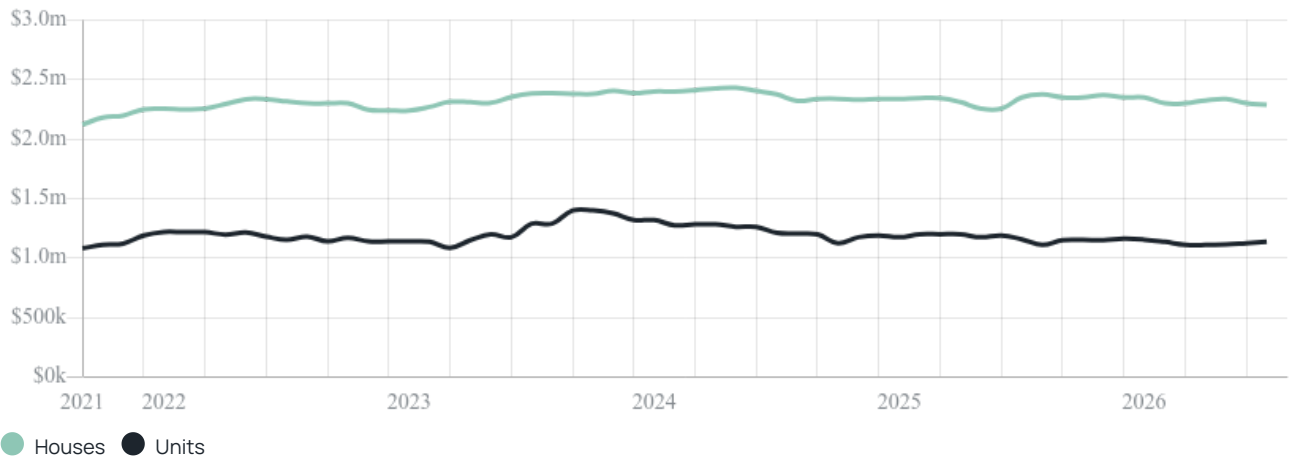
Median

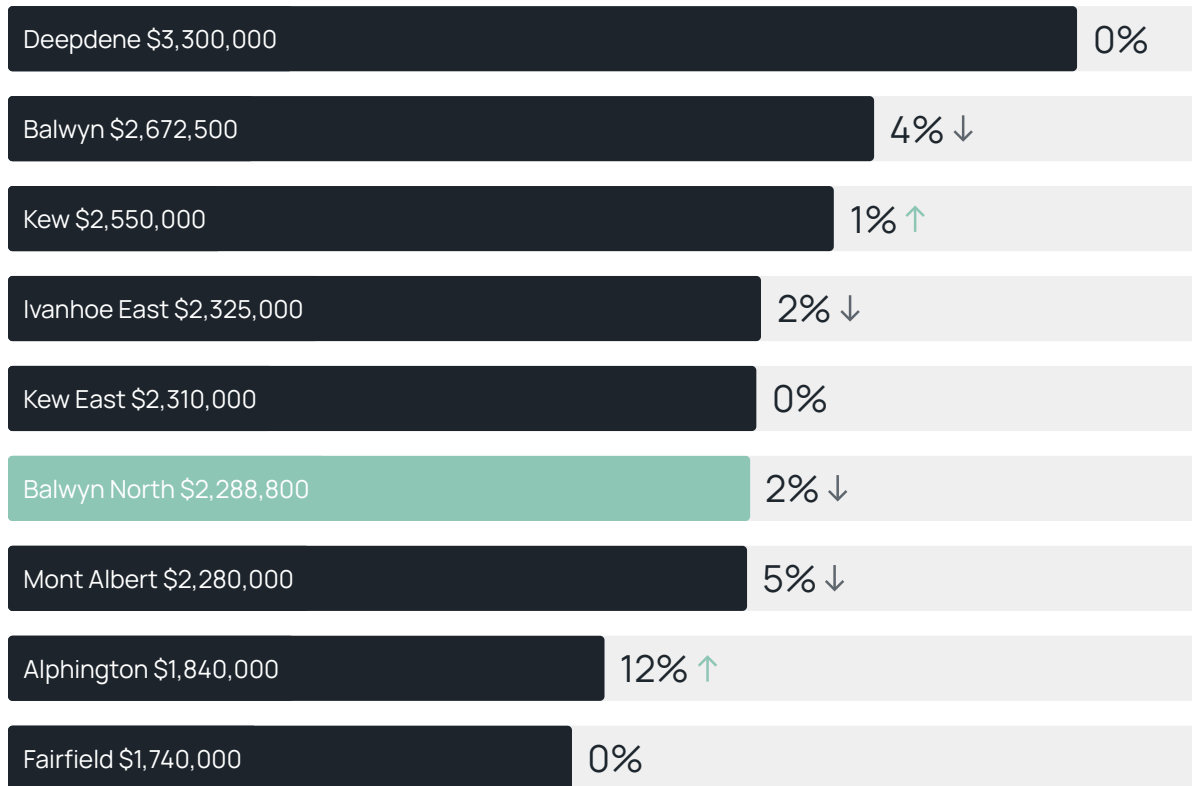
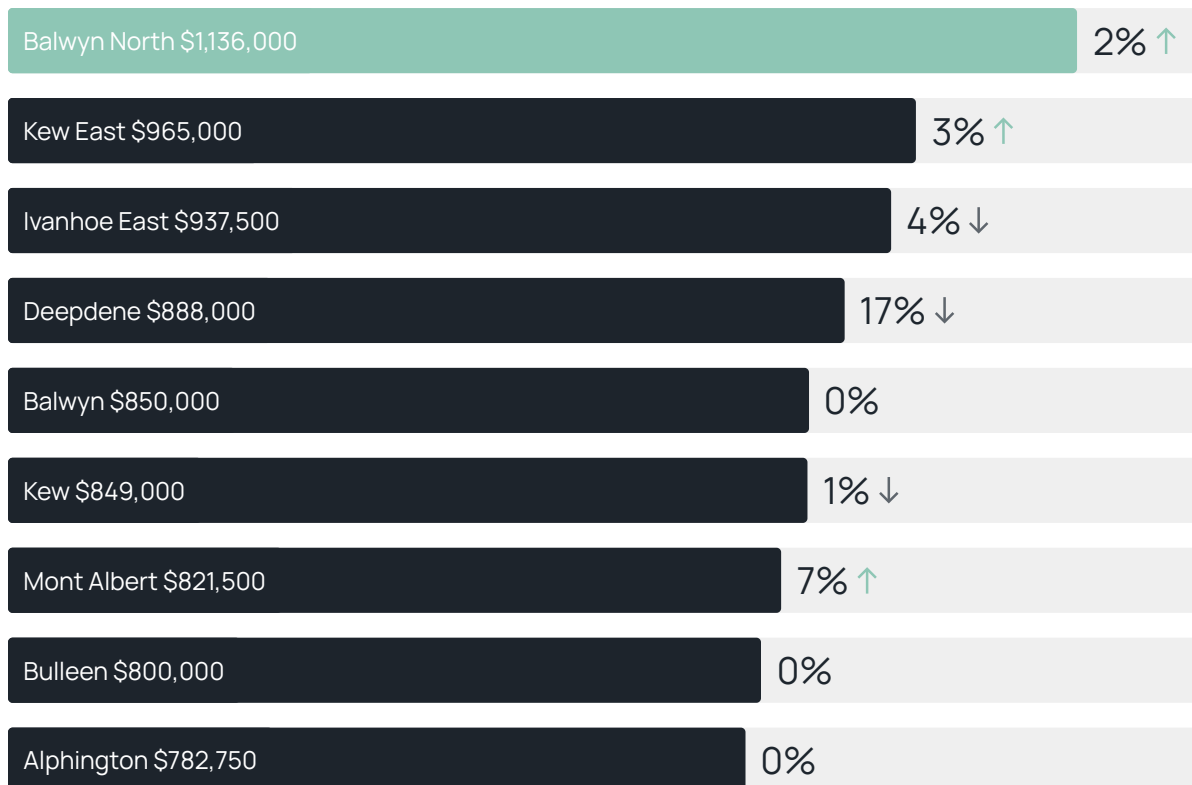
\$1.14m

Quarterly price change

0.93% ↑

Balwyn North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

38.75%

Median days on market³

House

Unit

30 days

31 days

Jellis Craig average inspection attendance per listing⁴

34 groups

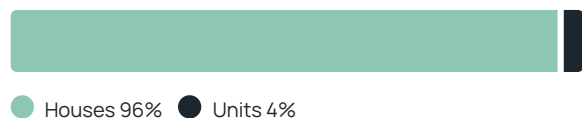
Average hold period¹

House

Unit

15.1 years

14.1 years

Dwelling type⁵Population⁵

21,302

Ownership⁵Median asking rent per week¹

Unit

\$905

\$720

Population growth⁵

4.39%

Rental yield¹

House

Unit

2.38%

3.59%

Median age⁵

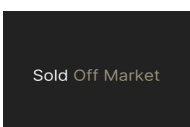
42 years

Median household size⁵

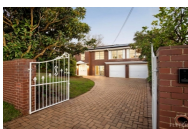
2.9 people

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 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
 36 Kawarren Street Balwyn North	0	Residential_land	\$1,380,000	27 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
 Sold Off Market 1 Thea Avenue Balwyn North	4	House	\$1,565,000	15 Aug 2026
 1 Panoramic Road Balwyn North	5	House	Undisclosed	09 Aug 2026
 10 Viewhill Road Balwyn North	5	House	Undisclosed	09 Aug 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/5 Ajana Street Balwyn North	3	House	Undisclosed	09 Aug 2026
 18 Carrington Street Balwyn North	5	House	Undisclosed	08 Aug 2026
 78 Viewhill Road Balwyn North	4	House	Undisclosed	08 Aug 2026
 26 Bolinda Road Balwyn North	3	House	Undisclosed	08 Aug 2026
 55 The Boulevard Balwyn North	4	House	Undisclosed	08 Aug 2026
 32 Cumberland Avenue Balwyn North	5	House	Undisclosed	07 Aug 2026
 10A The Nook Balwyn North	4	House	Undisclosed	07 Aug 2026
 22 Millicent Avenue Balwyn North	5	House	Undisclosed	07 Aug 2026
 5 Wild Life Parade Balwyn North	5	House	Undisclosed	06 Aug 2026
 2/59 Bulleen Road Balwyn North	3	Townhouse	Undisclosed	06 Aug 2026

BALWYN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 125 Maud Street Balwyn North	4	House	Undisclosed	06 Aug 2026
 19 Cascade Street Balwyn North	4	House	\$1,750,000	03 Aug 2026
 10 Gama Street Balwyn North	3	House	Undisclosed	01 Aug 2026
 1 Mary Street Balwyn North	5	House	Undisclosed	31 Jul 2026
 102/1116 Burke Road Balwyn North	2	House	\$500,000	30 Jul 2026
 5 Saturn Street Balwyn North	4	House	Undisclosed	30 Jul 2026
 59 Dempster Avenue Balwyn North	5	House	Undisclosed	28 Jul 2026
 12 Jolie Vue Road Balwyn North	3	House	Undisclosed	27 Jul 2026
 25 Riverview Road Balwyn North	4	House	\$2,280,000	24 Jul 2026
 26 Moule Avenue Balwyn North	3	Townhouse	Undisclosed	24 Jul 2026



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 01/09/2026

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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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