

# JellisCraig

BALWYN

# Suburb Report

Know your neighbourhood.



BALWYN SUBURB REPORT

Median House Price\*

Median

\$2.86m

Quarterly Price Change

-0.96% ↓

Median Unit Price\*

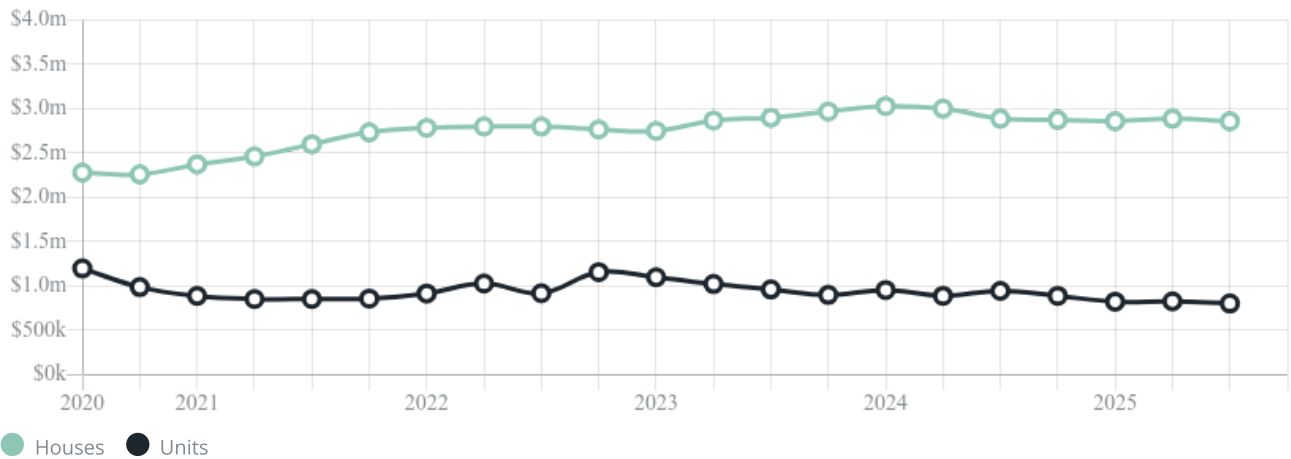
Median

\$805k

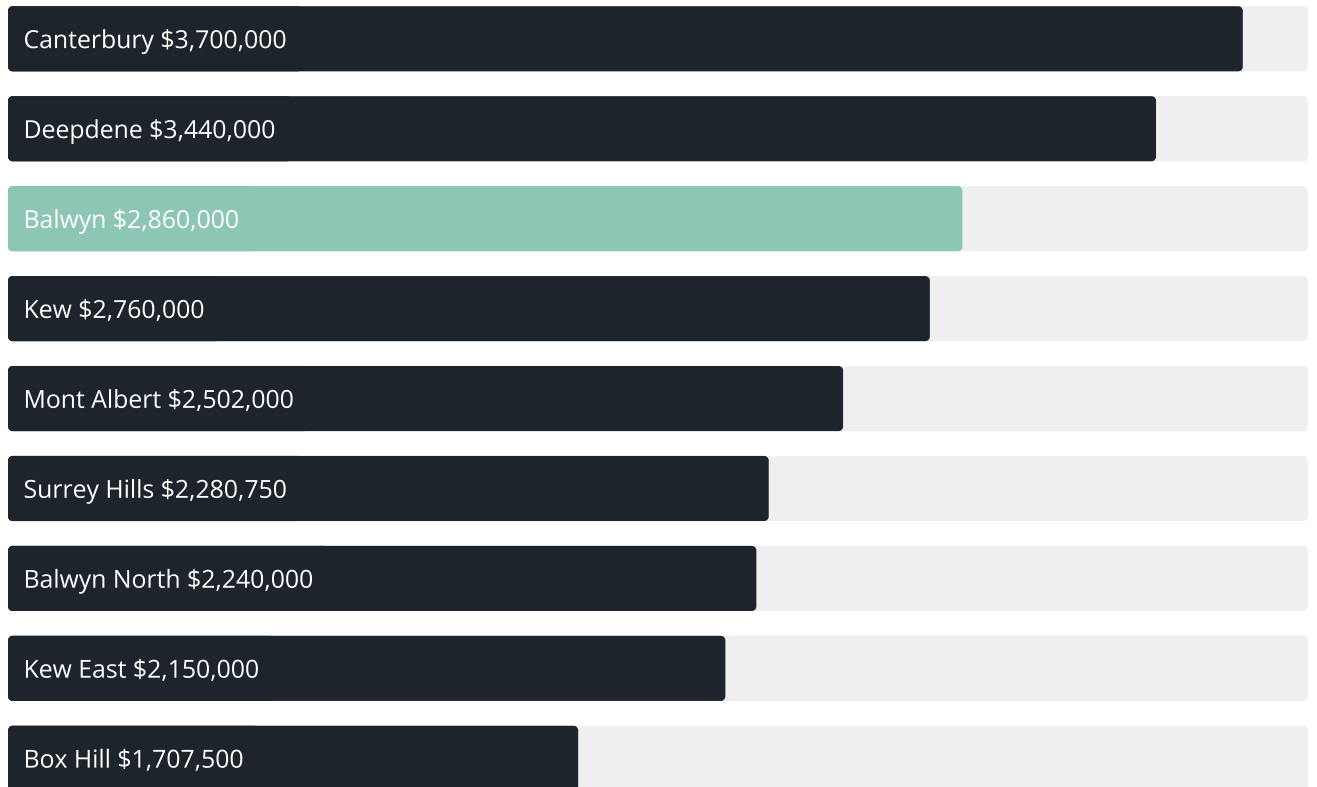
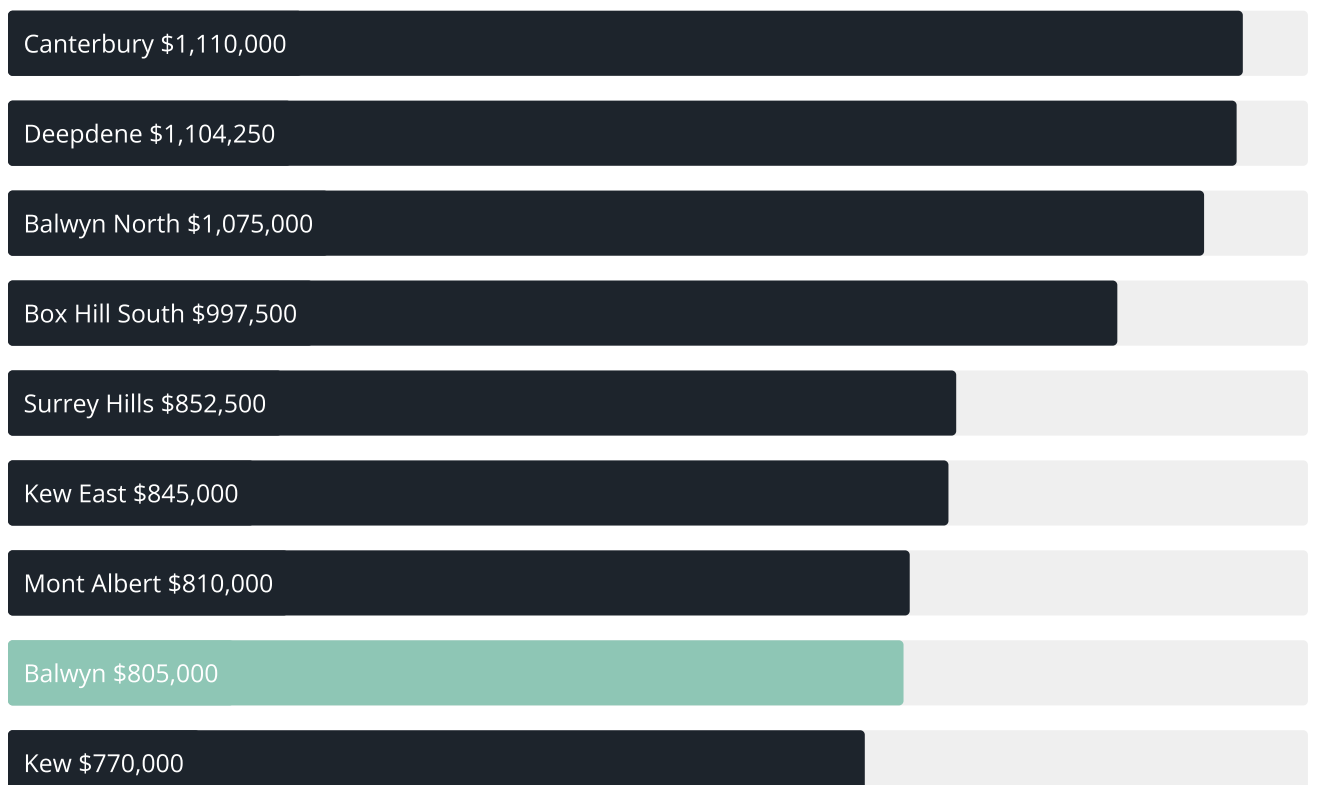
Quarterly Price Change

-2.77% ↓

Quarterly Price Change\*



## BALWYN SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BALWYN SUBURB REPORT

## Sale Method\*



● Auction 71%  
● Private 29%

## Auction Clearance Rate\*

69.44%

## Median Days on Market^

28 days

## Average Hold Period\*

7.0 years

## Dwelling Type^



● Houses 59% ● Units 41%

## Ownership^



● Owned Outright 46% ● Mortgaged 30% ● Rented 24%

## Population^

13,495

## Median Asking Rent per week\*

\$950

## Population Growth^

1.37%

## Rental Yield\*

1.79%

## Median Age^











43 years

## Median Household Size^











2.6 people

## BALWYN SUBURB REPORT






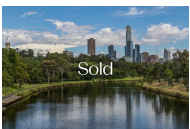


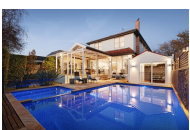

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/1 Bevan St Balwyn	2	Unit	\$595,000	29 Nov 2025
 8 Birdwood St Balwyn	3	House	\$1,760,000	29 Nov 2025
 51 Talbot Av Balwyn	4	House	\$2,888,000	22 Nov 2025
 2/17 Belgrove Av Balwyn	2	Unit	\$936,000	22 Nov 2025
 14 Ellen St Balwyn	5	House	\$2,205,000	15 Nov 2025
 2/5 Madang Av Balwyn	2	Unit	\$982,000	15 Nov 2025
 5/232-234 Belmore Rd Balwyn	2	Unit	\$880,000	11 Nov 2025
 1/362 Belmore Rd BALWYN	2	Townhouse	\$770,000	08 Nov 2025
 14 Kinsale Cr Balwyn	5	House	\$2,810,000	01 Nov 2025
 16 Head St Balwyn	3	House	\$1,560,000	29 Oct 2025

## BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/30 Cremorne St Balwyn	3	Unit	\$1,420,000	27 Oct 2025
 30 Burroughs Rd Balwyn	4	House	\$2,230,000	25 Oct 2025
 43 Elliott Av Balwyn	2	House	\$2,180,800	23 Oct 2025
 17 Ellen St Balwyn	6	House	\$6,700,000	20 Oct 2025
 1/12 King St Balwyn	3	Townhouse	\$1,645,000	18 Oct 2025
 4 Caravan St Balwyn	3	House	\$1,620,000	16 Oct 2025
 124 Yarrbat Av Balwyn	5	House	\$4,500,000	15 Oct 2025
 6 Ian St Balwyn	4	House	\$2,700,000	13 Oct 2025
 1/29 Weir St Balwyn	2	Apartment	\$605,000	03 Oct 2025
 7 Nott St Balwyn	4	House	\$3,350,000	03 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 128/188 Whitehorse Rd Balwyn	2	Apartment	\$545,000	02 Oct 2025
 23 Clapham St Balwyn	4	House	\$2,100,000	01 Oct 2025
 15/8 Parring Rd Balwyn	2	Unit	\$790,000	01 Oct 2025
 3/4 Bruce St Balwyn	4	Townhouse	\$2,120,000	30 Sep 2025
 2/32 Northcote Av Balwyn	2	Villa	\$819,000	30 Sep 2025
 105/340 Whitehorse Rd Balwyn	1	Apartment	\$380,000	29 Sep 2025
 106/201 Whitehorse Rd Balwyn	2	Apartment	\$767,000	25 Sep 2025
 5/55 Yerrin St Balwyn	3	Townhouse	\$1,700,000	23 Sep 2025
 32 Nungerner St Balwyn	5	House	\$4,075,000	21 Sep 2025
 5/4 Kireep Rd Balwyn	3	Townhouse	\$1,030,000	20 Sep 2025



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[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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