



Balwyn

Suburb Report



Your connection to property insights



JellisCraig

BALWYN SUBURB REPORT

Median house price¹

Median

\$2.70m

Quarterly price change

-4.79% ↓

Median unit price¹

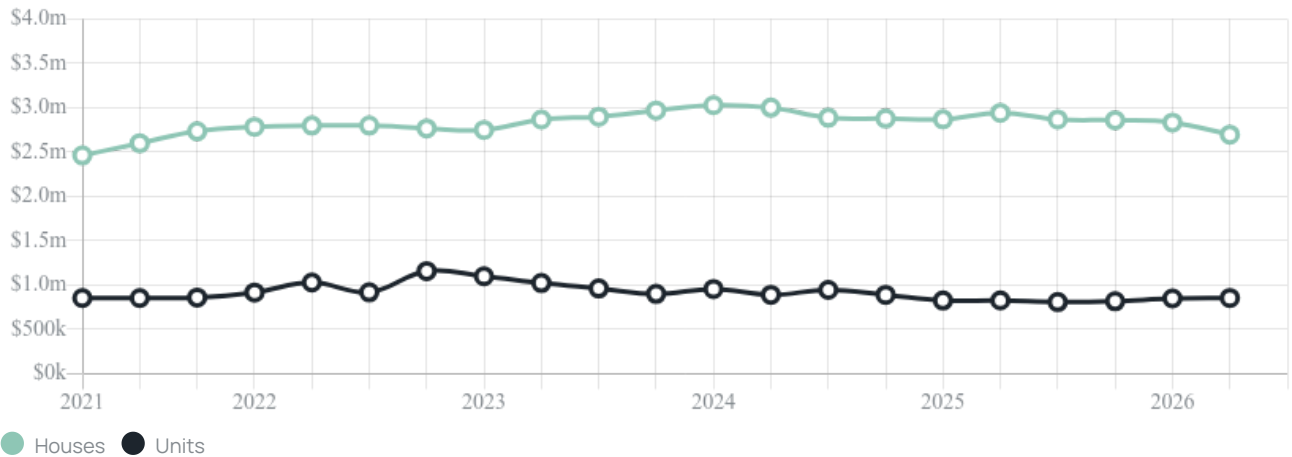
Median

\$856k

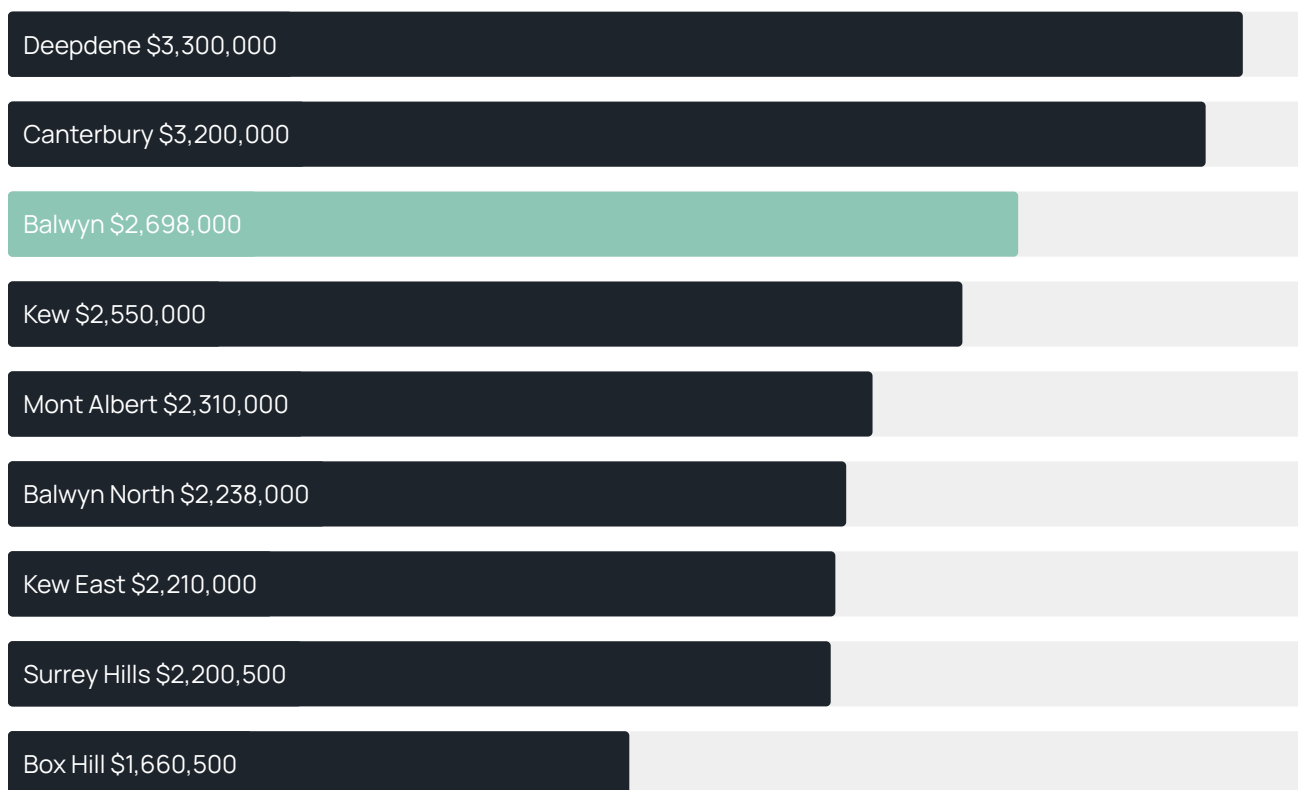
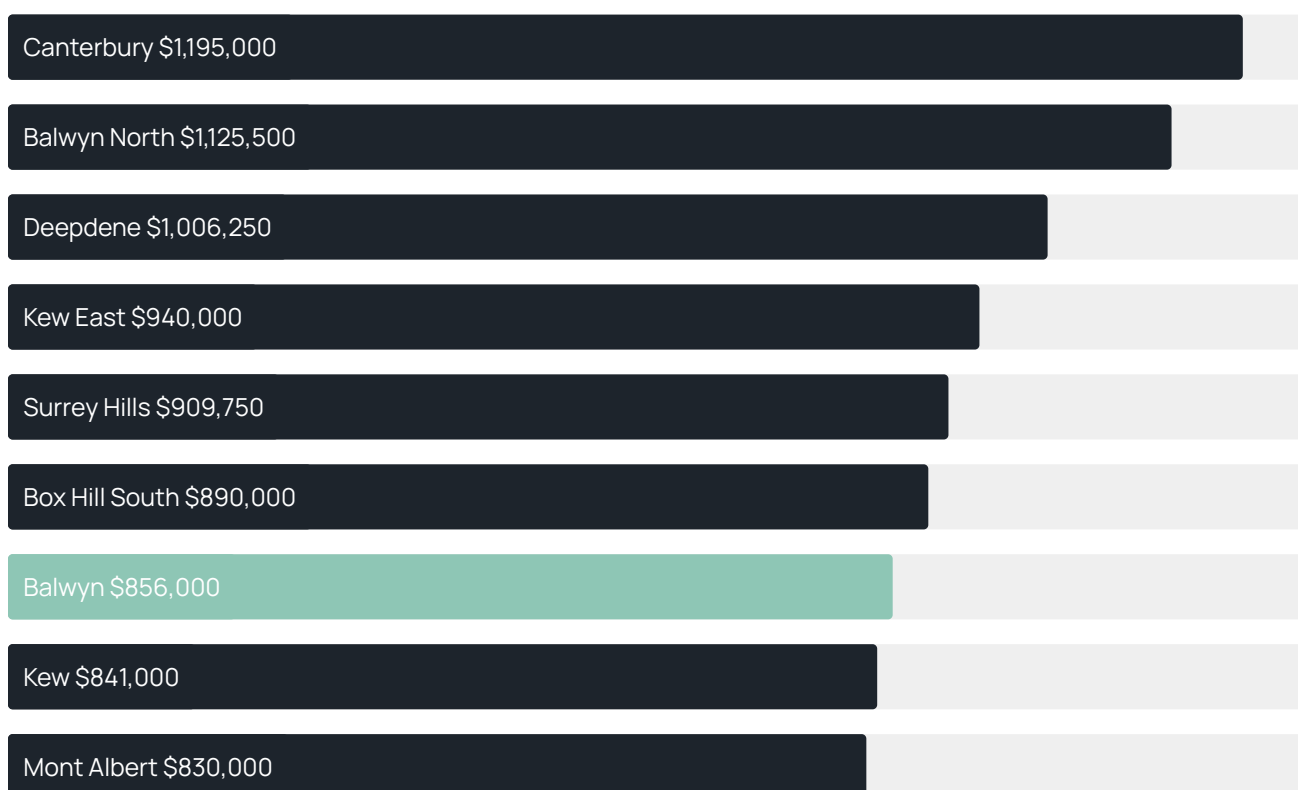
Quarterly price change

0.70% ↑

Quarterly price change¹



BALWYN SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 66%
● Private 34%

Auction clearance rate³

57.45%Median days on market³

26 daysJellis Craig average inspection attendance per listing⁴

26 groupsAverage hold period¹

7.0 yearsDwelling type⁵

● Houses 59% ● Units 41%

Ownership⁵

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

Population⁵

13,495Median asking rent¹

\$1,000 per weekPopulation growth⁵

1.37%Rental yield¹

1.79%Median age⁵

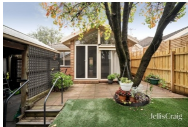
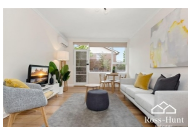
43 yearsMedian household size⁵

2.6 people

BALWYN SUBURB REPORT

Recent Balwyn sales

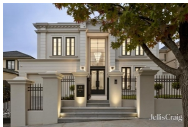
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/6 Westminster St Balwyn	2	Unit	\$972,500	29 Jul 2026
 2/27 Weir St Balwyn	2	Unit	\$650,000	01 Jul 2026
 4/95 Balwyn Rd Balwyn	2	Unit	\$850,000	20 Jun 2026
 7/11 Yonga Rd Balwyn	2	Apartment	\$648,000	13 Jun 2026
 14 Kalimna St Balwyn	3	House	\$2,423,000	03 Jun 2026
 1/2a Kireep Rd Balwyn	1	Flat/Unit/Apartment	\$369,000	02 Jun 2026
 14 Monash Av Balwyn	3	House	\$2,580,000	30 May 2026
 2/91 Balwyn Rd Balwyn	3	Unit	\$1,550,000	27 May 2026
 1/36 Jurang St Balwyn	2	Apartment	\$611,000	23 May 2026
 33 Talbot Av Balwyn	3	House	\$460,000	21 May 2026

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/14 Mangan St Balwyn	4	House	\$1,650,000	20 May 2026
 176 Whitehorse Rd Balwyn	3	House	\$1,475,000	16 May 2026
 3/12 Boston Rd Balwyn	3	Unit	\$1,189,000	16 May 2026
 1/9 Yerrin St Balwyn	3	Townhouse	\$1,730,000	15 May 2026
 5/11 Yarrbat Av Balwyn	3	Townhouse	\$1,500,000	15 May 2026
 344 Whitehorse Rd Balwyn	4	Land	\$1,750,000	15 May 2026
 7/2 Erne St Balwyn	3	Apartment	\$1,139,000	15 May 2026
 2/25 Talbot Av Balwyn	3	Townhouse	\$1,700,000	09 May 2026
 2/3 Birtles St BALWYN	2	Apartment	\$656,000	09 May 2026
 12 Kinsale Cr BALWYN	5	House	\$3,160,000	09 May 2026

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Wills St Balwyn	4	House	\$3,750,000	09 May 2026
 3/101 Strabane Av Balwyn	3	Unit	\$1,170,000	09 May 2026
 79 Yerrin St Balwyn	5	House	\$4,093,000	09 May 2026
 16/19 Kireep Rd Balwyn	2	Apartment	\$580,000	08 May 2026
 14 Henley St Balwyn	5	House	\$6,318,000	06 May 2026
 108/487 Whitehorse Rd Balwyn	2	Apartment	\$960,000	05 May 2026
 104/29 Belgrove Av Balwyn	2	Apartment	\$656,000	01 May 2026
 1/2 Head St Balwyn	3	Townhouse	\$1,250,000	18 Apr 2026
 1/39 Stroud St Balwyn	4	House	\$1,250,000	11 Apr 2026
 10 Kenilworth St Balwyn	3	House	\$550,000	08 Apr 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 01/08/2026

- 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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