



Balwyn

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

BALWYN SUBURB REPORT

Median house price<sup>1</sup>

Median  
\$2.86m

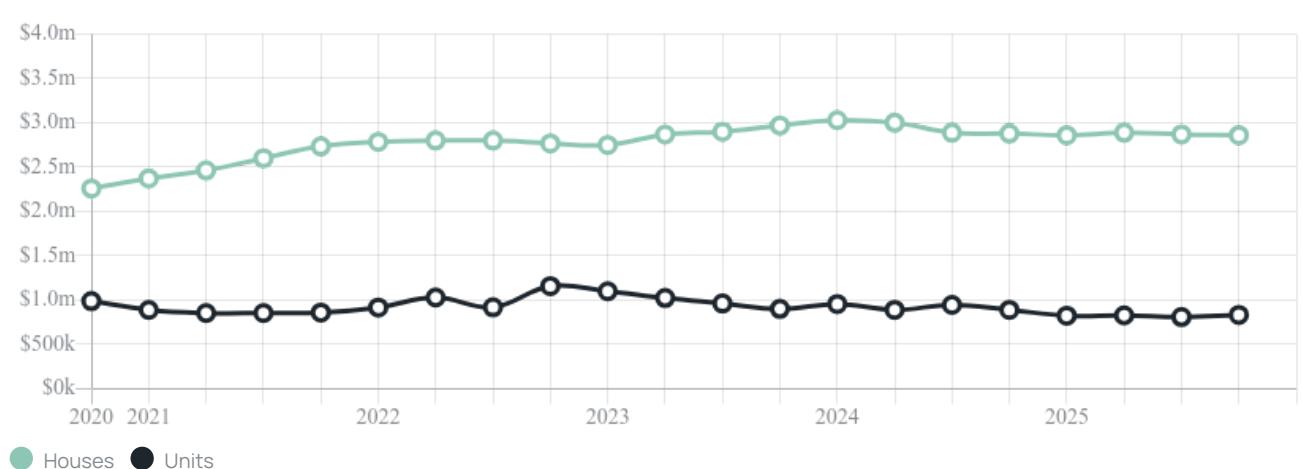
Quarterly price change  
-0.30% ↓

Median unit price<sup>1</sup>

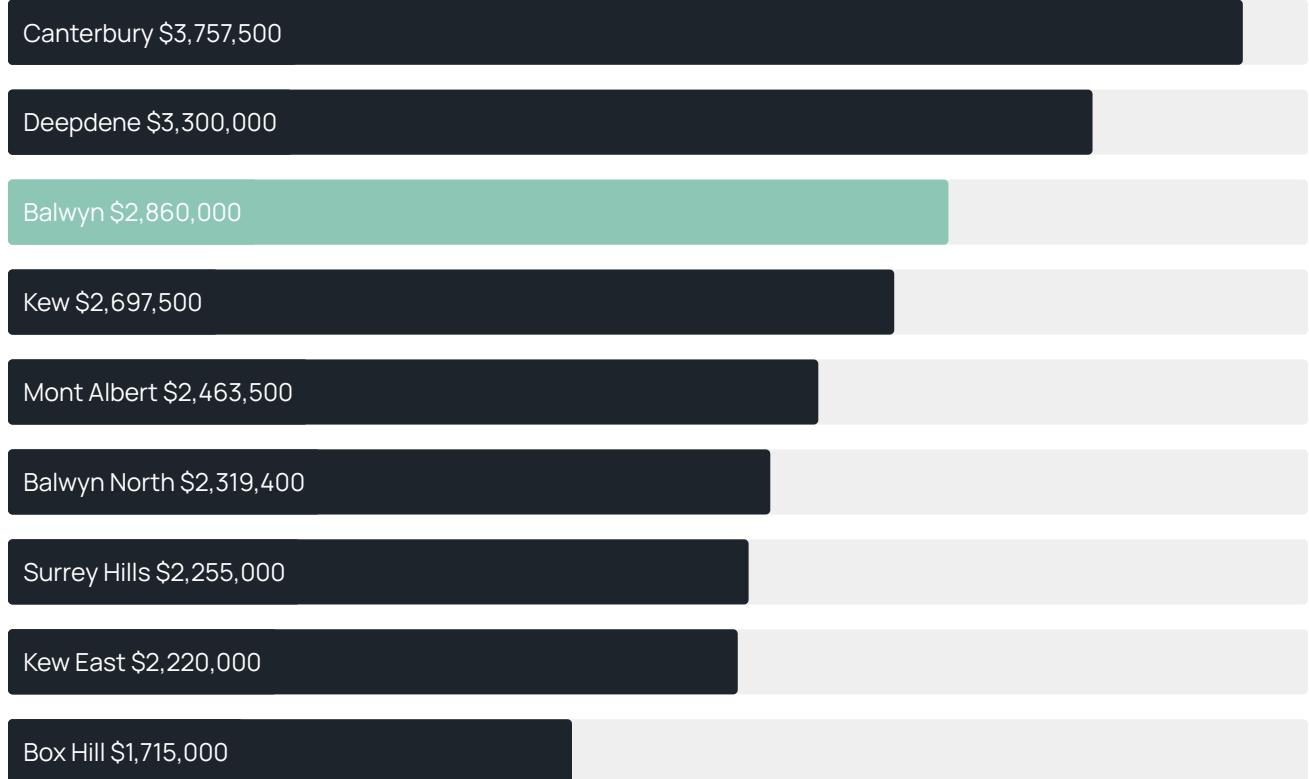
Median  
\$834k

Quarterly price change  
2.93% ↑

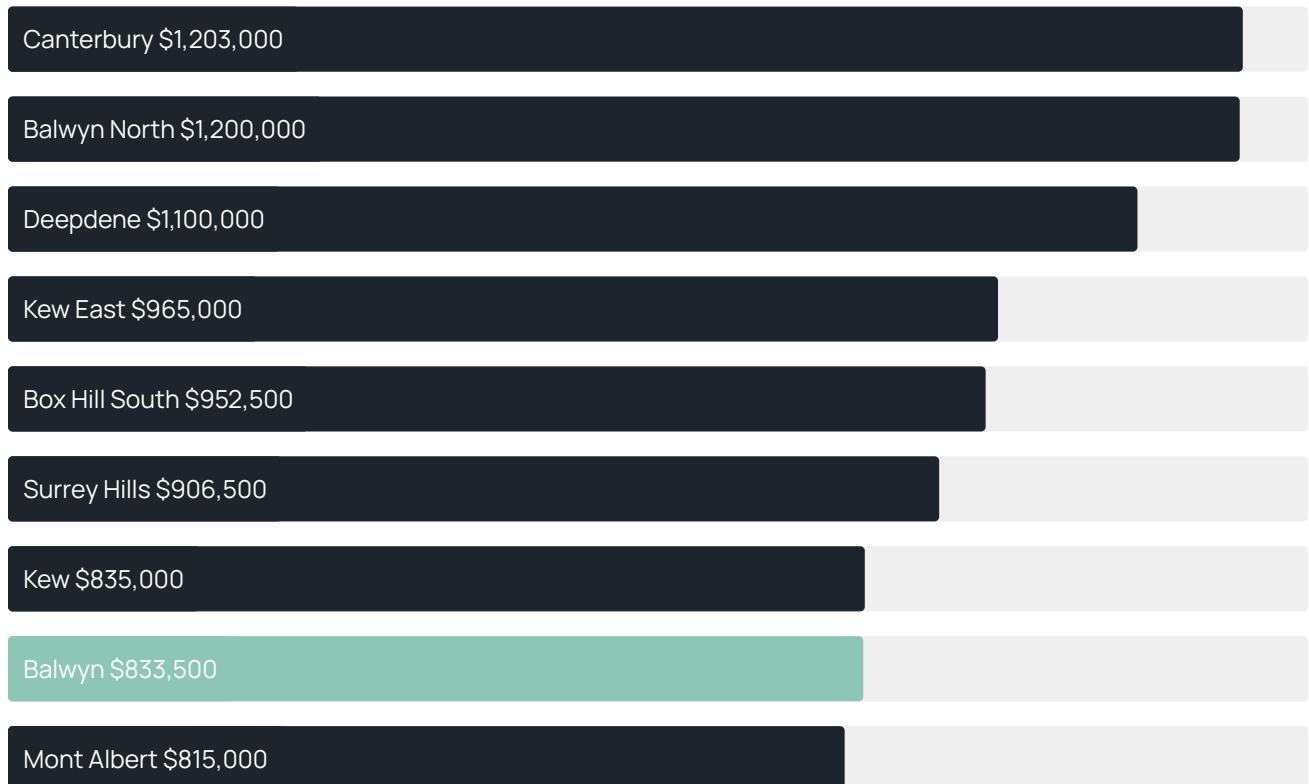
Quarterly price change<sup>1</sup>



## Median house price<sup>1</sup>



## Median unit price<sup>1</sup>



# Sales Snapshot

BALWYN SUBURB REPORT

## Sale method<sup>2</sup>



## Auction clearance rate<sup>3</sup>

64.29%

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## Median days on market<sup>3</sup>

37 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

37 groups

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## Average hold period<sup>1</sup>

7.0 years

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# Insights

## Dwelling type<sup>5</sup>



## Population<sup>5</sup>

13,495

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## Population growth<sup>5</sup>

1.37%

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## Median age<sup>5</sup>

43 years

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## Ownership<sup>5</sup>



## Median asking rent<sup>1</sup>

\$983 per week

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## Rental yield<sup>1</sup>

1.79%

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## Median household size<sup>5</sup>

2.6 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 11/47 Yerrin St Balwyn	2	Apartment	\$560,000	27 Jan 2026
 3/2 Raynes St BALWYN	2	House	\$665,000	20 Jan 2026
 G04/188 Whitehorse Rd Balwyn	1	Apartment	\$400,000	19 Jan 2026
 1/21 Weir St Balwyn	3	Townhouse	\$1,755,000	29 Dec 2025
 1/43 Yerrin St Balwyn	3	Unit	\$1,670,000	17 Dec 2025
 1/268 Belmore Rd Balwyn	4	Flat/Unit/Apartment	\$2,380,000	15 Dec 2025
 1/28 Northcote Av Balwyn	2	Unit	\$850,000	13 Dec 2025
 5/16 Brenbeal St Balwyn	3	Townhouse	\$1,108,000	13 Dec 2025
 1/10 King St Balwyn	2	Strata Unit/Flat	\$500,000	11 Dec 2025
 4/1 Brenbeal St Balwyn	2	Unit	\$815,000	06 Dec 2025

# Sold Properties

## BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/23 Weir St Balwyn	2	Unit	\$903,000	06 Dec 2025
 1/135 Gordon St Balwyn	2	Flat/Unit/Apartment	\$1,260,000	06 Dec 2025
 2/6 Westminster St Balwyn	2	Unit	\$920,000	05 Dec 2025
 35 Winmalee Rd Balwyn	4	House	\$2,700,000	04 Dec 2025
 232/188 Whitehorse Rd Balwyn	1	Apartment	\$395,000	01 Dec 2025
 2/1 Bevan St Balwyn	2	Unit	\$595,000	29 Nov 2025
 8 Birdwood St Balwyn	3	House	\$1,760,000	29 Nov 2025
 1/28 Power St Balwyn	3	Townhouse	\$1,580,000	29 Nov 2025
 203/188 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$540,000	24 Nov 2025
 1/21 Freeman St Balwyn	3	Flat/Unit/Apartment	\$1,108,000	24 Nov 2025

# Sold Properties

## BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 316 Belmore Rd Balwyn	4	House	\$1,935,000	23 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
 2/31 Northcote Av Balwyn	3	Unit	\$1,330,000	21 Nov 2025
 31 Jurang St Balwyn	3	House	\$2,900,000	21 Nov 2025
 14 Elliott Av Balwyn	5	House	\$5,500,000	20 Nov 2025
 4/100 Balwyn Rd BALWYN	2	Apartment	\$500,000	19 Nov 2025
 6/55 Yarrbat Av Balwyn	3	Unit	\$806,800	18 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



**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.

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Data is current as of PDF generation date 01/02/2026

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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