



Balwyn

# Suburb Report



Your connection to property insights



JellisCraig

BALWYN SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.86m

Quarterly price change

-0.30% ↓

Median unit price<sup>1</sup>

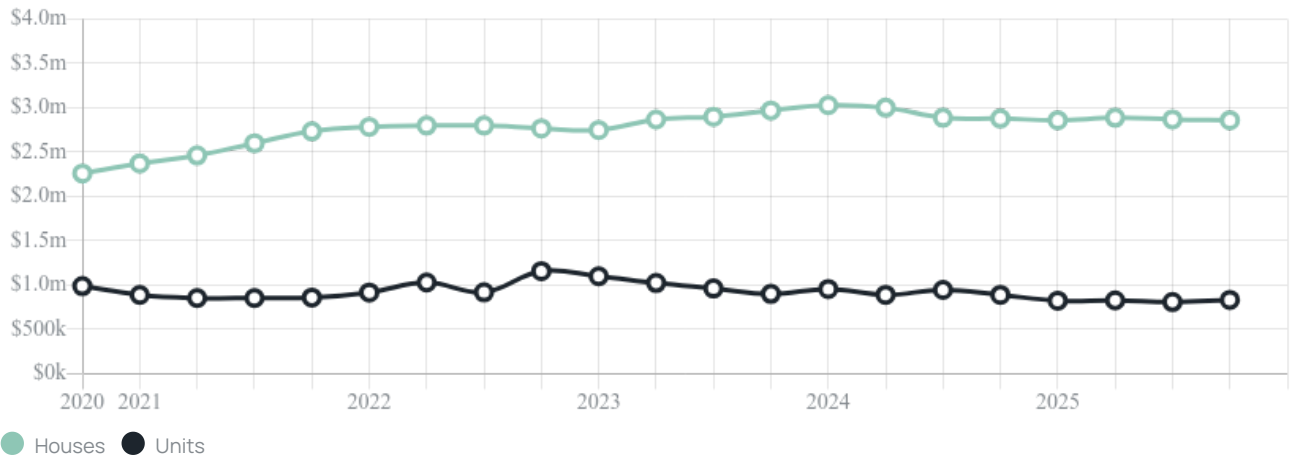
Median

\$834k

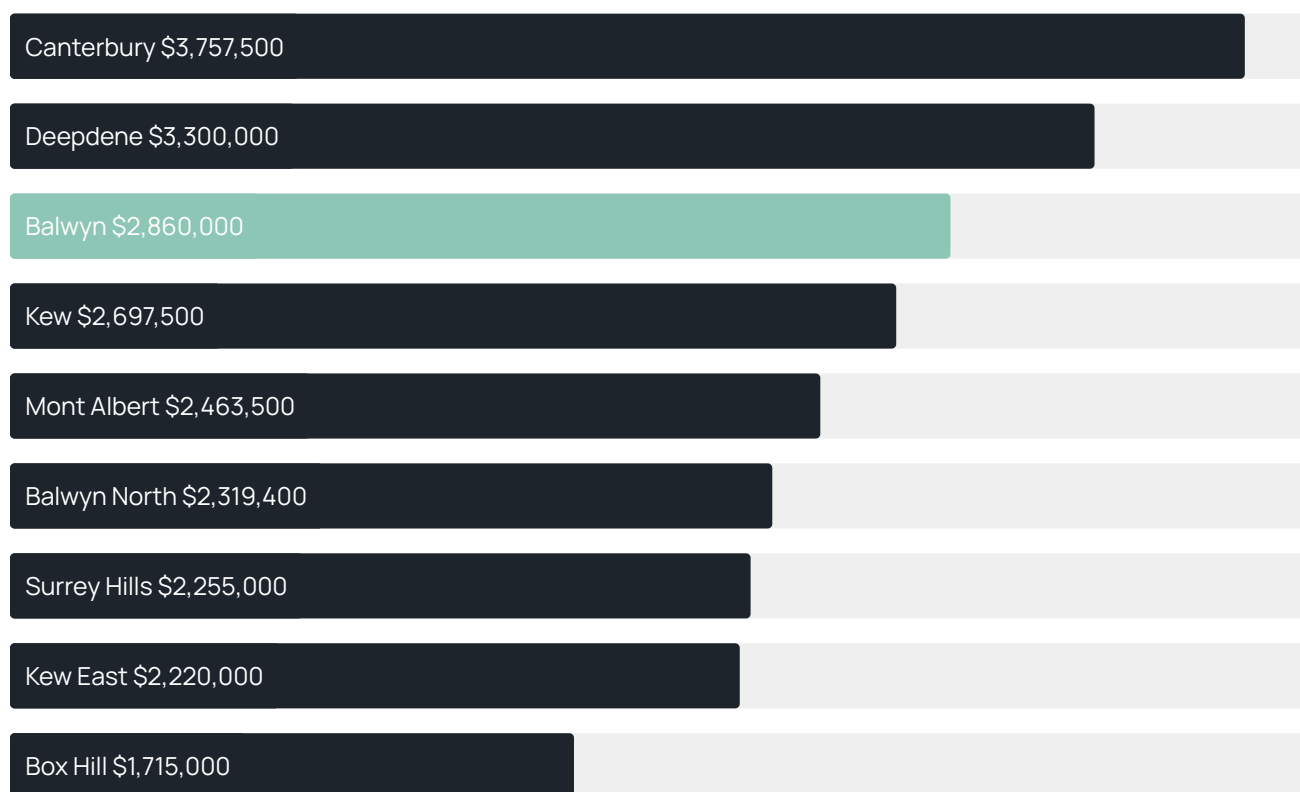
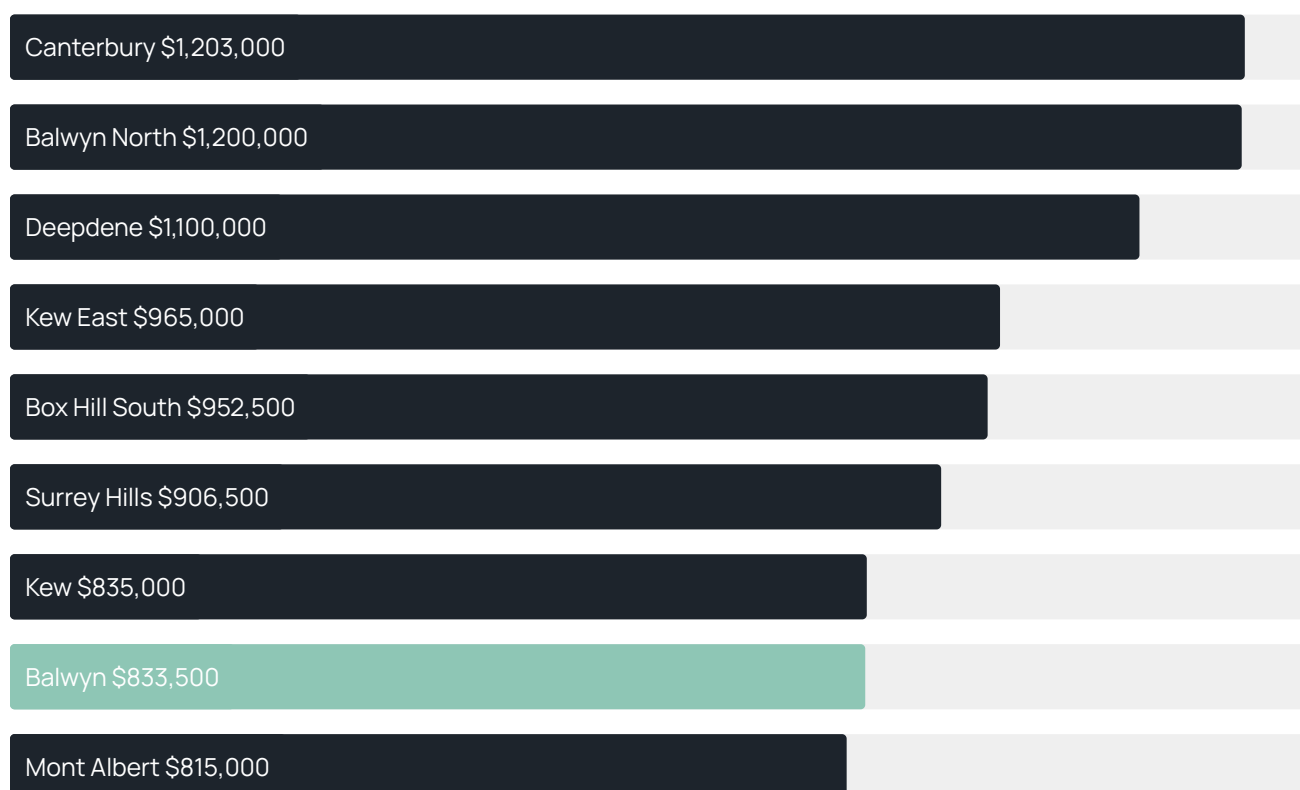
Quarterly price change

2.93% ↑

Quarterly price change<sup>1</sup>



## BALWYN SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 61%  
● Private 39%

Auction clearance rate<sup>3</sup>

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**64.29%**Median days on market<sup>3</sup>

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**37 days**Jellis Craig average inspection attendance per listing<sup>4</sup>

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**37 groups**Average hold period<sup>1</sup>

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**7.0 years**Dwelling type<sup>5</sup>

● Houses 59% ● Units 41%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

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**13,495**Median asking rent<sup>1</sup>

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**\$983 per week**Population growth<sup>5</sup>

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**1.37%**Rental yield<sup>1</sup>

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**1.79%**Median age<sup>5</sup>

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**43 years**Median household size<sup>5</sup>











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**2.6 people**








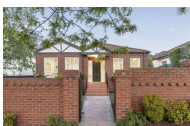


## BALWYN SUBURB REPORT

## 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](https://jellisraig.com.au/suburb-reports)

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

## BALWYN SUBURB REPORT

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

## BALWYN SUBURB REPORT

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  316 Belmore Rd<br>Balwyn    | 4        | House     | \$1,935,000 | 23 Nov 2025 |
|  51 Talbot Av<br>Balwyn      | 4        | House     | \$2,888,000 | 22 Nov 2025 |
|  2/17 Belgrove Av<br>Balwyn  | 2        | Unit      | \$936,000   | 22 Nov 2025 |
|  2/31 Northcote Av<br>Balwyn | 3        | Unit      | \$1,330,000 | 21 Nov 2025 |
|  31 Jurang St<br>Balwyn     | 3        | House     | \$2,900,000 | 21 Nov 2025 |
|  14 Elliott Av<br>Balwyn   | 5        | House     | \$5,500,000 | 20 Nov 2025 |
|  4/100 Balwyn Rd<br>BALWYN | 2        | Apartment | \$500,000   | 19 Nov 2025 |
|  6/55 Yarrbat Av<br>Balwyn | 3        | Unit      | \$806,800   | 18 Nov 2025 |
|  14 Ellen St<br>Balwyn     | 5        | House     | \$2,205,000 | 15 Nov 2025 |
|  2/5 Madang Av<br>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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