

JellisCraig

BALWYN

Suburb Report

Know your neighbourhood.



BALWYN SUBURB REPORT

Median House Price*

Median

\$2.86m

Quarterly Price Change

-0.96% ↓

Median Unit Price*

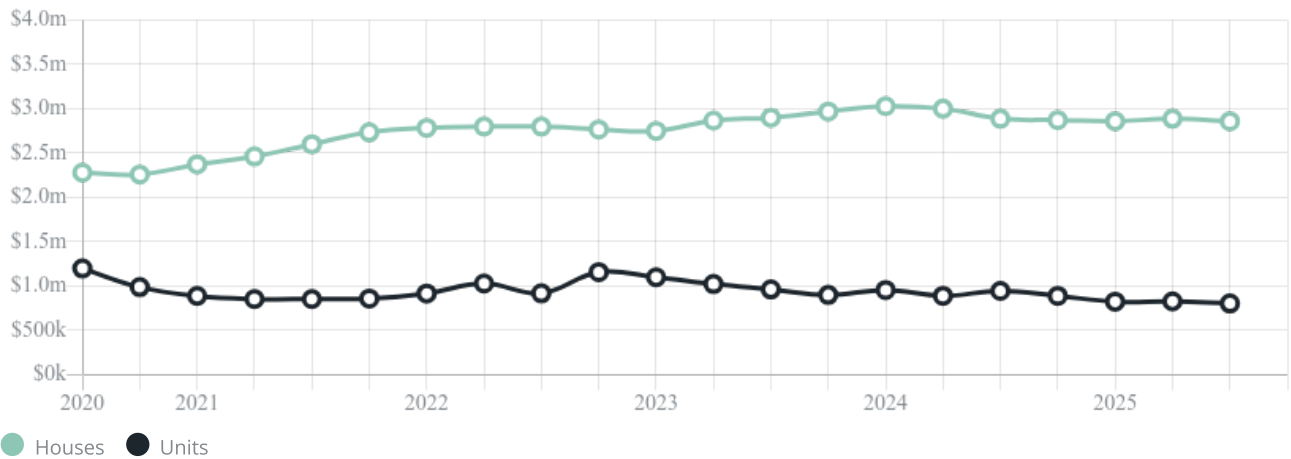
Median

\$805k

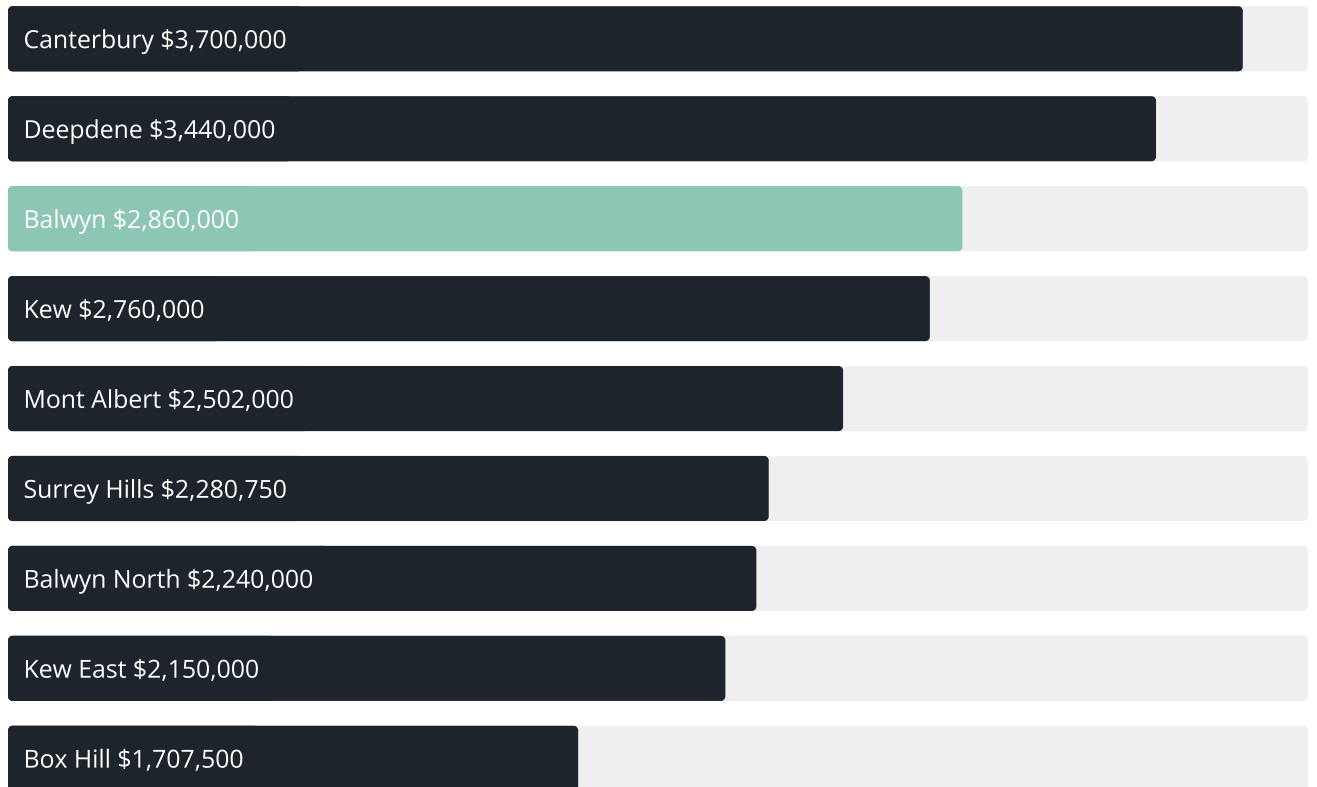
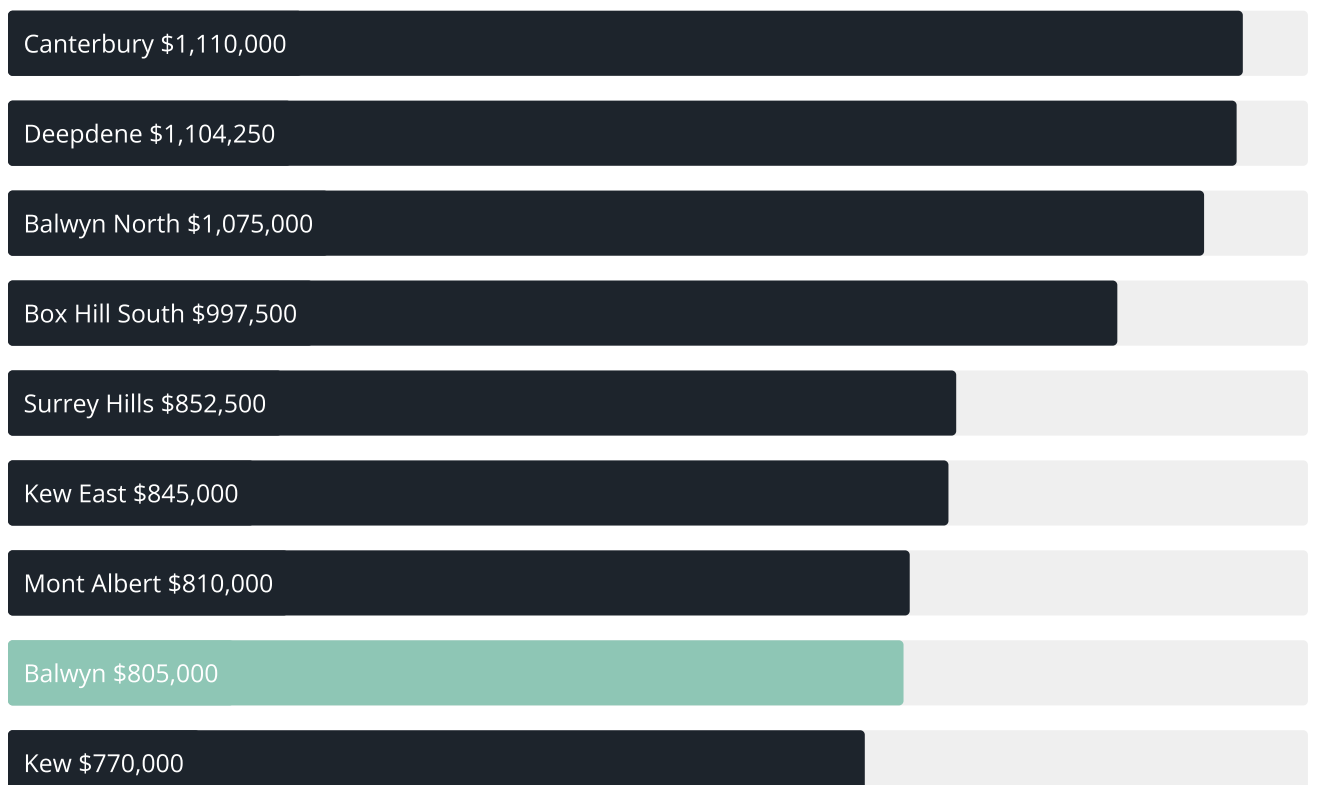
Quarterly Price Change

-2.77% ↓

Quarterly Price Change*



BALWYN SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BALWYN SUBURB REPORT

Sale Method*



● Auction 77%
● Private 23%

Auction Clearance Rate*

65.15%

Median Days on Market^

27 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^









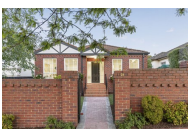

43 years

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

Address	Bedrooms	Type	Price	Sold
 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
 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
 3/23 Weir St Balwyn	2	Unit	\$903,000	06 Dec 2025
 4/1 Brenbeal St Balwyn	2	Unit	\$815,000	06 Dec 2025
 2/6 Westminster St Balwyn	2	Unit	\$920,000	05 Dec 2025
 232/188 Whitehorse Rd Balwyn	1	Apartment	\$395,000	01 Dec 2025
 1/28 Power St Balwyn	3	Townhouse	\$1,580,000	29 Nov 2025
 2/1 Bevan St Balwyn	2	Unit	\$595,000	29 Nov 2025

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Birdwood St Balwyn	3	House	\$1,760,000	29 Nov 2025
 1/21 Freeman St Balwyn	3	Flat/Unit/Apartment	\$1,108,000	24 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
 31 Jurang St Balwyn	3	House	\$2,900,000	21 Nov 2025
 14 Elliott Av Balwyn	5	House	\$5,500,000	20 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
 18 Winmalee Rd Balwyn	5	House	\$5,450,000	15 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 244/188 Whitehorse Rd Balwyn	2	Townhouse	\$550,000	11 Nov 2025
 5/232-234 Belmore Rd Balwyn	2	Unit	\$880,000	11 Nov 2025
 11 Frederick St Balwyn	5	House	\$3,900,000	10 Nov 2025
 1/362 Belmore Rd BALWYN	2	Townhouse	\$770,000	08 Nov 2025
 5 Hertford Cr Balwyn	5	House	\$5,340,000	05 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
 4/1 Parring Rd Balwyn	2	Strata Unit/Flat	\$600,000	29 Oct 2025
 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



Balwyn Office
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jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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