



Balwyn

# Suburb Report



Your connection to property insights



**JellisCraig**

BALWYN SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.85m

Quarterly price change

-0.34% ↓

Median unit price<sup>1</sup>

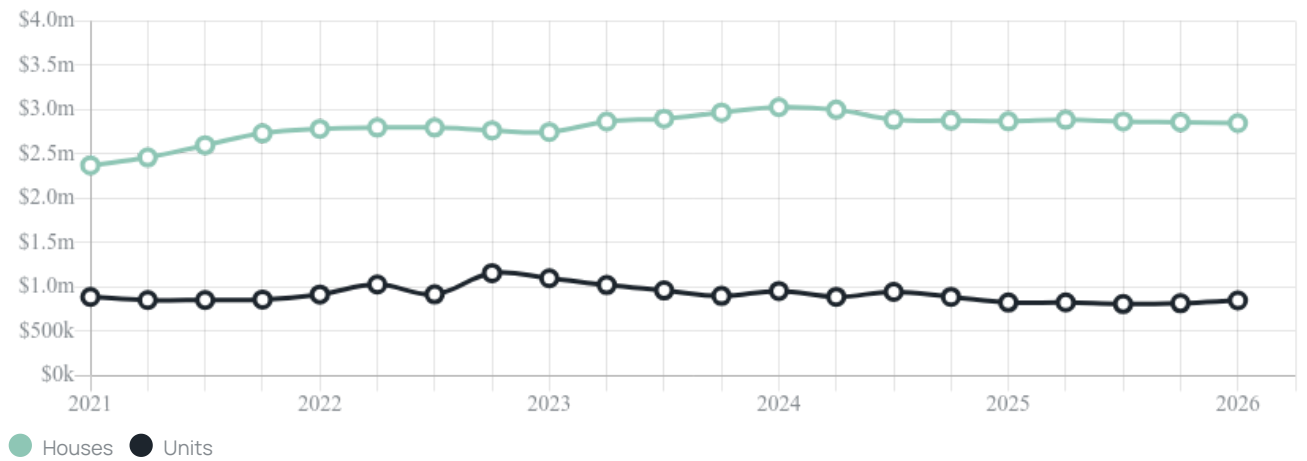
Median

\$850k

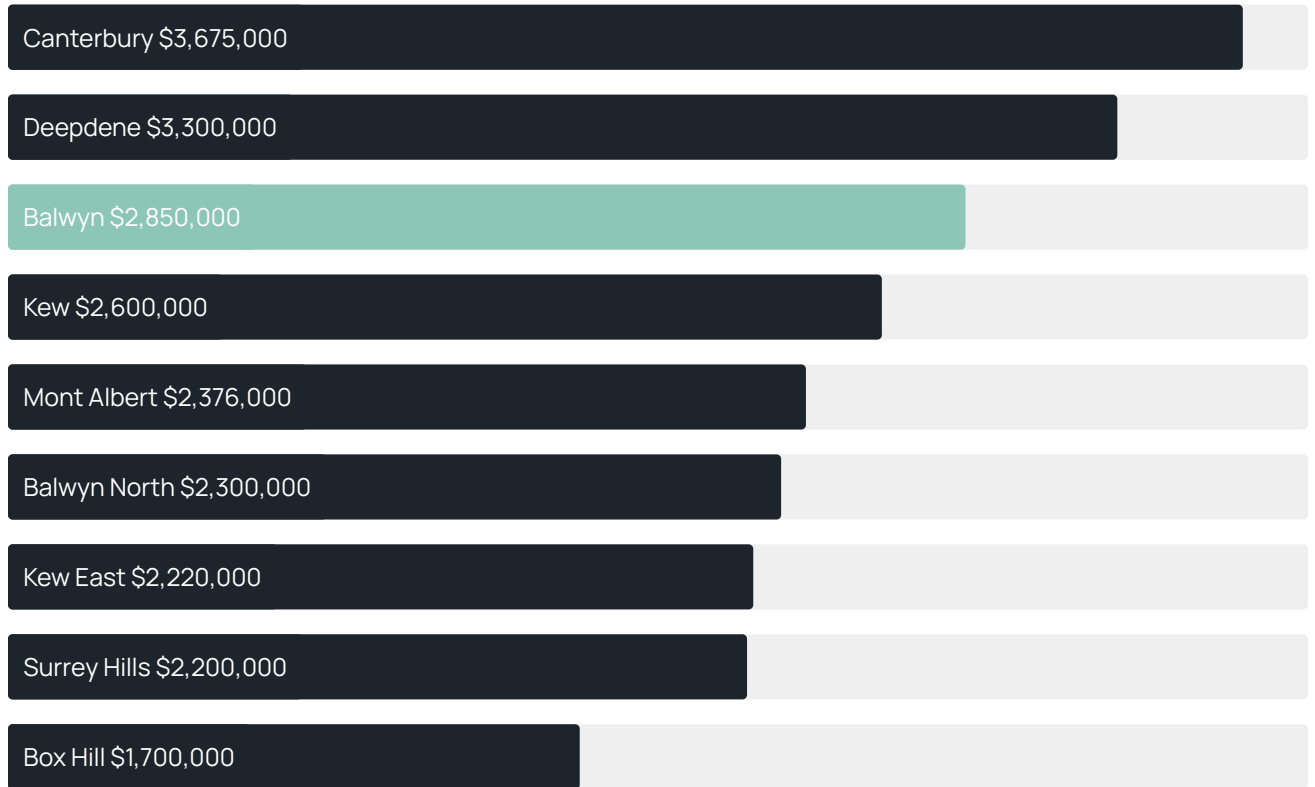
Quarterly price change

3.78% ↑

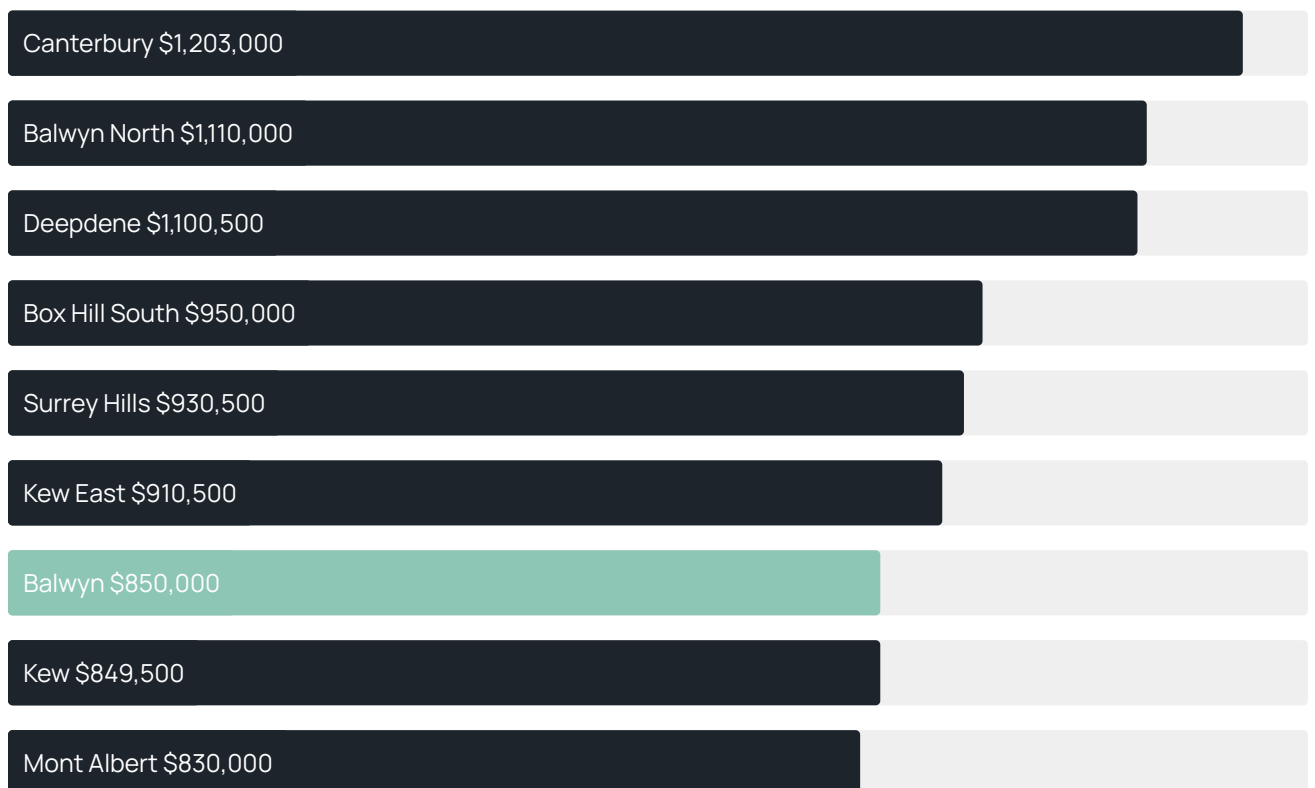
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 70%  
● Private 30%

Auction clearance rate<sup>3</sup>

61.36%

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

28 days

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

28 groups

Average hold period<sup>1</sup>

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>

13,495

Median asking rent<sup>1</sup>

\$983 per week

Population growth<sup>5</sup>

1.37%

Rental yield<sup>1</sup>

1.79%

Median age<sup>5</sup>

43 years





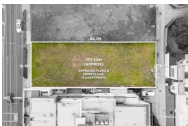

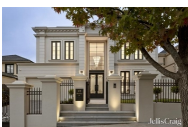



Median household size<sup>5</sup>

2.6 people



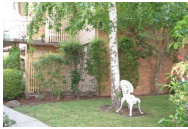







BALWYN SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 14 Monash Av Balwyn	3	House	\$2,580,000	30 May 2026
 1/36 Jurang St Balwyn	2	Apartment	\$611,000	23 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
 344 Whitehorse Rd Balwyn	4	Land	\$1,750,000	15 May 2026
 2/25 Talbot Av Balwyn	3	Townhouse	\$1,700,000	09 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

## BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/39 Stroud St Balwyn	4	House	\$1,250,000	11 Apr 2026
 10 Kenilworth St Balwyn	3	House	\$550,000	08 Apr 2026
 19/2a Kireep Rd Balwyn	2	Strata Unit/Flat	\$555,000	08 Apr 2026
 8/48 Weir St Balwyn	2	Apartment	\$595,000	04 Apr 2026
 104/340 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$562,500	30 Mar 2026
 8 Belgrove Av Balwyn	4	House	\$2,665,000	28 Mar 2026
 16 Hertford Cr Balwyn	6	House	\$3,728,000	28 Mar 2026
 3/5 Boston Rd Balwyn	3	Unit	\$1,360,000	28 Mar 2026
 2B Parring Rd Balwyn	3	House	\$1,270,000	28 Mar 2026
 3/40 Northcote Av Balwyn	2	Unit	\$925,000	28 Mar 2026

## BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14a Burroughs Rd Balwyn	3	Townhouse	\$2,460,000	25 Mar 2026
 1/16 Westminster St Balwyn	2	Unit	\$1,400,000	25 Mar 2026
 1/63 Talbot Av Balwyn	2	Unit	\$1,800,000	21 Mar 2026
 43 Yongala St Balwyn	4	House	\$3,150,000	21 Mar 2026
 41 Elliott Av Balwyn	3	House	\$2,573,000	21 Mar 2026
 21 Kalimna St Balwyn	5	House	\$3,180,000	19 Mar 2026
 180 Balwyn Rd Balwyn	3	House	\$2,500,000	19 Mar 2026
 2/18 Jurang St Balwyn	3	Townhouse	\$1,668,000	17 Mar 2026
 2 Wynette Av Balwyn	4	House	\$2,175,000	16 Mar 2026
 1/5 Dunure Ct Balwyn	4	Townhouse	\$2,160,000	16 Mar 2026



**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 01/07/2026

- 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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