



Balwyn

Suburb Report



Your connection to property insights



JellisCraig

BALWYN SUBURB REPORT

Median house price¹

Median

\$2.85m

Quarterly price change

-0.34% ↓

Median unit price¹

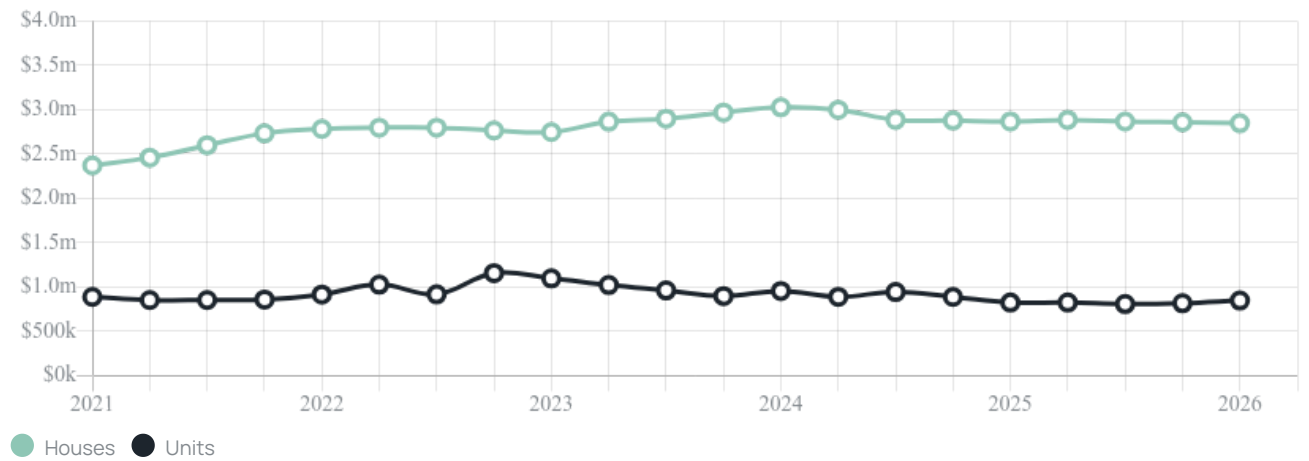
Median

\$850k

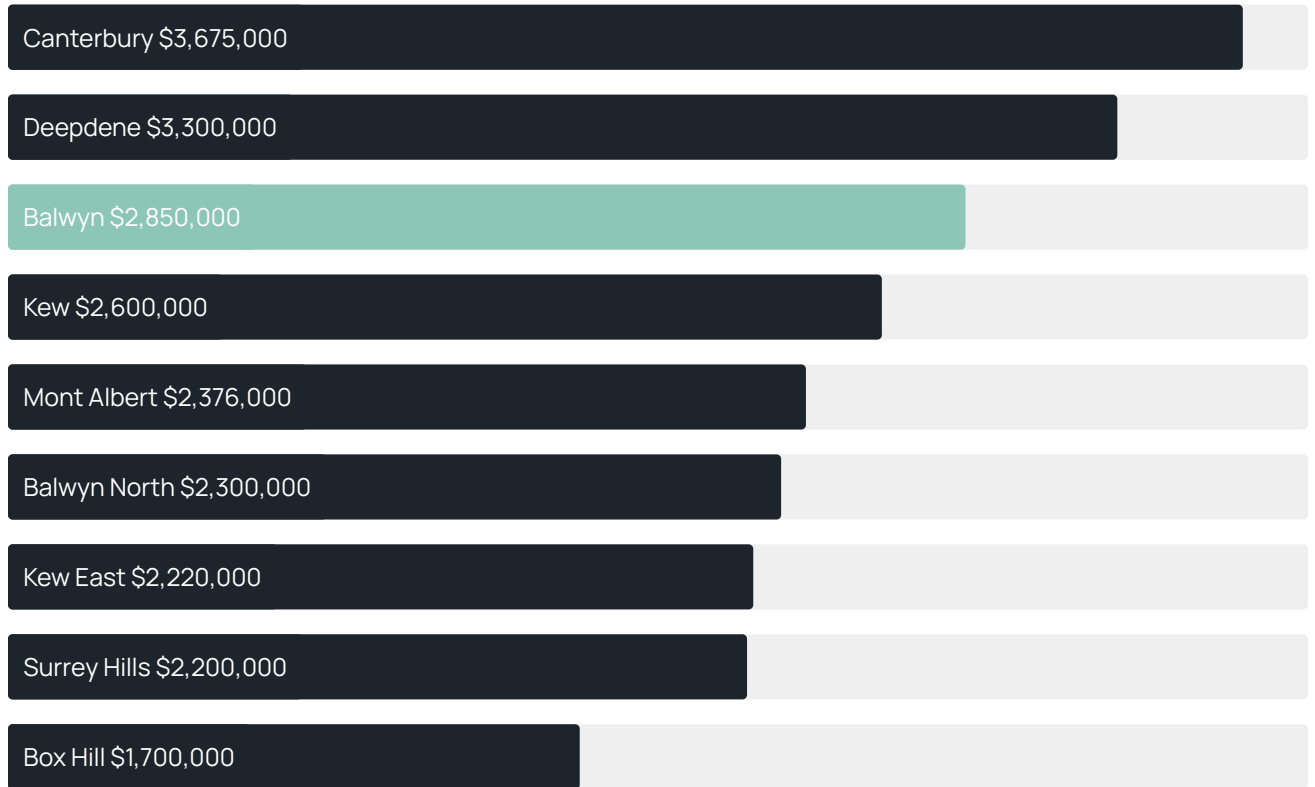
Quarterly price change

3.78% ↑

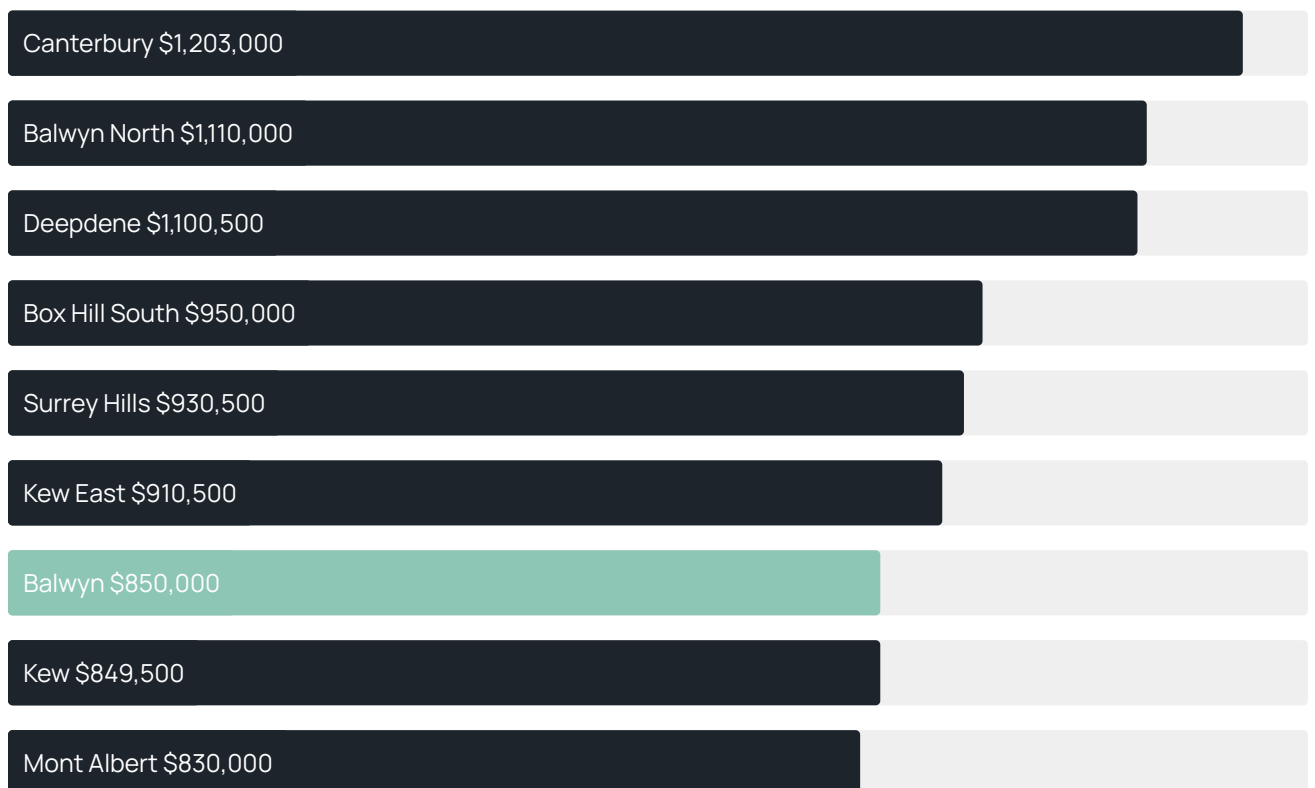
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 66%
- Private 34%

Auction clearance rate³

70.18%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

7.0 years

Dwelling type⁵



- Houses 59%
- Units 41%

Ownership⁵



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

Population⁵

13,495

Median asking rent¹

\$983 per week

Population growth⁵

1.37%

Rental yield¹

1.79%

Median age⁵

43 years









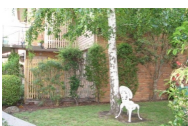

Median household size⁵

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
 14 Monash Av Balwyn	3	House	\$2,580,000	30 May 2026
 176 Whitehorse Rd Balwyn	3	House	\$1,475,000	16 May 2026
 2/25 Talbot Av Balwyn	3	Townhouse	\$1,700,000	09 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
 19/2a Kireep Rd Balwyn	2	Strata Unit/Flat	\$555,000	08 Apr 2026
 16 Hertford Cr Balwyn	6	House	\$3,728,000	28 Mar 2026

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/5 Boston Rd Balwyn	3	Unit	\$1,360,000	28 Mar 2026
 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
 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
 24 Westminster St Balwyn	2	Townhouse	\$1,585,000	14 Mar 2026

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Carrigal St Balwyn	4	House	\$2,195,000	14 Mar 2026
 310/188 Whitehorse Rd Balwyn	1	Apartment	\$405,000	13 Mar 2026
 3/36 Jurang St Balwyn	2	Apartment	\$605,000	13 Mar 2026
 2/7 Mangan St Balwyn	2	Apartment	\$730,000	12 Mar 2026
 1024a Burke Rd Balwyn	3	House	\$1,210,000	11 Mar 2026
 4/86a Balwyn Rd Balwyn	3	Villa	\$1,225,000	10 Mar 2026
 518/188 Whitehorse Rd Balwyn	3	Strata Unit/Flat	\$875,000	08 Mar 2026
 3/5 Cherry Rd Balwyn	3	Unit	\$1,120,000	07 Mar 2026
 31 Burroughs Rd Balwyn	5	House	\$4,146,000	07 Mar 2026
 137/188 Whitehorse Rd Balwyn	2	Apartment	\$490,000	06 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.

Data is current as of PDF generation date 01/06/2026

- 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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