



Balwyn

Suburb Report



Your connection to property insights



JellisCraig

BALWYN SUBURB REPORT

Median house price¹

Median

\$2.86m

Quarterly price change

-0.30% ↓

Median unit price¹

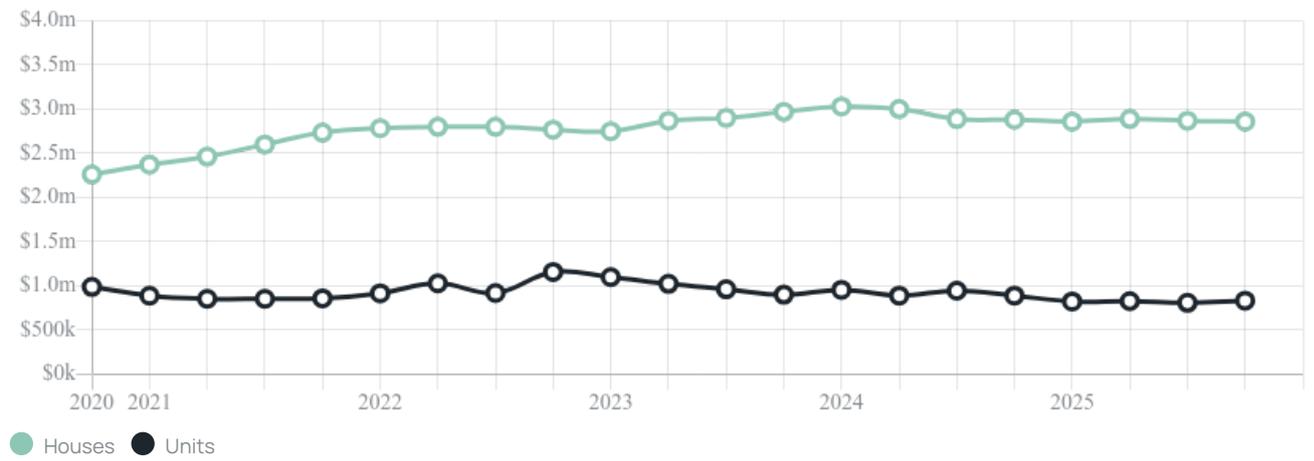
Median

\$834k

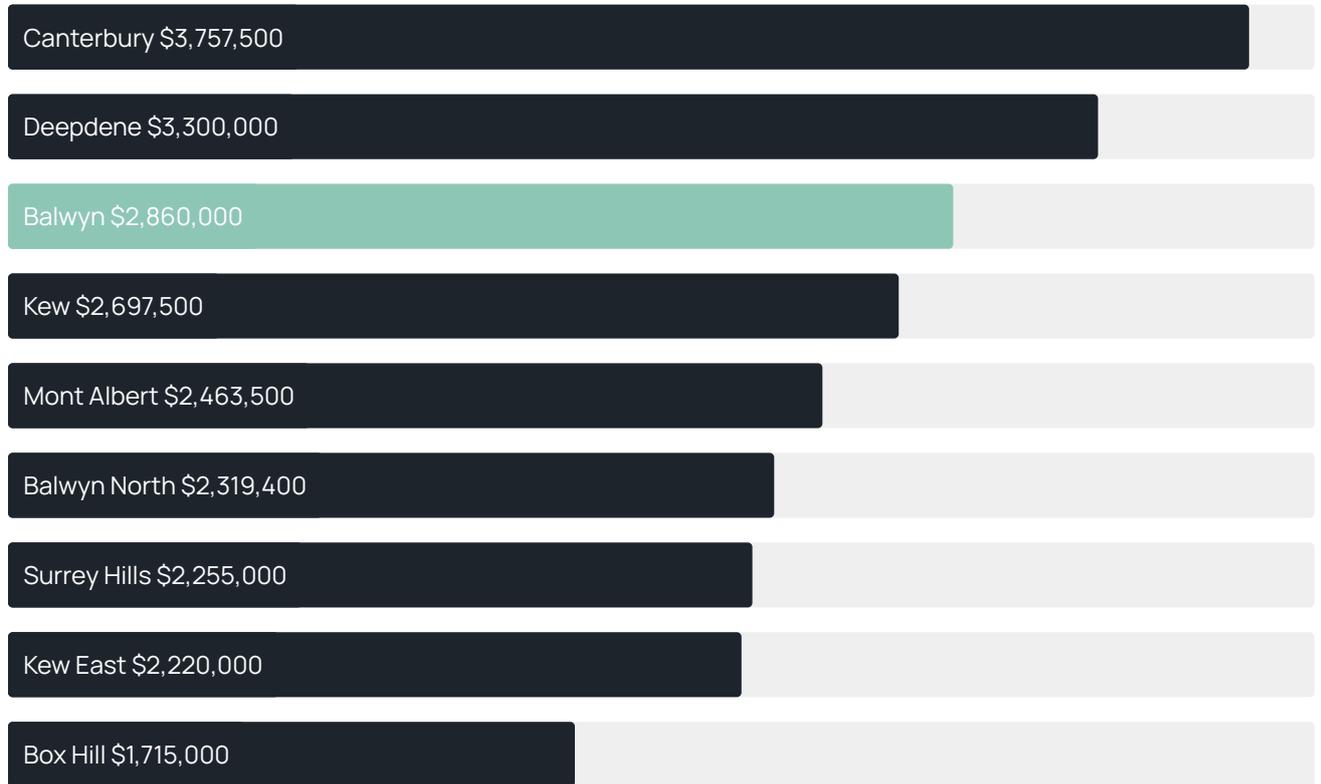
Quarterly price change

2.93% ↑

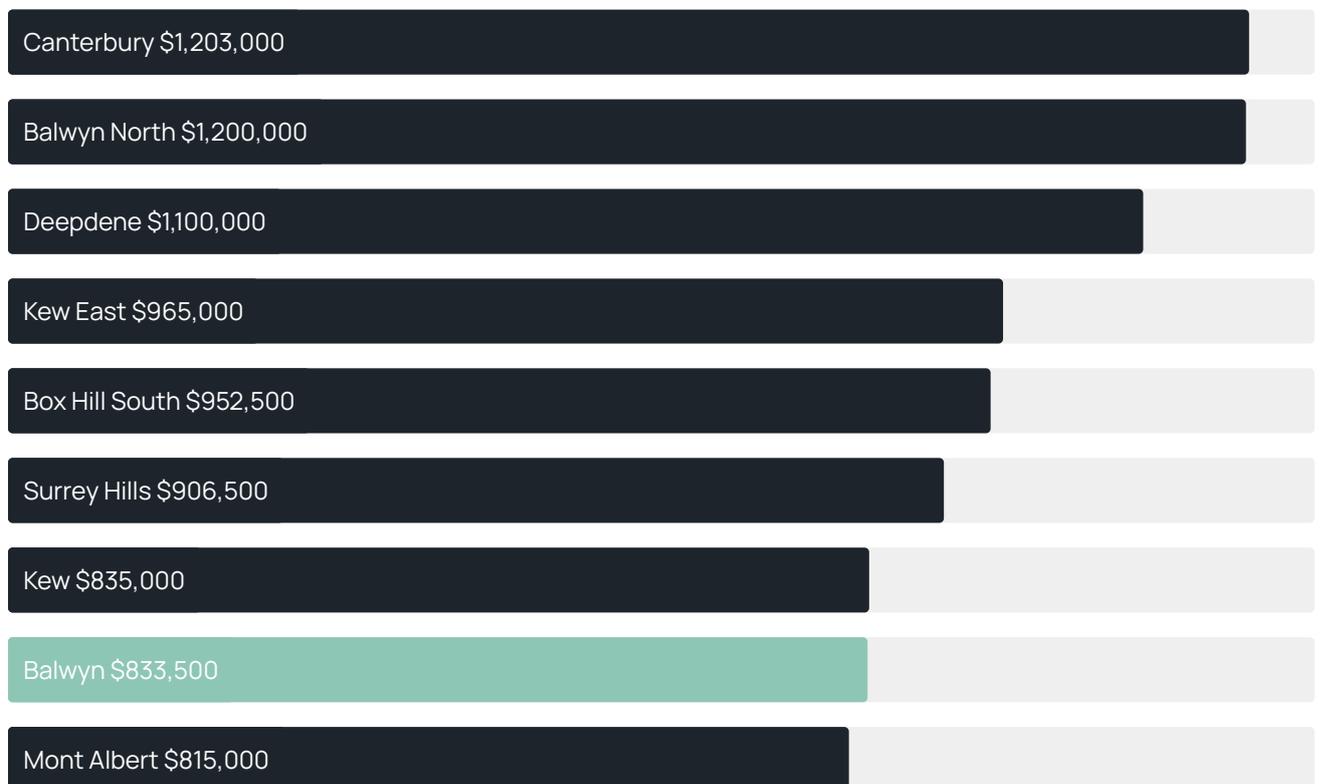
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 71%
● Private 29%

Auction clearance rate³

65%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 10 Hardwicke St Balwyn	4	House	\$3,290,000	28 Feb 2026
 2/65 Talbot Av Balwyn	3	Townhouse	\$1,527,500	28 Feb 2026
 15 Brenbeal St BALWYN	3	House	\$2,265,000	14 Feb 2026
 205/188 Whitehorse Rd Balwyn	1	Apartment	\$400,000	08 Feb 2026
 11/47 Yerrin St Balwyn	2	Apartment	\$560,000	27 Jan 2026
 3/2 Raynes St BALWYN	2	Flat	\$665,000	20 Jan 2026
 G04/188 Whitehorse Rd Balwyn	1	Apartment	\$400,000	19 Jan 2026
 201/200 Whitehorse Rd Balwyn	2	Apartment	\$775,000	31 Dec 2025
 2/31 Weir St Balwyn	2	Unit	\$728,000	30 Dec 2025
 1/21 Weir St Balwyn	3	Townhouse	\$1,755,000	29 Dec 2025

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 503/184 Whitehorse Rd Balwyn	2	Apartment	\$890,000	24 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
 12a John St Balwyn	4	House	\$3,200,000	12 Dec 2025
 1/10 King St Balwyn	2	Strata Unit/Flat	\$500,000	11 Dec 2025
 3/12 Brenbeal St Balwyn	2	Flat/Unit/Apartment	\$756,000	10 Dec 2025
 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

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Address	Bedrooms	Type	Price	Sold
 4/1 Brenbeal St Balwyn	2	Unit	\$815,000	06 Dec 2025
 UG4/201 Whitehorse Rd Balwyn	2	Strata Unit/Flat	\$835,000	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
 8 Birdwood St Balwyn	3	House	\$1,760,000	29 Nov 2025
 2/1 Bevan St Balwyn	2	Unit	\$595,000	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



Jellis Craig Balwyn
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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 01/03/2026

- 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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