Balwyn

Suburb Report

Your connection to property insights

JellisCraig

BALWYN SUBURB REPORT

Median house price

Median[1]

$2.67m

Monthly median price change[2]

-1.26% ↓

Median unit price

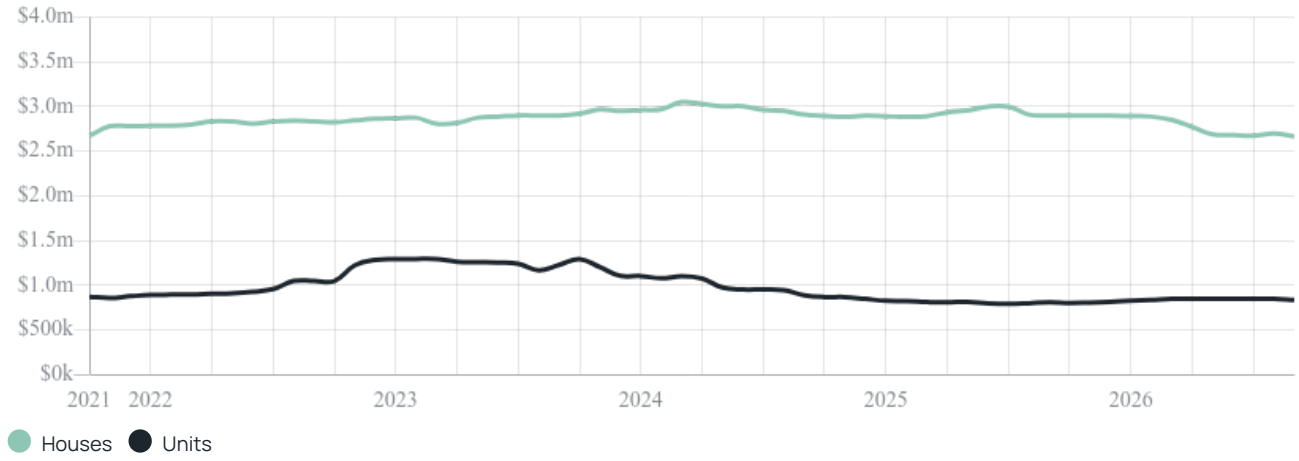
Median[1]

$839k

Monthly median price change[2]

-1.35% ↓

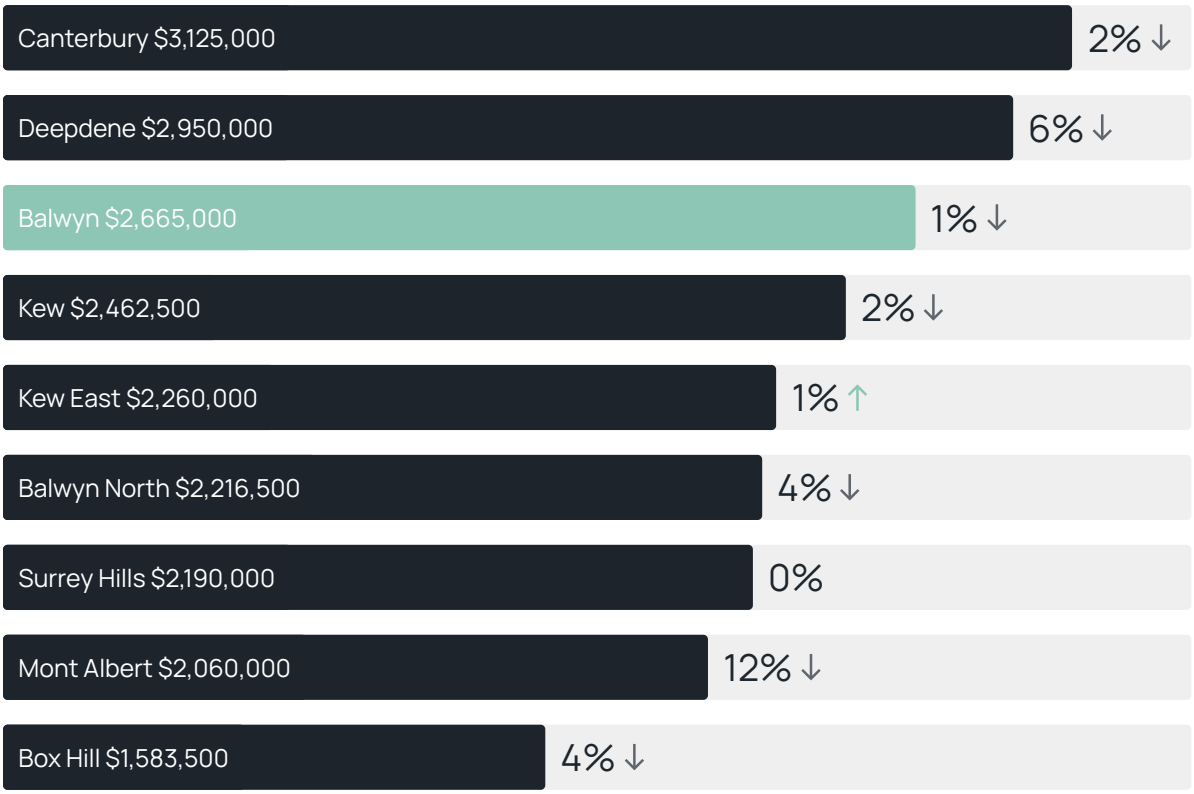
Balwyn monthly median property prices[3]



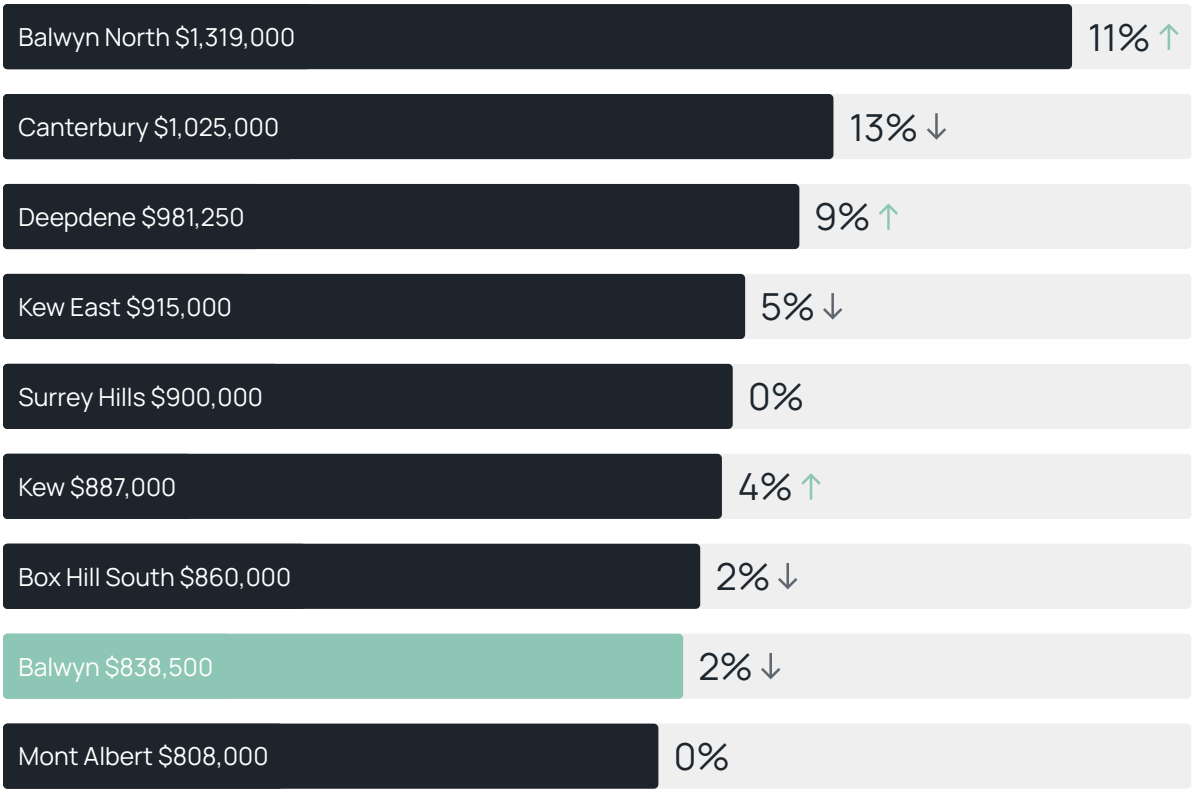


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

25%

Median days on market[5]

House	Unit
31 days	31 days

Jellis Craig average inspection attendance per listing[6]

38 groups

Average hold period[1]

House	Unit
14.7 years	14.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

13,495

Population growth[7]

1.37%

Median age[7]

43 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$1,100	$625

Rental yield[8]

House	Unit
1.95%	4.16%

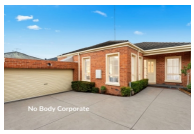
Sold Properties

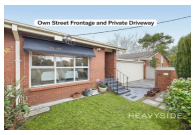
Recent Balwyn sales[5]

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
	207/487 Whitehorse Road Balwyn	2	Apartment	$845,000	29 Oct 2026
	4/34 May Street Balwyn	5	Townhouse	$2,000,000	27 Oct 2026
	1020 Burke Road Balwyn	4	House	Undisclosed	26 Oct 2026
	3 Freeman Street Balwyn	4	House	$2,350,000	26 Oct 2026
	2/3-5 Conway Crescent Balwyn	3	Unit	$1,208,888	24 Oct 2026
	18 Palmer Avenue Balwyn	4	House	$1,650,000	24 Oct 2026
	10 Nungerner Street Balwyn	4	House	$2,250,000	22 Oct 2026
	4 Weston Street Balwyn	3	House	$2,158,000	16 Oct 2026
	5 Austin Street Balwyn	4	House	Undisclosed	15 Oct 2026
	144/188 Whitehorse Road Balwyn	1	Apartment	Undisclosed	09 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	16 Henry Street Balwyn	3	House	$1,278,000	03 Oct 2026
	7 Relowe Crescent Balwyn	5	House	$2,670,000	02 Oct 2026
	13 Kalimna Street Balwyn	5	House	$3,450,000	02 Oct 2026
	8/35 Weir Street Balwyn	2	Unit	Undisclosed	01 Oct 2026
	2/5 Sevenoaks Street Balwyn	2	Townhouse	Undisclosed	30 Sep 2026
	3 Westminster Street Balwyn	4	House	Undisclosed	30 Sep 2026
	30 Belgrove Avenue Balwyn	5	House	Undisclosed	29 Sep 2026
	22 Freeman Street Balwyn	6	House	Undisclosed	28 Sep 2026
	144 Winmalee Road Balwyn	4	House	$3,800,000	23 Sep 2026
	43 Stroud Street Balwyn	2	House	Undisclosed	19 Sep 2026

	Address	Bedrooms	Type	Price	Sold
	39 Burroughs Road Balwyn	4	Townhouse	Undisclosed	19 Sep 2026
	22A Belgrove Avenue Balwyn	4	Townhouse	Undisclosed	17 Sep 2026
	93 Winmalee Road Balwyn	4	House	Undisclosed	15 Sep 2026
	2/1 Jurang Street Balwyn	2	Unit	$820,000	14 Sep 2026
	67 Yarrbat Avenue Balwyn	3	House	Undisclosed	14 Sep 2026
	3/2A Percy Street Balwyn	4	Townhouse	$1,500,000	11 Sep 2026
	607/188 Whitehorse Road Balwyn	1	Apartment	Undisclosed	10 Sep 2026
	G02/340 Whitehorse Road Balwyn	2	Apartment	$566,000	09 Sep 2026
	11/3 Boston Road Balwyn	2	Unit	Undisclosed	09 Sep 2026
	11 Grey Street Balwyn	5	House	Undisclosed	08 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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