



Balwyn

Suburb Report



Your connection to property insights



JellisCraig

BALWYN SUBURB REPORT

Median house price¹

Median

\$2.70m

Quarterly price change

1.31% ↑

Median unit price¹

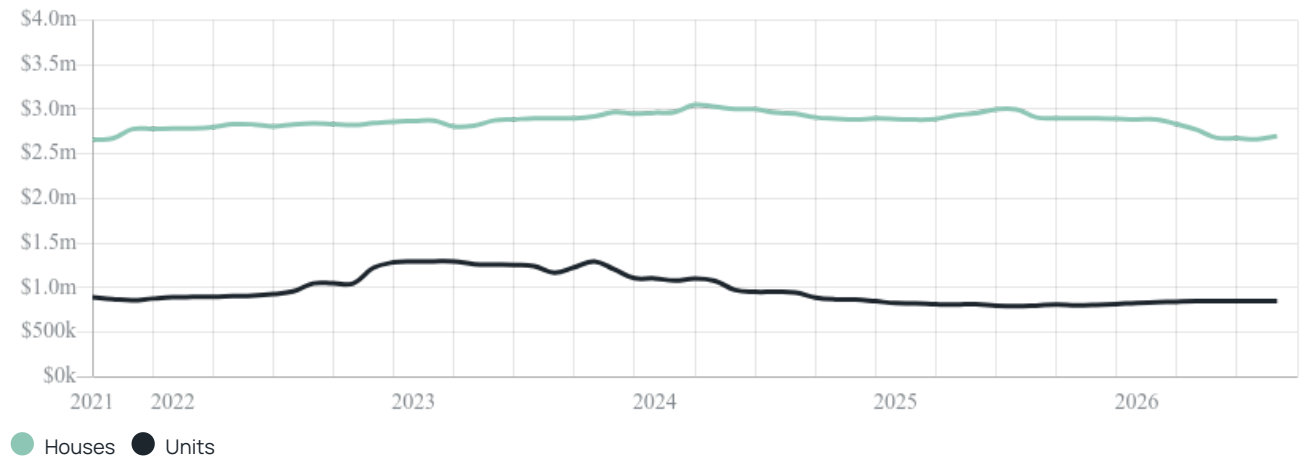
Median

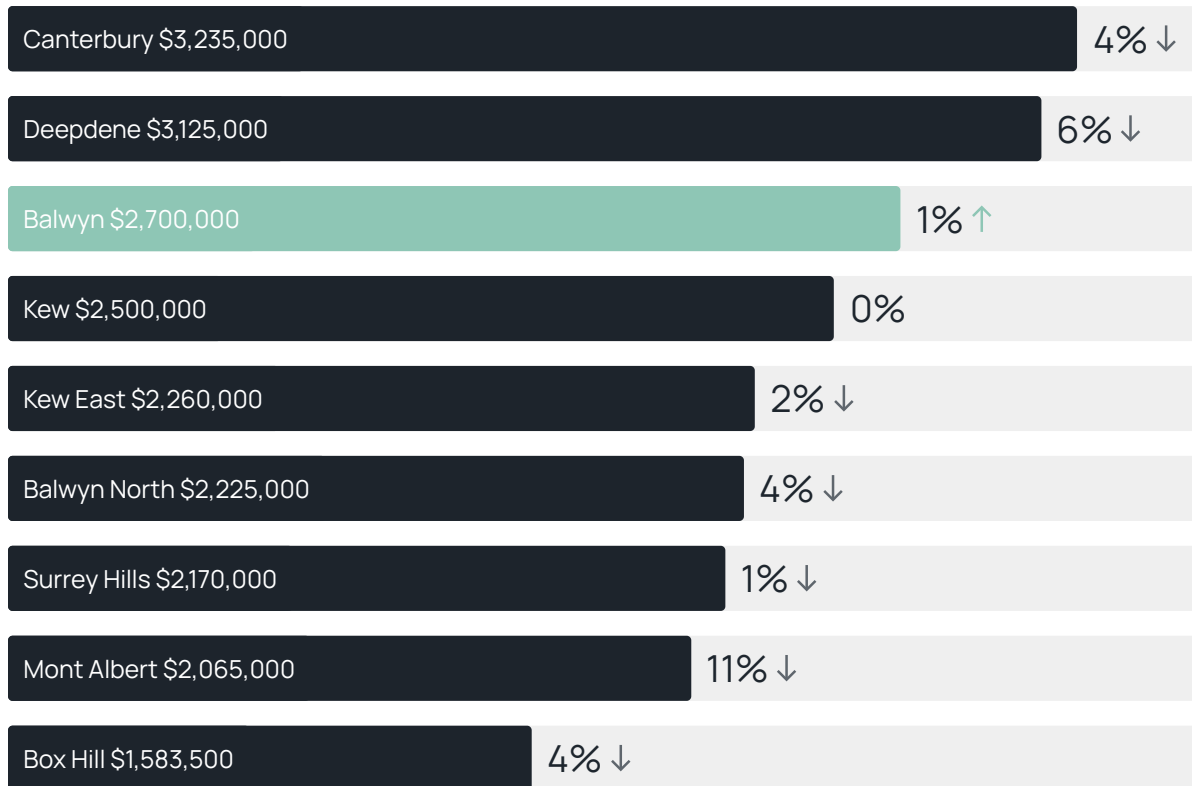
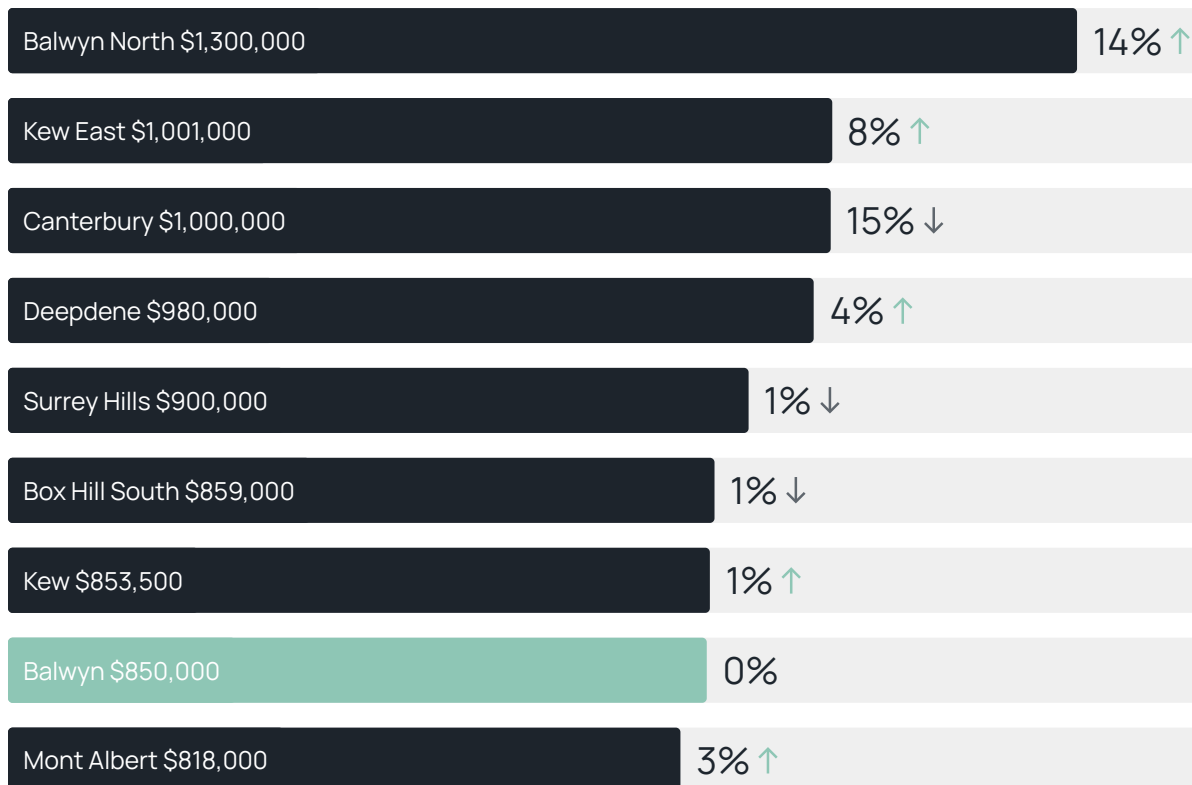
\$850k

Quarterly price change

0.00% ↓

Balwyn quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

20.59%

Median days on market³

House

Unit

31 days

29 days

Jellis Craig average inspection attendance per listing⁴

33 groups

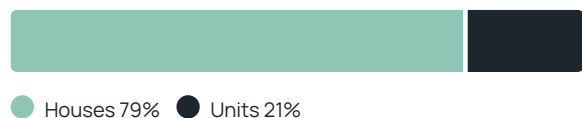
Average hold period¹

House

Unit

15.3 years

14.1 years

Dwelling type⁵Population⁵

13,495

Ownership⁵Median asking rent per week¹

Unit

\$1,100

\$620

Population growth⁵

1.37%

Rental yield¹

House

Unit

1.95%

4.08%

Median age⁵

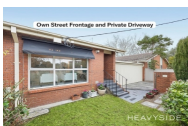
43 years

Median household size⁵

2.6 people

Recent Balwyn sales²

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
 3 Westminster Street Balwyn	4	House	Undisclosed	30 Sep 2026
 43 Stroud Street Balwyn	2	House	Undisclosed	19 Sep 2026
 39 Burroughs Road Balwyn	4	Townhouse	Undisclosed	19 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

BALWYN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Grey Street Balwyn	5	House	Undisclosed	08 Sep 2026
 12 Mangan Street Balwyn	3	House	Undisclosed	04 Sep 2026
 16 Yarrbat Avenue Balwyn	4	House	\$2,668,000	30 Aug 2026
 9/229 Whitehorse Road Balwyn	3	Townhouse	Undisclosed	29 Aug 2026
 38 King Street Balwyn	4	House	Undisclosed	28 Aug 2026
 One/2a Kireep Road Balwyn	1	Retire	Undisclosed	26 Aug 2026
 6/12 Kireep Road Balwyn	2	Unit	Undisclosed	23 Aug 2026
 10/5 Boston Road Balwyn	3	Unit	\$1,400,000	18 Aug 2026
 203/340 Whitehorse Road Balwyn	2	Apartment	\$500,000	17 Aug 2026
 27 Austin Street Balwyn	5	House	Undisclosed	13 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 12 Vauxhall Road Balwyn	4	House	Undisclosed	13 Aug 2026
 109/184 Whitehorse Road Balwyn	1	Apartment	Undisclosed	12 Aug 2026
 21 Ropley Avenue Balwyn	5	House	Undisclosed	10 Aug 2026
 2/3-5 Kireep Road Balwyn	2	Apartment	Undisclosed	08 Aug 2026
 103/342 Whitehorse Road Balwyn	1	Apartment	Undisclosed	06 Aug 2026
 10/7-13 Kireep Road Balwyn	2	Unit	\$602,500	04 Aug 2026
 28 Clapham Street Balwyn	3	House	Undisclosed	01 Aug 2026
 48 Linckens Crescent Balwyn	5	House	Undisclosed	30 Jul 2026
 1/6 Westminster Street Balwyn	2	Unit	\$972,500	29 Jul 2026
 8/100 Balwyn Road Balwyn	2	Unit	\$520,000	25 Jul 2026



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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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