



The Basin

# Suburb Report



Your connection to property insights



**JellisCraig**

THE BASIN SUBURB REPORT

Median house price<sup>1</sup>

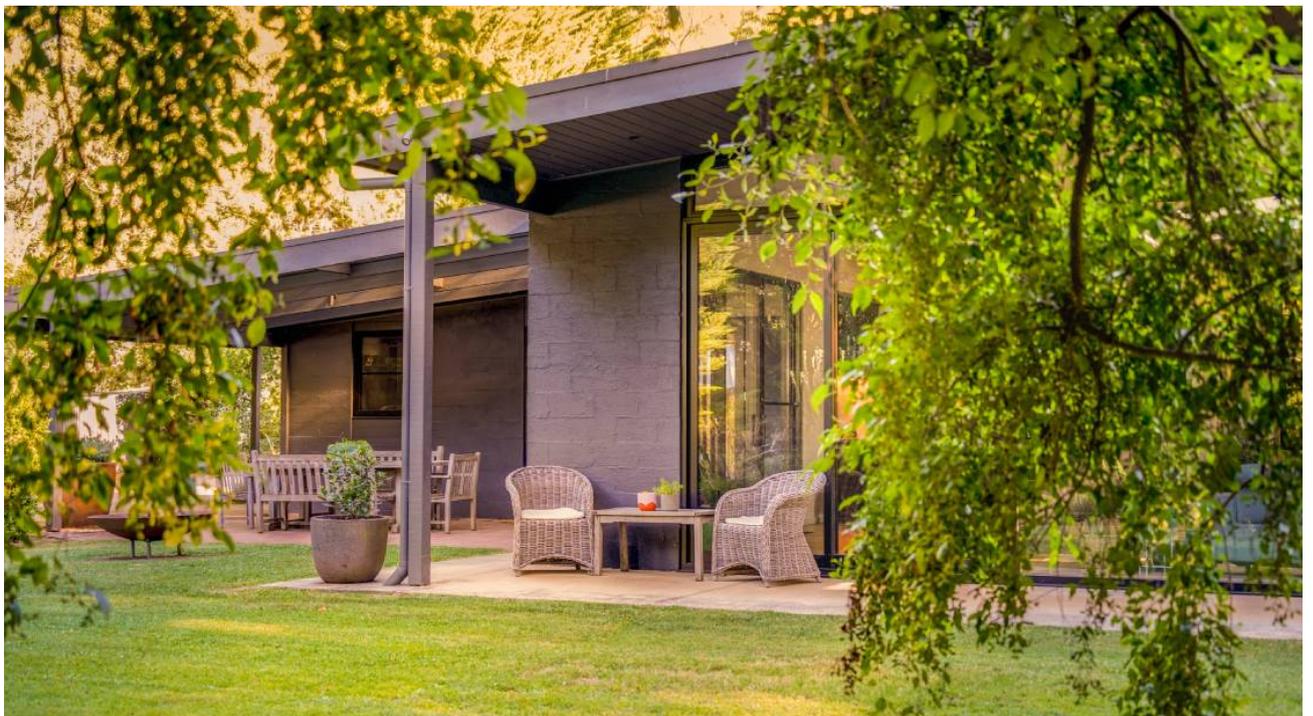
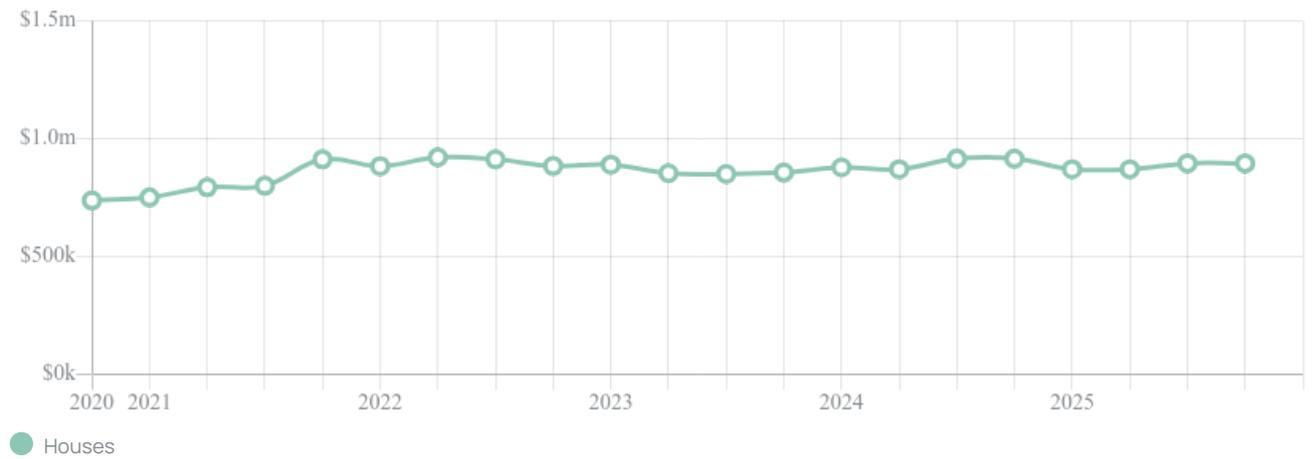
Median

\$895k

Quarterly price change

0.00% ↓

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 75%
- Private 25%

Auction clearance rate<sup>3</sup>

100%

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

26 days

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



- Houses 95%
- Units 5%

Ownership<sup>5</sup>



- Owned outright 38%
- Mortgaged 55%
- Rented 7%

Population<sup>5</sup>

4,497

Median asking rent<sup>1</sup>

\$630 per week

Population growth<sup>5</sup>

1.83%

Rental yield<sup>1</sup>

3.13%

Median age<sup>5</sup>

40 years

Median household size<sup>5</sup>

2.7 people

## THE BASIN SUBURB REPORT

### Recent The Basin 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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 349 Forest Rd The Basin	2	House	\$731,000	28 Mar 2026
 32 Bayview Cr The Basin	3	House	\$500,000	12 Mar 2026
 26 Conyers St The Basin	5	House	\$1,010,000	07 Feb 2026
 4 Claremont Av The Basin	3	House	\$970,000	06 Feb 2026
 335 Forest Rd The Basin	3	House	\$901,000	31 Jan 2026
 30 Mercia Av THE BASIN	3	House	\$1,020,000	29 Jan 2026
 14 Basin Olinda Rd The Basin	3	House	\$1,135,000	28 Jan 2026
 4 Bayview Cr The Basin	3	House	\$850,000	31 Dec 2025
 14 Verbena Av The Basin	3	House	\$1,180,000	16 Dec 2025
 61 Claremont Av The Basin	4	House	\$1,015,000	16 Dec 2025

## THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Waratah Av The Basin	3	House	\$860,000	15 Dec 2025
 67 Government Rd The Basin	4	House	\$945,000	11 Dec 2025
 42 Bayview Cr The Basin	4	House	\$1,000,000	02 Dec 2025
 3 Aster St The Basin	4	House	\$1,470,000	29 Nov 2025
 63 Government Rd The Basin	3	House	\$835,000	29 Nov 2025
 27 Democrat Dr The Basin	4	House	\$950,000	28 Nov 2025
 11 View Rd The Basin	6	House	\$1,700,000	27 Nov 2025
 20 Verbena Av The Basin	2	House	\$900,000	26 Nov 2025
 25a Mercia Av The Basin	3	House	\$825,000	21 Nov 2025
 1242 Mountain Hwy The Basin	3	House	\$1,030,000	15 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 64 Democrat Dr The Basin	5	House	\$1,151,000	13 Nov 2025
 16 Rome Beauty Av The Basin	4	House	\$1,100,000	12 Nov 2025
 101 Inverness Av The Basin	4	House	\$890,000	08 Nov 2025
 1284 Mountain Hwy The Basin	5	House	\$1,200,000	31 Oct 2025
 4 Church St The Basin	5	House	\$1,150,000	29 Oct 2025
 26 Goodwin St The Basin	3	House	\$965,700	25 Oct 2025
 5 Wicks Rd THE BASIN	3	House	\$1,200,000	25 Oct 2025
 1333c Mountain Hwy The Basin	0	Land	\$690,000	22 Oct 2025
 72 Claremont Av The Basin	3	House	\$727,000	20 Oct 2025
 352 Forest Rd The Basin	4	House	\$650,000	15 Oct 2025



**Jellis Craig Ringwood**  
90 Maroondah Hwy, Ringwood  
03 9870 6211

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 01/04/2026

- 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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