



The Basin Suburb Report

Your connection to property insights



JellisCraig

Property Prices

THE BASIN SUBURB REPORT

Median house price¹

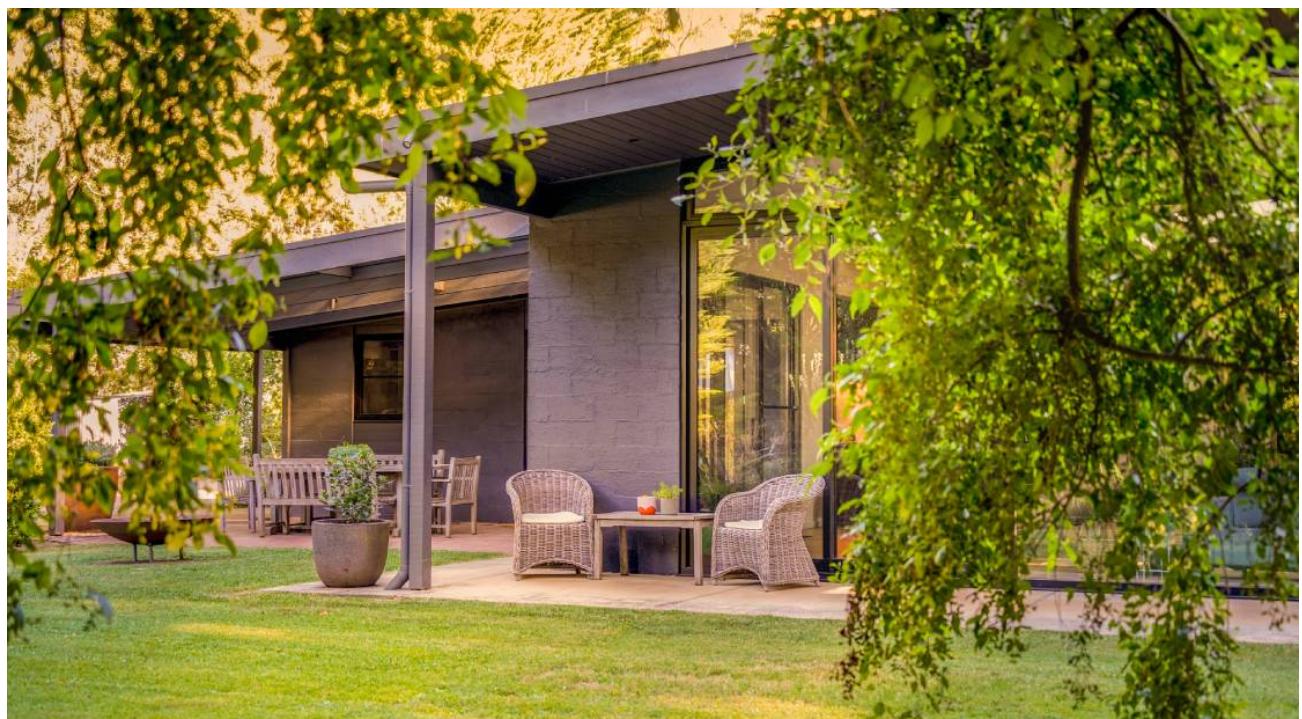
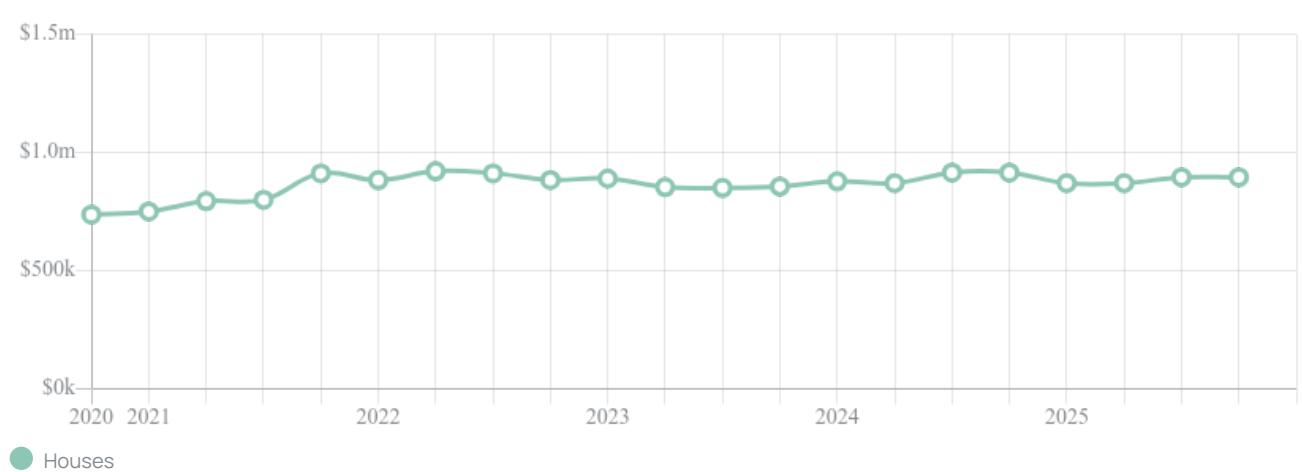
Median

\$895k

Quarterly price change

0.00% ↓

Quarterly price change¹



Surrounding Suburbs

THE BASIN SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

THE BASIN SUBURB REPORT

Sale method²



● Auction 26%
● Private 74%

Auction clearance rate³

100%

Median days on market³

20 days

Average hold period¹

6.6 years

Insights

Dwelling type⁵



● Houses 95% ● Units 5%

Ownership⁵



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

Population⁵

4,497

Median asking rent¹

\$630 per week

Population growth⁵

1.83%

Rental yield¹

3.13%

Median age⁵

40 years

Median household size⁵

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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
 61 Government Rd The Basin	3	House	\$835,000	29 Nov 2025
 3 Aster St The Basin	4	House	\$1,470,000	29 Nov 2025

Sold Properties

THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 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
	4	House	\$650,000	15 Oct 2025
 71 Government Rd The Basin	4	House	\$658,000	13 Oct 2025
	4	House	\$830,000	12 Oct 2025
 15 Verbena Av The Basin	2	House	\$787,000	03 Oct 2025
	5	House	\$720,000	23 Sep 2025
 59 Miller Rd The Basin	3	House	\$795,000	13 Sep 2025
 38 Miller Rd The Basin	3	House	\$820,000	10 Sep 2025



Jellis Craig Ringwood
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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.



Data is current as of PDF generation date 01/02/2026

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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