

The Basin Suburb Report

Your connection to property insights



JellisCraig

Property Prices

THE BASIN SUBURB REPORT

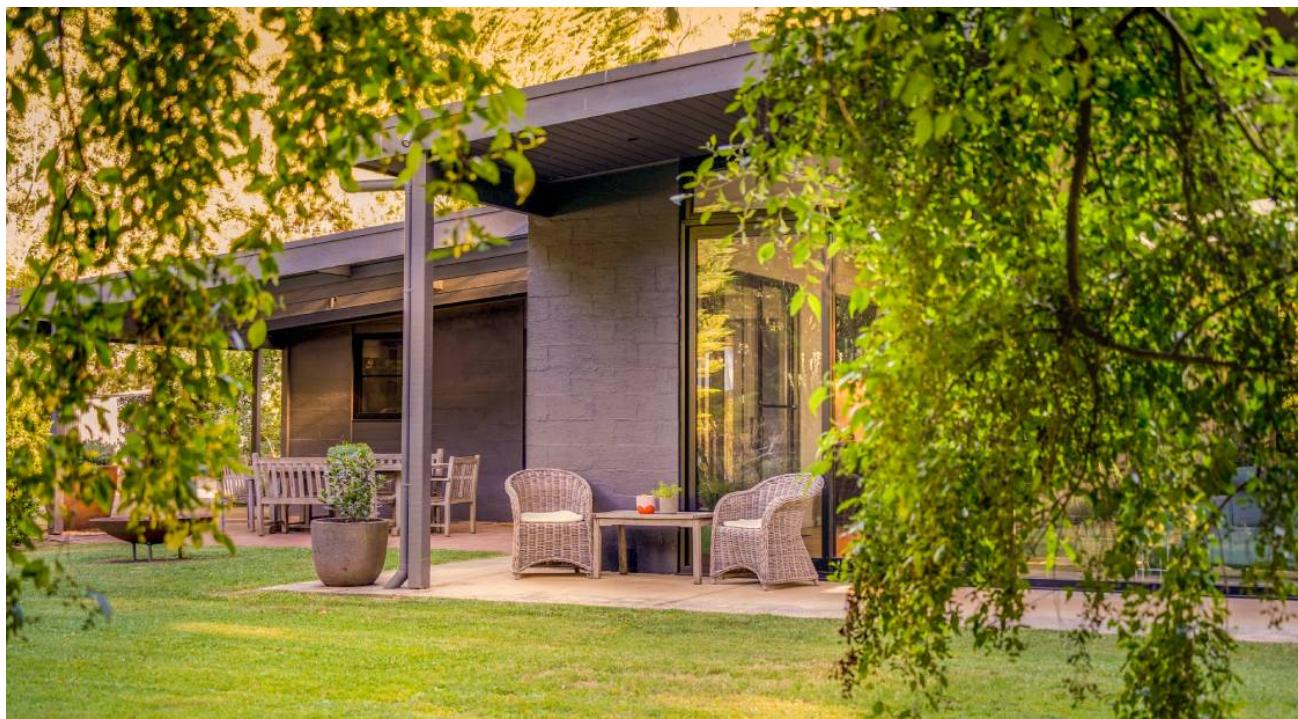
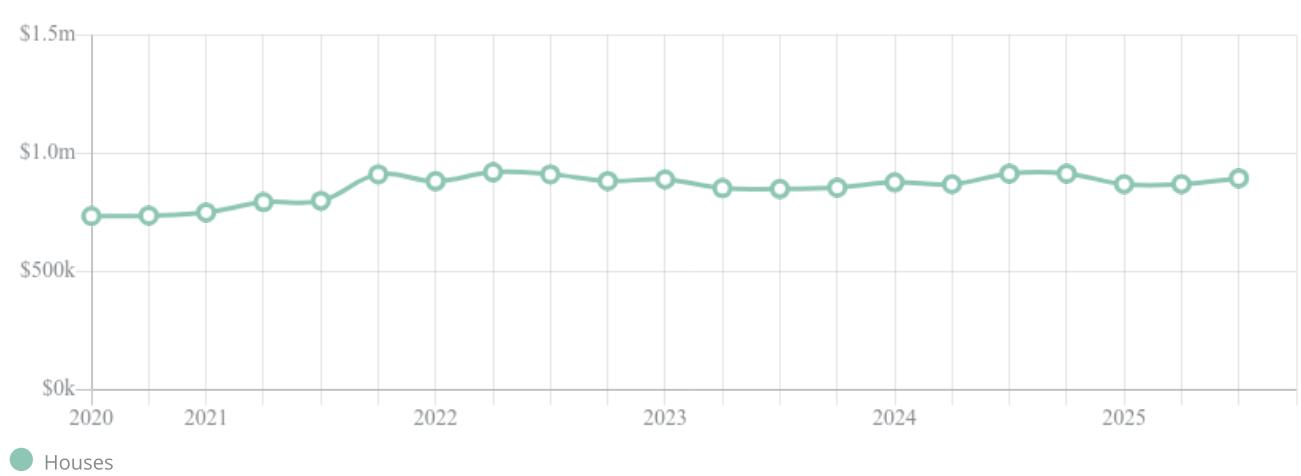
Median house price¹

Median
\$895k

Quarterly price change

2.87% 

Quarterly price change¹



Surrounding Suburbs

THE BASIN SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

THE BASIN SUBURB REPORT

Sale method²



● Auction 24%
● Private 76%

Auction clearance rate³

83.33%

Median days on market³

24 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
 4 Bayview Cr The Basin	3	House	\$850,000	31 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
 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

Sold Properties

THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 352 Forest Rd The Basin	4	House	\$650,000	15 Oct 2025
 71 Government Rd The Basin	4	House	\$658,000	13 Oct 2025

Sold Properties

THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 24 Rome Beauty Av The Basin	4	House	\$830,000	12 Oct 2025
 15 Verbena Av The Basin	2	House	\$787,000	03 Oct 2025
 1408 Mountain Hwy The Basin	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
 2 Snow Ct The Basin	3	House	\$1,005,000	04 Sep 2025
 19 Miller Rd The Basin	4	House	\$812,500	30 Aug 2025
 25 Democrat Dr The Basin	4	House	\$929,000	21 Aug 2025
 14/49 Democrat Dr THE BASIN	3	Townhouse	\$770,000	02 Aug 2025
 9 Carnarvon Av The Basin	3	House	\$840,000	31 Jul 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.



Data is current as of PDF generation date 08/01/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.