



The Basin

Suburb Report



Your connection to property insights



JellisCraig

THE BASIN SUBURB REPORT

Median house price¹

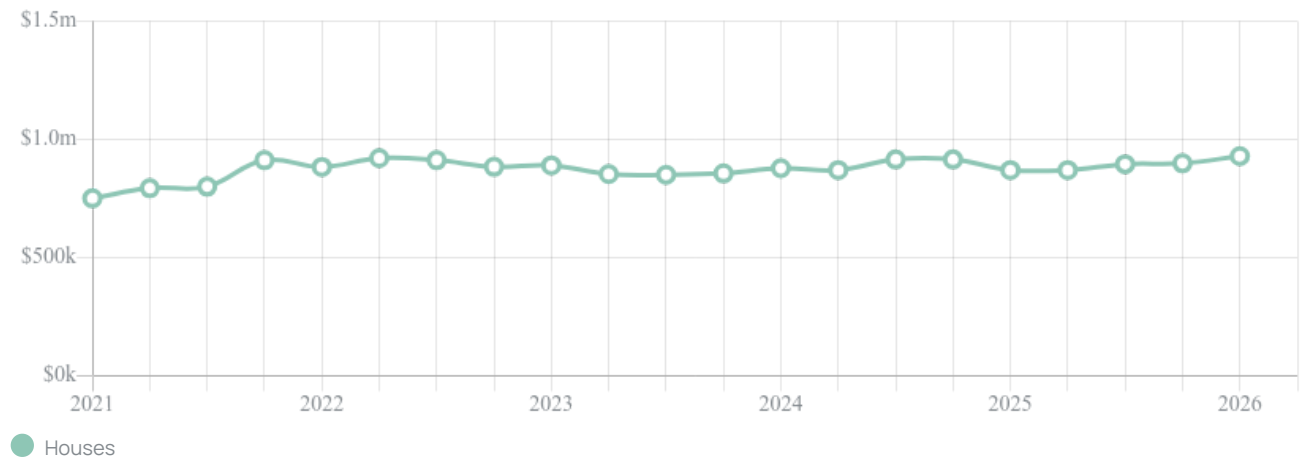
Median

\$929k

Quarterly price change

3.39% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 7%
- Private 93%

Auction clearance rate³

100%

Median days on market³

38 days

Average hold period¹

6.6 years

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





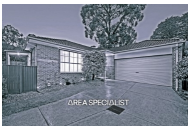





Median household size⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 45 Arcadia Av The Basin	5	House	\$1,250,000	18 Jun 2026
 13 Crest Ct The Basin	5	House	\$1,380,000	17 Jun 2026
 50b Old Forest Rd The Basin	3	House	\$925,000	02 Jun 2026
 30 Academy Dr The Basin	4	House	\$1,230,000	03 May 2026
 3/2a Verbena Av The Basin	2	Unit	\$715,550	30 Apr 2026
 19/49 Democrat Dr The Basin	4	Unit	\$820,000	29 Apr 2026
 1448 Mountain Hwy The Basin	4	House	\$800,000	28 Apr 2026
 1375 Mountain Hwy The Basin	3	House	\$795,000	19 Apr 2026
 16 Norman St The Basin	1	House	\$826,000	14 Apr 2026
 1 Cleve Av THE BASIN	4	House	\$1,370,000	10 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 3/49 Democrat Dr The Basin	3	Unit	\$785,000	10 Apr 2026
 42 Arcadia Av The Basin	5	House	\$985,000	08 Apr 2026
 15 Stuart St The Basin	2	House	\$760,000	02 Apr 2026
 22 Mercia Av The Basin	1	House	\$735,000	02 Apr 2026
 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
 1393 Mountain Hwy The Basin	2	House	\$980,000	06 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

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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
 7 Walker St The Basin	3	House	\$300,000	20 Jan 2026
 2 Frances St The Basin	4	House	\$1,200,000	16 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
 9 Augusta Rd The Basin	5	House	\$1,505,000	07 Dec 2025



Jellis Craig Ringwood
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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 01/07/2026

- 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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