



The Basin

# Suburb Report



Your connection to property insights



**JellisCraig**

THE BASIN SUBURB REPORT

Median house price<sup>1</sup>

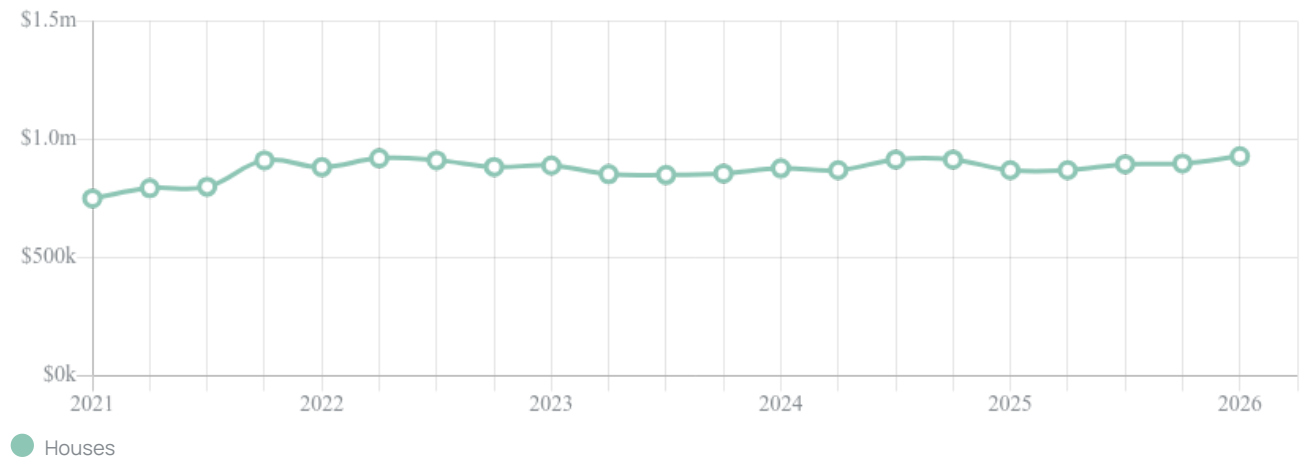
Median

\$929k

Quarterly price change

3.39% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 21%  
● Private 79%

Auction clearance rate<sup>3</sup>

100%

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

37 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
 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	Townhouse	\$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
 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

## THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



**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 01/06/2026

- 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.