The Basin

Suburb Report

Your connection to property insights

JellisCraig

Median house price

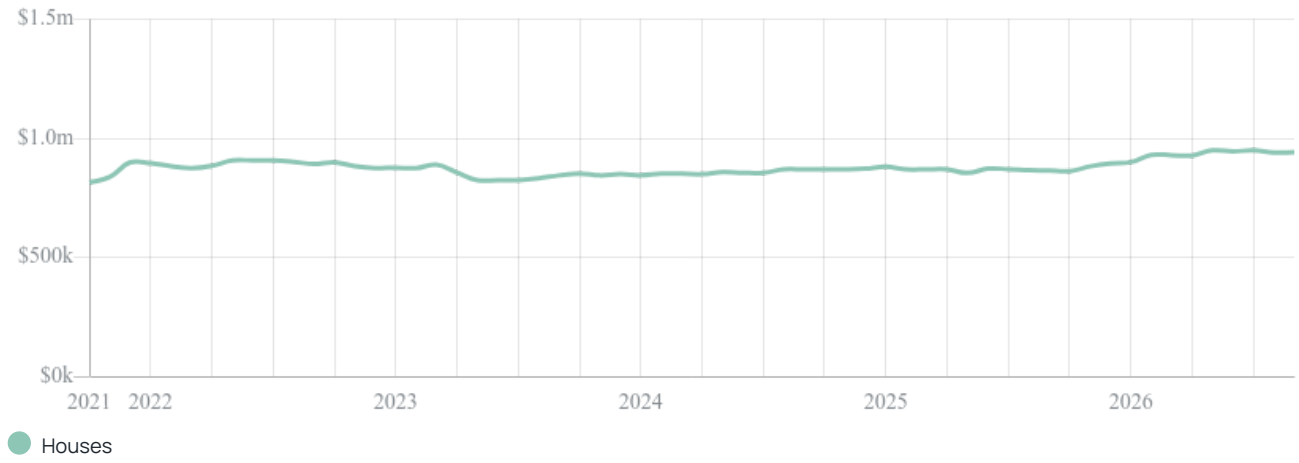
Median[1]

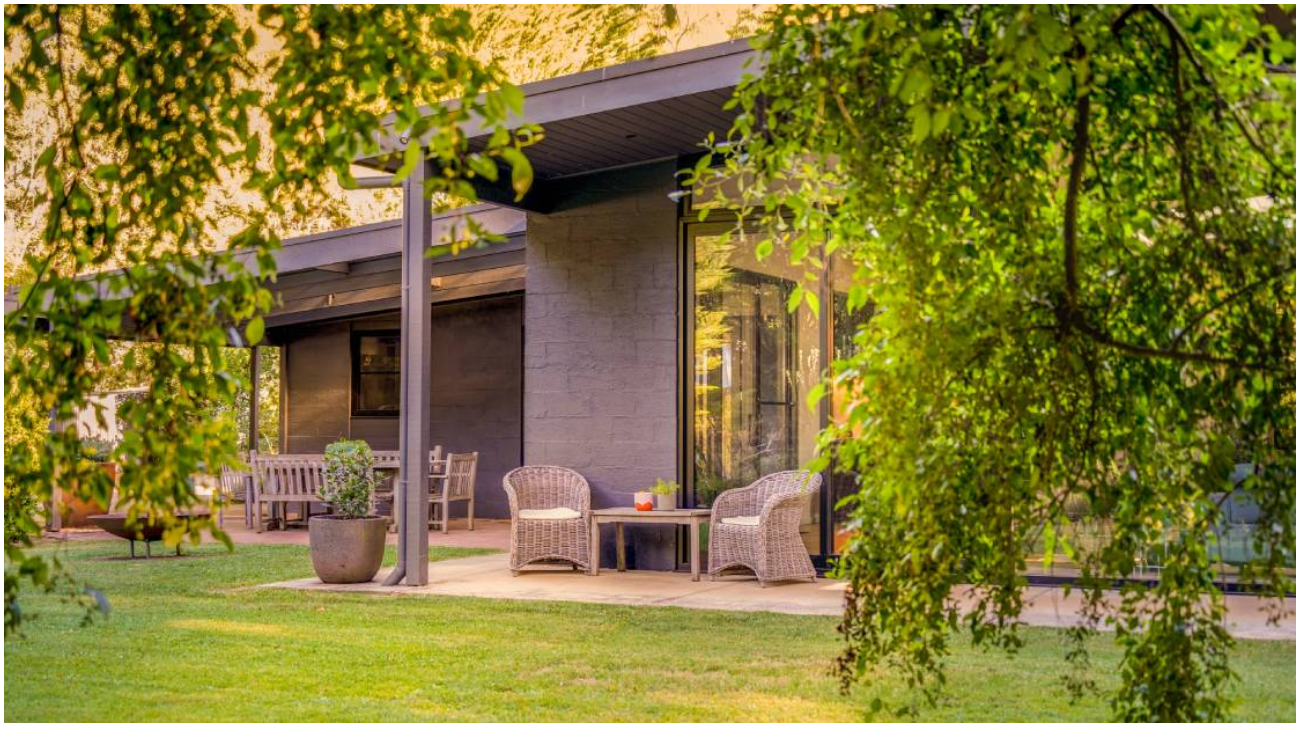
$943k

Monthly median price change[2]

0.27% ↑

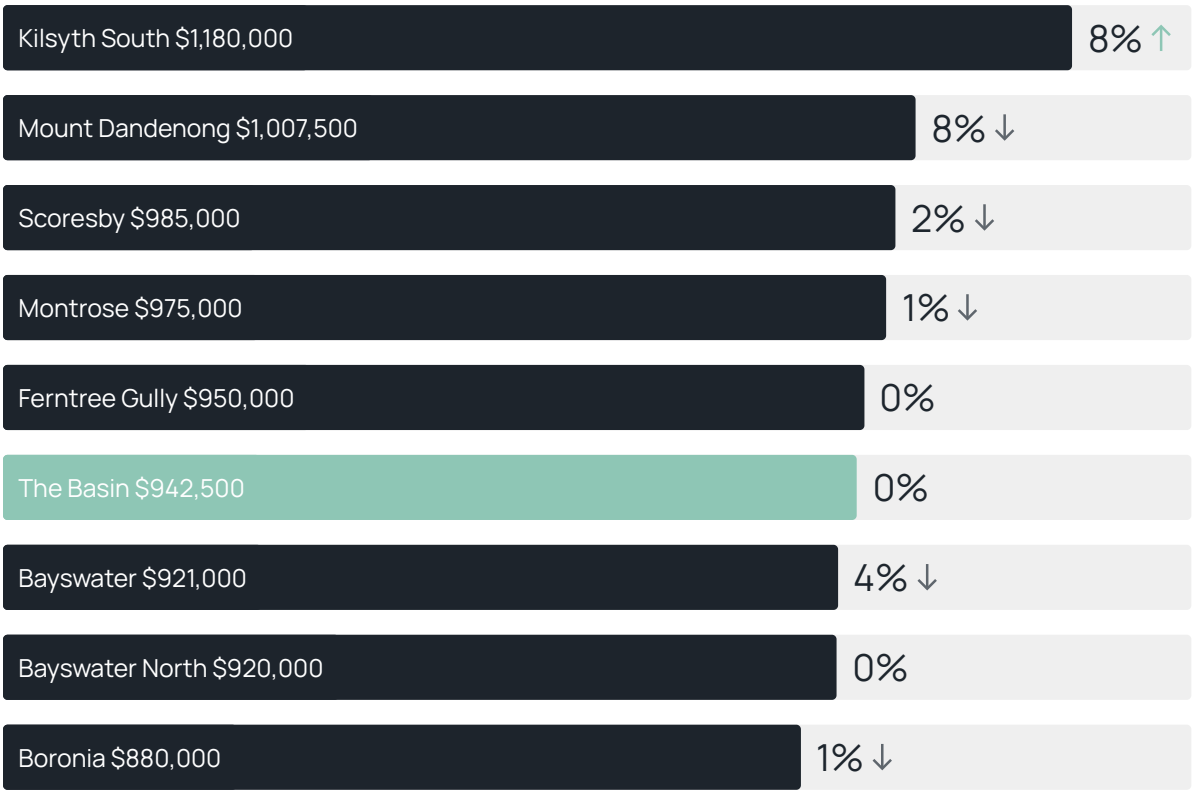
The Basin monthly median property prices[3]



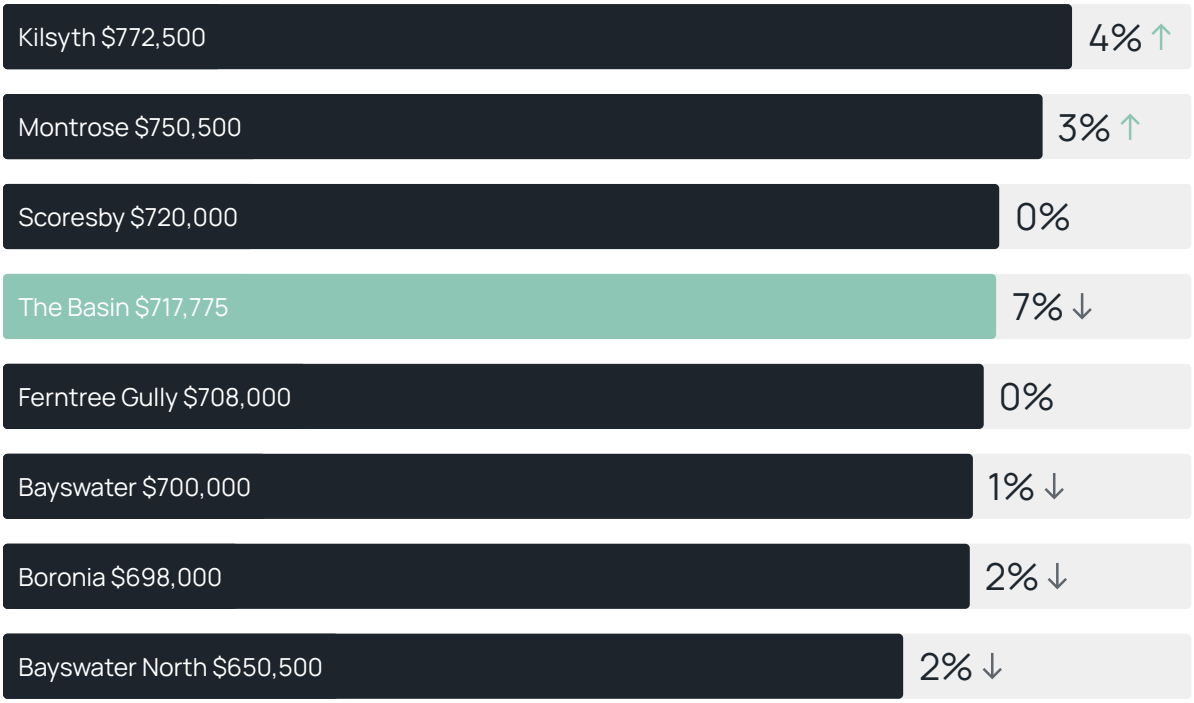


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
24 days	52 days

Average hold period[1]

House	Unit
15.3 years	5.5 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

4,497

Population growth[7]

1.83%

Median age[7]

40 years

Median household size[7]

2.7 people

Median asking rent per week[1]

House	Unit
$650	$555

Rental yield[8]

House	Unit
4.1%	4.55%

Recent The Basin sales[5]

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
	6 Waratah Avenue The Basin	3	House	$730,000	26 Oct 2026
	305 Forest Road The Basin	3	House	$700,000	15 Oct 2026
	61 Basin-Olinda Road The Basin	6	House	$1,885,000	12 Oct 2026
	24 Goodwin Street The Basin	3	House	$810,000	27 Sep 2026
	113 Inverness Avenue The Basin	4	House	$861,000	25 Sep 2026
	41 Arcadia Avenue The Basin	5	House	$827,500	21 Sep 2026
	6 Arcadia Avenue The Basin	4	House	$805,000	12 Sep 2026
	17 Old Forest Road The Basin	2	House	$810,000	12 Sep 2026
	84 Basin-Olinda Road The Basin	5	House	$1,580,000	03 Sep 2026
	10 Claremont Avenue The Basin	3	House	$705,035	28 Aug 2026

	Address	Bedrooms	Type	Price	Sold
	24 Miller Road The Basin	3	House	$845,000	24 Aug 2026
	295A Forest Road The Basin	3	House	$815,000	24 Aug 2026
	18 Walker Street The Basin	3	House	$865,000	18 Aug 2026
	4/1 Carnarvon Avenue The Basin	2	Unit	$720,000	17 Aug 2026
	1444 Mountain Highway The Basin	3	House	$675,000	14 Aug 2026
	12 Basin-Olinda Road The Basin	4	House	$1,140,000	07 Aug 2026
	9 Walker Street The Basin	3	House	$940,000	05 Aug 2026
	12 Stanley Street The Basin	4	House	$1,015,000	28 Jul 2026
	72 Inverness Avenue The Basin	3	House	$737,000	27 Jul 2026
	21 Christopher Avenue The Basin	3	House	$935,000	25 Jul 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	15 Basin Court The Basin	4	House	$880,000	14 Jul 2026
	9 View Road The Basin	3	House	$870,000	25 Jun 2026
	50B Old Forest Road The Basin	3	House	$925,000	20 Jun 2026
	45 Arcadia Avenue The Basin	5	House	$1,250,000	18 Jun 2026
	13 Crest Court The Basin	5	House	$1,380,000	17 Jun 2026
	32 Miller Road The Basin	4	House	$1,140,000	12 Jun 2026
	30 Academy Drive The Basin	4	House	$1,230,000	03 May 2026
	3/2A Verbena Avenue The Basin	2	Unit	$715,550	30 Apr 2026
	19/49 Democrat Drive The Basin	4	Townhouse	$820,000	29 Apr 2026
	1375 Mountain Highway The Basin	3	House	$795,000	19 Apr 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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