



The Basin

# Suburb Report



Your connection to property insights



JellisCraig

Median house price<sup>1</sup>

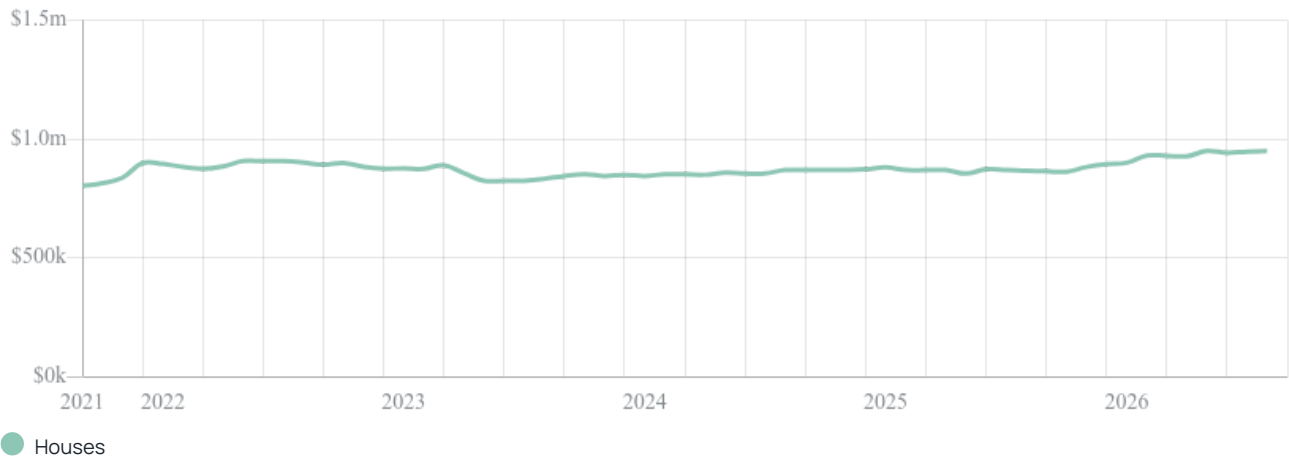
Median

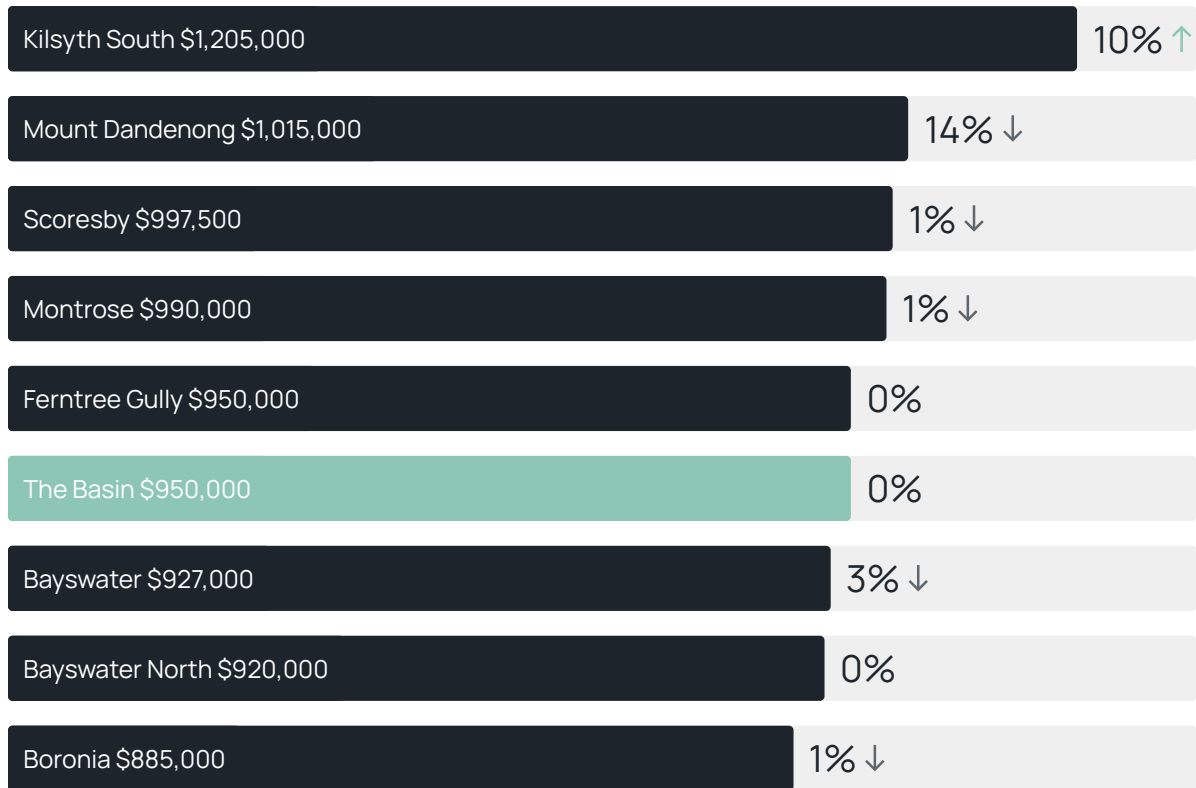
\$950k

Quarterly price change

0.26% ↑

The Basin quarterly median property prices<sup>1</sup>



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

Sale method<sup>2</sup>Median days on market<sup>3</sup>

House

Unit

24 days

52 days

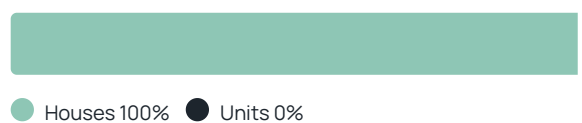
Average hold period<sup>1</sup>

House

Unit

15.2 years

5.5 years

Dwelling type<sup>5</sup>Ownership<sup>5</sup>Population<sup>5</sup>

4,497

Median asking rent per week<sup>1</sup>

Unit

\$650

\$550

Population growth<sup>5</sup>

1.83%

Rental yield<sup>1</sup>

House

Unit

4.06%

4.54%

Median age<sup>5</sup>

40 years

Median household size<sup>5</sup>

2.7 people

Recent The Basin sales<sup>2</sup>

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](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                | Bedrooms | Type  | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  24 Goodwin Street<br>The Basin       | 3        | House | \$810,000   | 27 Sep 2026 |
|  6 Arcadia Avenue<br>The Basin        | 4        | House | \$805,000   | 12 Sep 2026 |
|  17 Old Forest Road<br>The Basin      | 2        | House | \$810,000   | 12 Sep 2026 |
|  84 Basin-Olinda Road<br>The Basin   | 5        | House | \$1,580,000 | 03 Sep 2026 |
|  10 Claremont Avenue<br>The Basin   | 3        | House | \$705,035   | 28 Aug 2026 |
|  24 Miller Road<br>The Basin        | 3        | House | \$845,000   | 24 Aug 2026 |
|  295A Forest Road<br>The Basin      | 3        | House | \$815,000   | 24 Aug 2026 |
|  18 Walker Street<br>The Basin      | 3        | House | \$865,000   | 18 Aug 2026 |
|  4/1 Carnarvon Avenue<br>The Basin  | 2        | Unit  | \$720,000   | 17 Aug 2026 |
|  1444 Mountain Highway<br>The Basin | 3        | House | \$675,000   | 14 Aug 2026 |

## THE BASIN SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type  | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  12 Basin-Olinda Road<br>The Basin   | 4        | House | \$1,140,000 | 07 Aug 2026 |
|  9 Walker Street<br>The Basin        | 3        | House | \$940,000   | 05 Aug 2026 |
|  12 Stanley Street<br>The Basin      | 4        | House | \$1,015,000 | 28 Jul 2026 |
|  72 Inverness Avenue<br>The Basin    | 3        | House | \$737,000   | 27 Jul 2026 |
|  21 Christopher Avenue<br>The Basin | 3        | House | \$935,000   | 25 Jul 2026 |
|  15 Basin Court<br>The Basin       | 4        | House | \$880,000   | 14 Jul 2026 |
|  9 View Road<br>The Basin          | 3        | House | \$870,000   | 25 Jun 2026 |
|  50B Old Forest Road<br>The Basin  | 3        | House | \$925,000   | 20 Jun 2026 |
|  45 Arcadia Avenue<br>The Basin    | 5        | House | \$1,250,000 | 18 Jun 2026 |
|  13 Crest Court<br>The Basin       | 5        | House | \$1,380,000 | 17 Jun 2026 |

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| Address                                                                                                                  | Bedrooms | Type      | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  32 Miller Road<br>The Basin            | 4        | House     | \$1,140,000 | 12 Jun 2026 |
|  30 Academy Drive<br>The Basin          | 4        | House     | \$1,230,000 | 03 May 2026 |
|  3/2A Verbena<br>Avenue<br>The Basin    | 2        | Unit      | \$715,550   | 30 Apr 2026 |
|  19/49 Democrat<br>Drive<br>The Basin   | 4        | Townhouse | \$820,000   | 29 Apr 2026 |
|  1375 Mountain<br>Highway<br>The Basin | 3        | House     | \$795,000   | 19 Apr 2026 |
|  16 Norman Street<br>The Basin        | 3        | House     | \$826,000   | 17 Apr 2026 |
|  3/49 Democrat<br>Drive<br>The Basin  | 3        | Unit      | \$785,000   | 10 Apr 2026 |
|  1 Cleve Avenue<br>The Basin          | 4        | House     | \$1,370,000 | 10 Apr 2026 |
|  42 Arcadia<br>Avenue<br>The Basin    | 5        | House     | \$985,000   | 08 Apr 2026 |
|  15 Stuart Street<br>The Basin        | 2        | House     | \$760,000   | 02 Apr 2026 |



**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.

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Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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