



The Basin

Suburb Report



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JellisCraig

THE BASIN SUBURB REPORT

Median house price¹

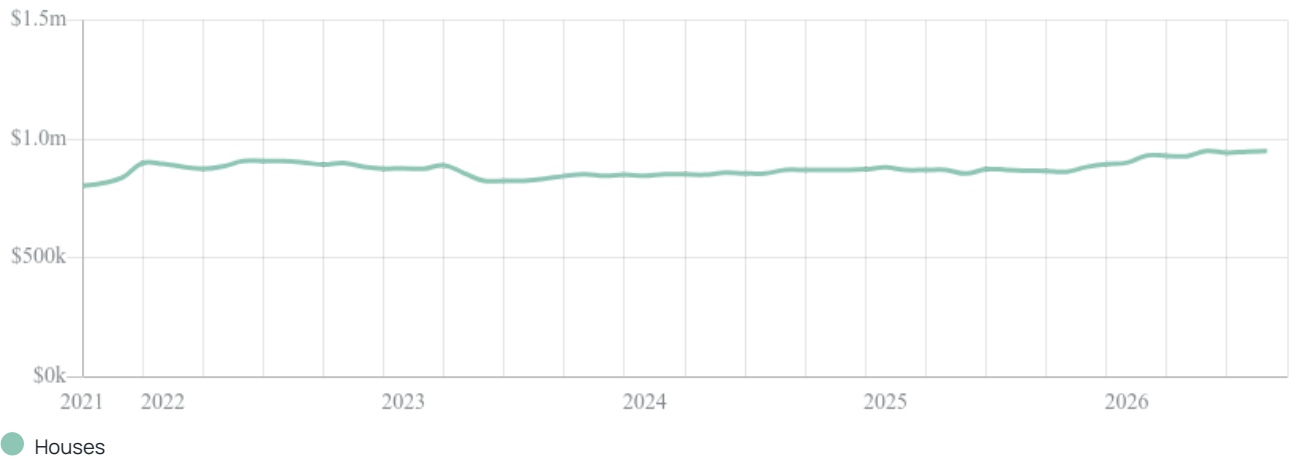
Median

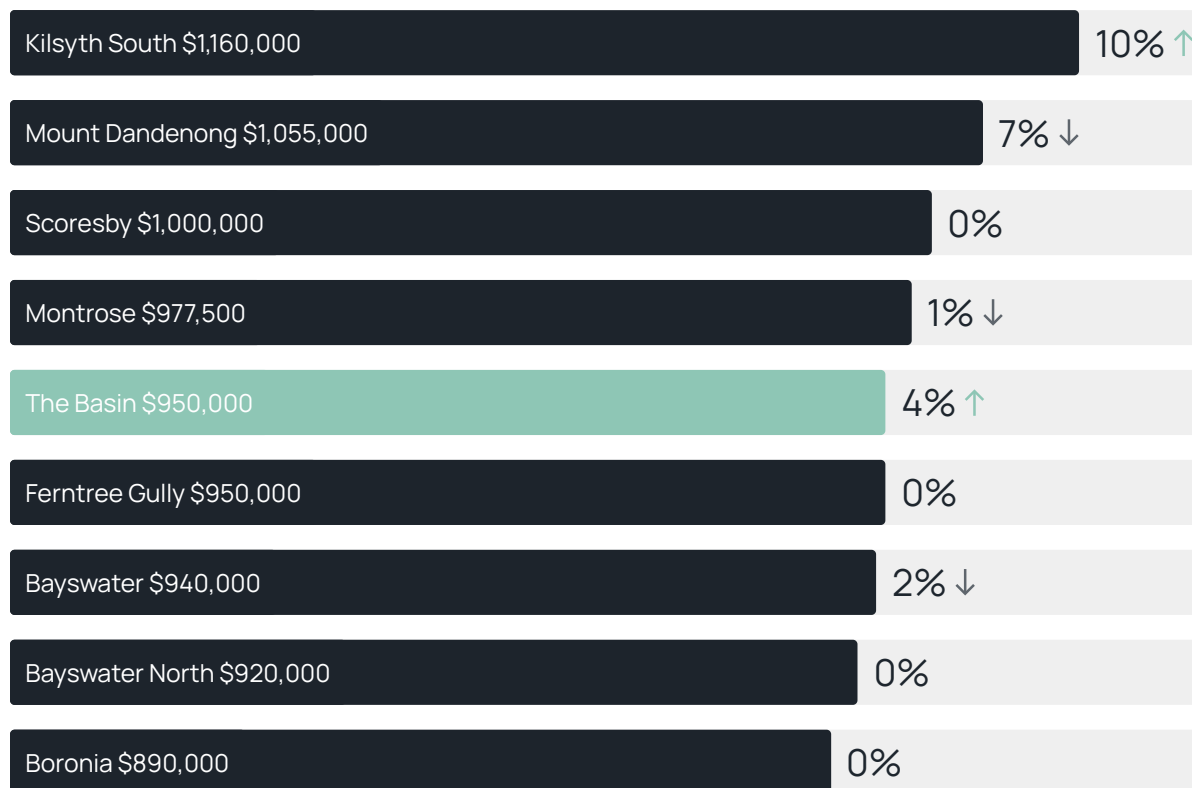
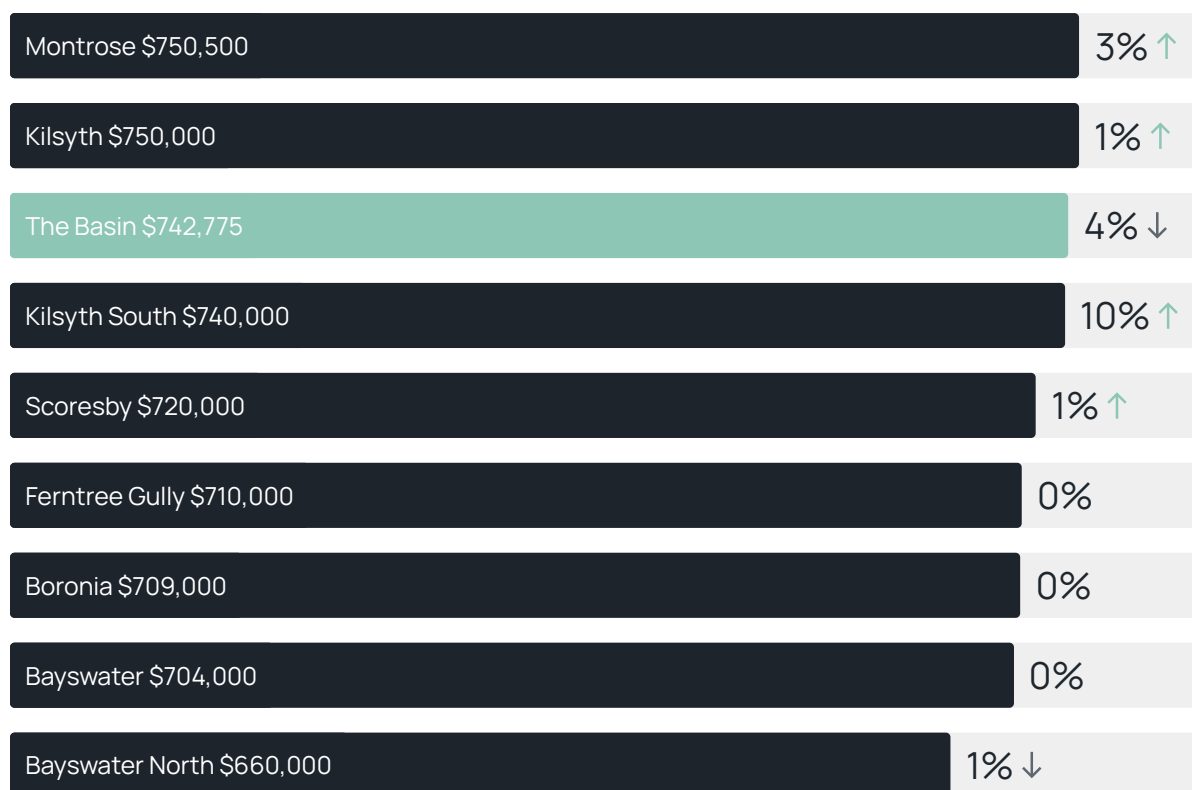
\$950k

Quarterly price change

0.26% ↑

The Basin quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Median days on market³

House

Unit

24 days

33 days

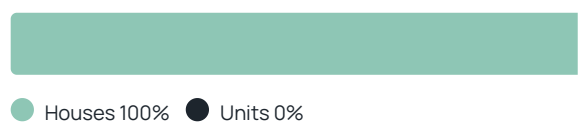
Average hold period¹

House

Unit

15.0 years

5.9 years

Dwelling type⁵Ownership⁵Population⁵

4,497

Median asking rent per week¹

Unit

\$650

N/A

Population growth⁵

1.83%

Rental yield¹

House

Unit

4.06%

4.54%

Median age⁵

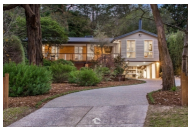
40 years

Median household size⁵

2.7 people

Recent The Basin sales²

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
 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
 15 Basin Court The Basin	4	House	\$880,000	14 Jul 2026

THE BASIN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 16 Norman Street The Basin	3	House	\$826,000	17 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 3/49 Democrat Drive The Basin	3	Unit	\$785,000	10 Apr 2026
 1 Cleve Avenue The Basin	4	House	\$1,370,000	10 Apr 2026
 42 Arcadia Avenue The Basin	5	House	\$985,000	08 Apr 2026
 15 Stuart Street The Basin	2	House	\$760,000	02 Apr 2026
 22 Mercia Avenue The Basin	1	House	\$735,000	02 Apr 2026
 1448 Mountain Highway The Basin	4	House	\$800,000	31 Mar 2026
 349 Forest Road The Basin	2	House	\$731,000	28 Mar 2026
 32 Bayview Crescent The Basin	3	House	\$500,000	12 Mar 2026
 1393 Mountain Highway The Basin	3	House	\$980,000	12 Feb 2026
 26 Conyers Street The Basin	5	House	\$1,010,000	07 Feb 2026



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 01/09/2026

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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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