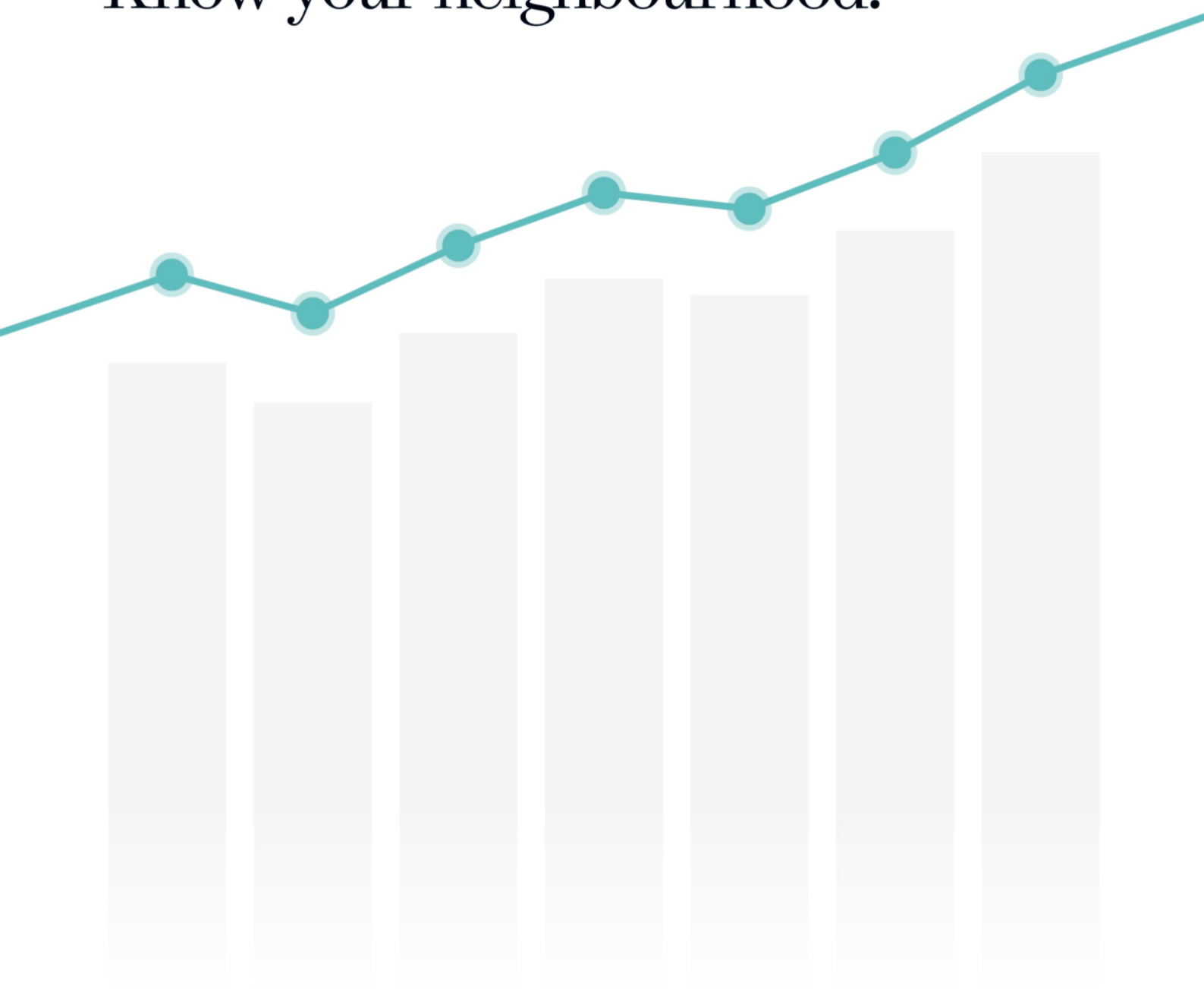


BAYSWATER NORTH



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$890k

Quarterly Price Change

3.18% ↑

Median Unit Price*

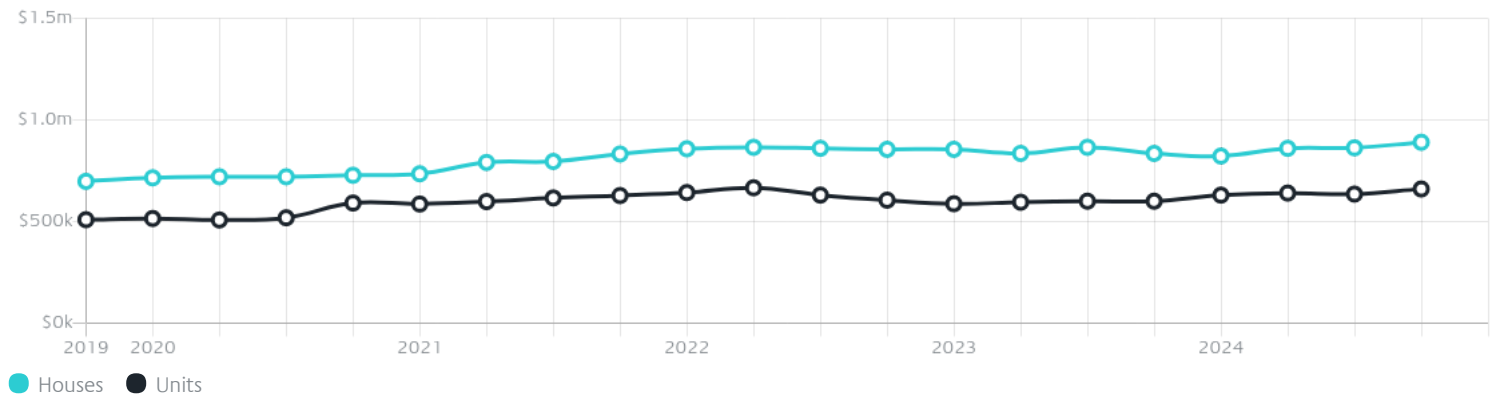
Median

\$660k

Quarterly Price Change

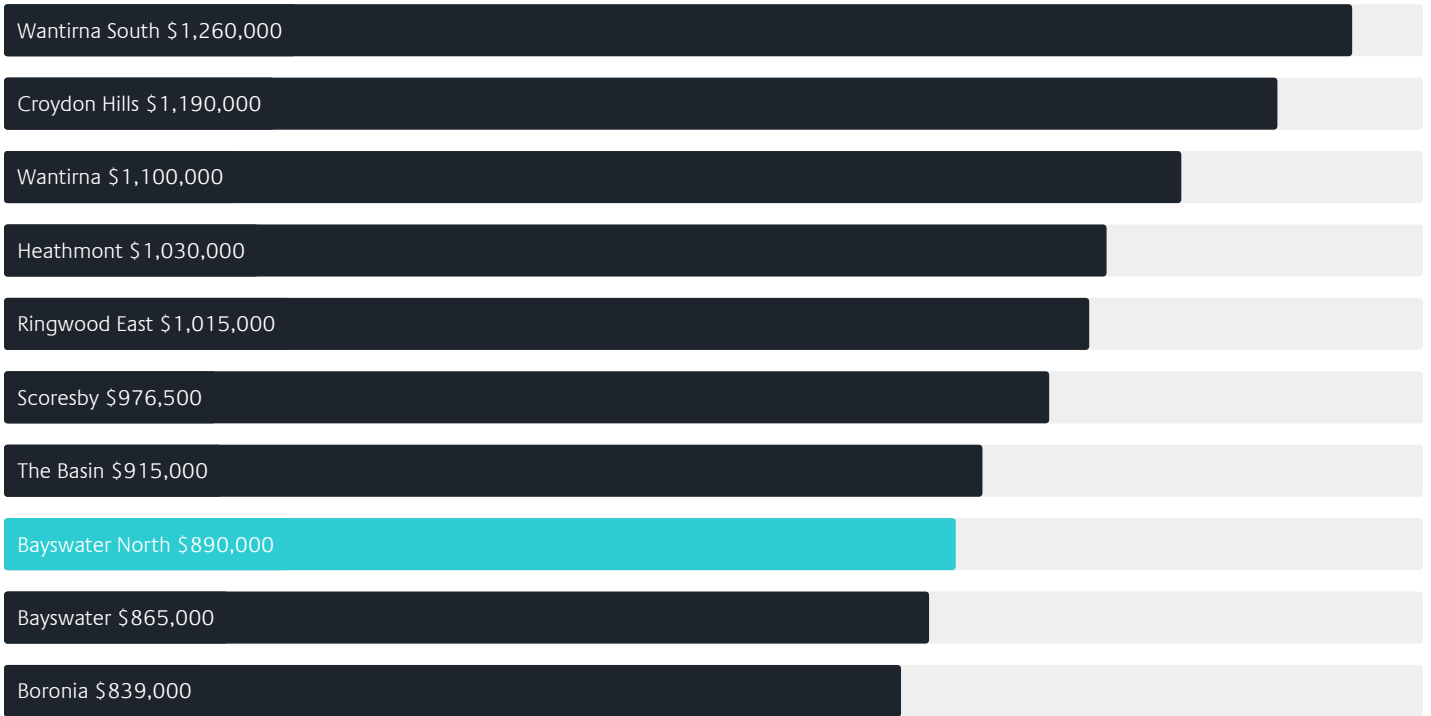
3.93% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 27%
● Private 73%

Auction Clearance Rate^{*}

90%

Median Days on Market[^]

24 days

Average Hold Period^{*}

6.7 years

Insights

Dwelling Type[^]



● Houses 80% ● Units 20%

Ownership[^]



● Owned Outright 30% ● Mortgaged 49% ● Rented 21%

Population[^]

9,014

Median Asking Rent per week^{*}

\$600

Population Growth[^]

2.56%

Rental Yield^{*}

3.55%

Median Age[^]








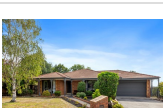
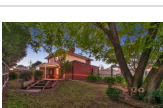
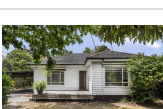
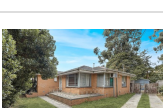
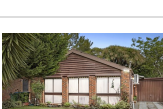
38 years

Median Household Size[^]













2.5 people

Sold Properties~





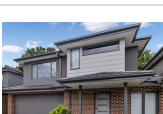
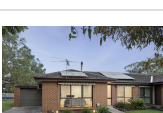
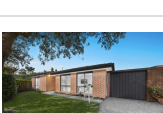
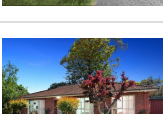
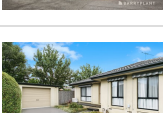
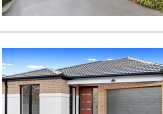
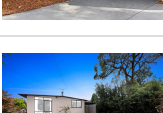
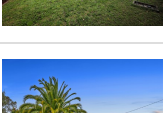
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 8 / 191 Bayswater Rd Bayswater North	3	Townhouse	\$840,000	31 Mar 2025
 25 Ramsay St Bayswater North	4	House	\$960,000	31 Mar 2025
 346 Colchester Rd Bayswater North	3	House	\$805,000	26 Mar 2025
 37 Baker Rd Bayswater North	4	House	\$1,250,000	22 Mar 2025
 16 Wimborne Ct Bayswater North	4	House	\$1,229,500	08 Mar 2025
 6 / 273 Canterbury Rd Bayswater North	2	Flat / Unit / Apartment	\$640,000	24 Feb 2025
 21 / 1-3 Connolly Cr Bayswater North	4	House	\$543,000	24 Feb 2025
 10 Marraroo Cl Bayswater North	4	House	\$1,013,500	17 Feb 2025
 28 Baker Rd BAYSWATER NORTH	3	House	\$750,000	15 Feb 2025
 215 Bayswater Rd Bayswater North	3	House	\$765,000	15 Feb 2025
 15 Blandford Cr Bayswater North	3	House	\$830,000	14 Feb 2025
 10 / 37-41 Glen Park Rd Bayswater North	2	Unit	\$535,000	13 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Aloah St.E Bayswater North	3	House	\$845,000	10 Feb 2025
 93 Canterbury Rd Bayswater North	3	House	\$869,000	10 Feb 2025
 65 Allambanan Dr Bayswater North	4	House	\$1,060,000	10 Feb 2025
 1/5 Bungalook Rd.E Bayswater North	2	Unit	\$647,000	08 Feb 2025
 8/56-60 Hamilton Rd Bayswater North	2	Unit	\$645,000	05 Feb 2025
 1/48 Elmhurst Rd Bayswater North	2	Unit	\$637,000	04 Feb 2025
 7/14 Tintern Av Bayswater North	2	Unit	\$467,200	31 Jan 2025
 19/31-35 Glen Park Rd Bayswater North	2	Unit	\$565,000	31 Jan 2025
 185 Bayswater Rd BAYSWATER NORTH	3	House	\$657,500	30 Jan 2025
 2 Huntingdon Av Bayswater North	3	House	\$790,000	29 Jan 2025
 29/26-28 Hamilton Rd BAYSWATER NORTH	2	Unit	\$600,000	29 Jan 2025
 28 Wonthulong Dr Bayswater North	4	House	\$910,000	23 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Kendale Ct Bayswater North	3	House	\$930,000	23 Jan 2025
 22/191 Bayswater Rd Bayswater North	3	Townhouse	\$790,000	13 Jan 2025
 1 Hamilton Rd BAYSWATER NORTH	4	House	\$805,000	13 Jan 2025
 10/6 Jasmine Rd Bayswater North	3	Strata Unit/Flat	\$790,000	12 Jan 2025
 3/41 Elmhurst Rd Bayswater North	3	Townhouse	\$828,500	07 Jan 2025
 12/16-18 Hamilton Rd Bayswater North	2	Unit	\$590,000	28 Dec 2024
 21/346-354 Bayswater Rd Bayswater North	2	House	\$645,000	23 Dec 2024
 3/1-3 Elmhurst Rd Bayswater North	3	Unit	\$660,000	17 Dec 2024
 6/361 Bayswater Rd Bayswater North	2	Flat/Unit/Apartment	\$520,000	14 Dec 2024
 3/4 Fisher Ct Bayswater North	2	Townhouse	\$720,000	13 Dec 2024
 7 White Av Bayswater North	4	House	\$680,000	12 Dec 2024
 336 Colchester Rd Bayswater North	4	House	\$790,000	11 Dec 2024



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.