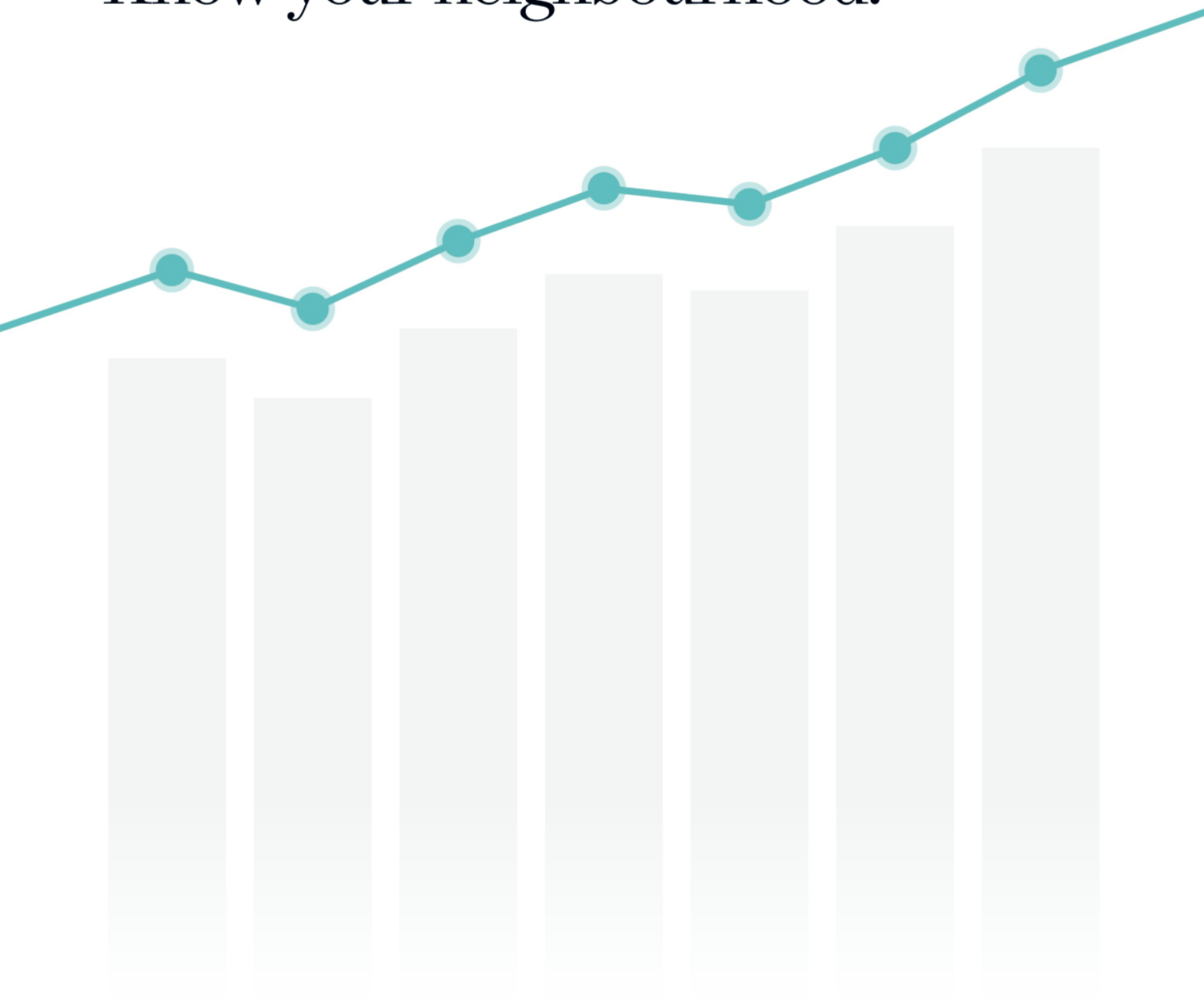


BAYSWATER NORTH



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$890k**

Quarterly Price Change

**3.18% ↑**

## Median Unit Price\*

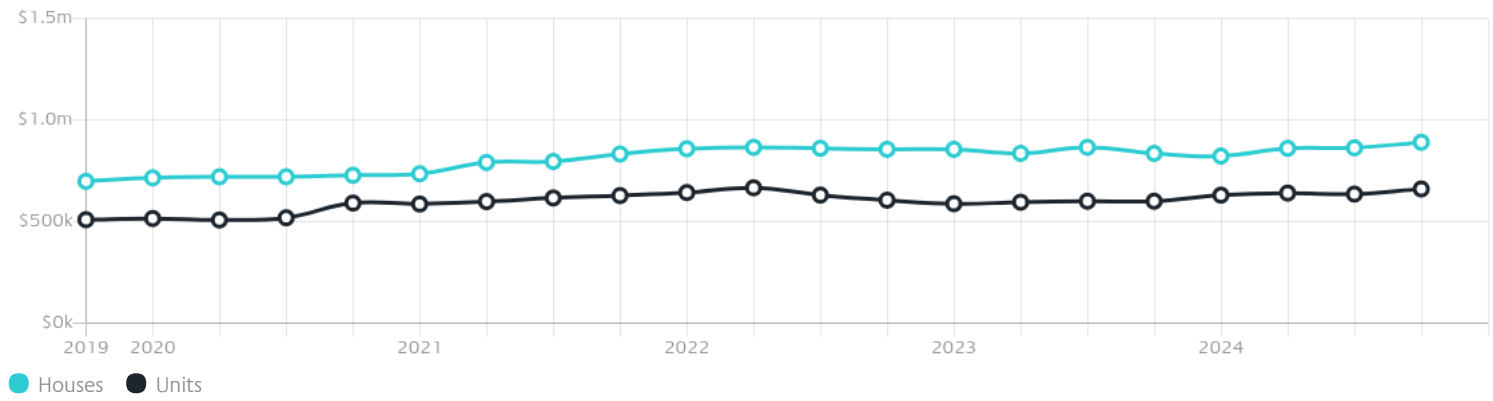
Median

**\$660k**

Quarterly Price Change

**3.93% ↑**

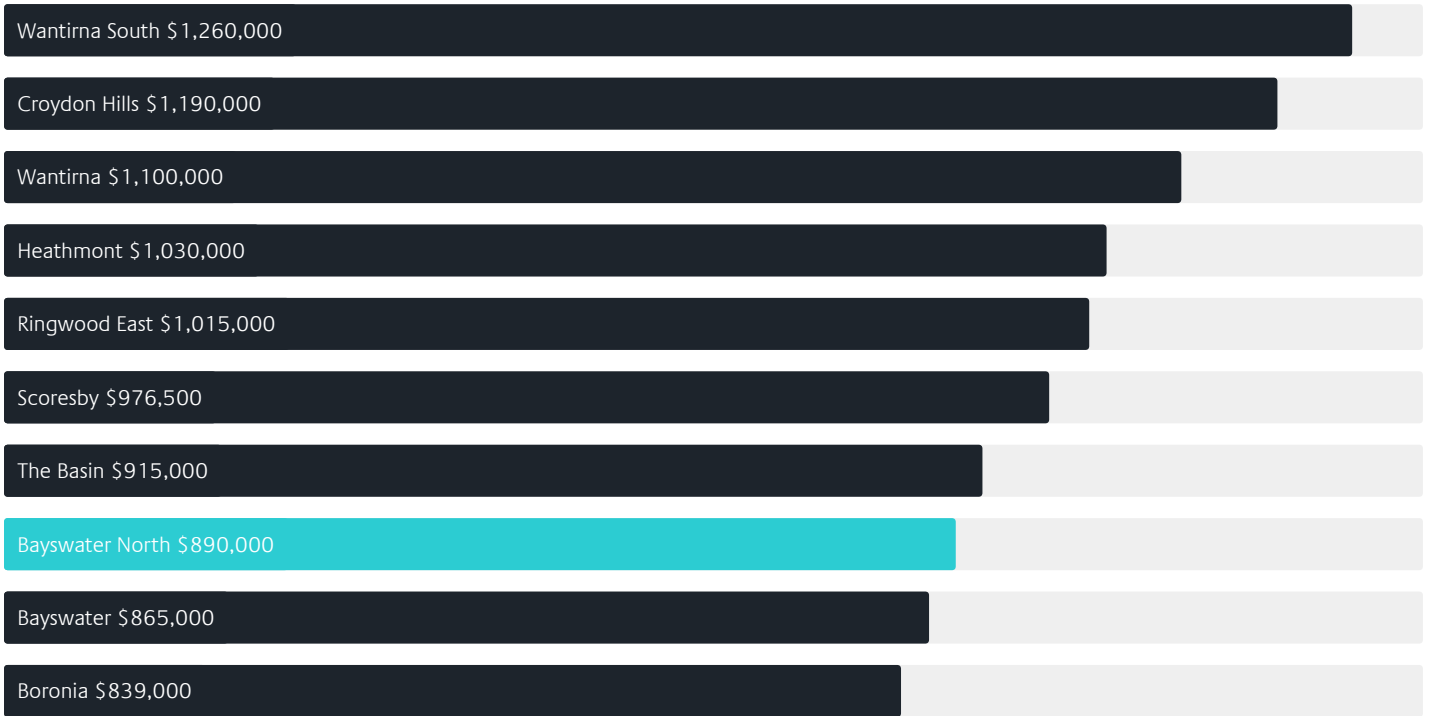
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 16%  
● Private 84%

## Auction Clearance Rate<sup>\*</sup>

80%

## Median Days on Market<sup>^</sup>

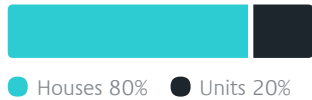
26 days

## Average Hold Period<sup>\*</sup>

6.7 years

# Insights

## Dwelling Type<sup>^</sup>



## Ownership<sup>^</sup>



## Population<sup>^</sup>

9,014

## Median Asking Rent per week<sup>\*</sup>

\$600

## Population Growth<sup>^</sup>

2.56%

## Rental Yield<sup>\*</sup>

3.55%

## Median Age<sup>^</sup>













38 years

## Median Household Size<sup>^</sup>









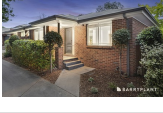
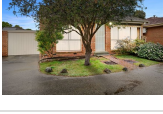
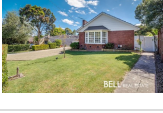

2.5 people

# Sold Properties~










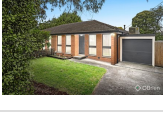


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 7 White Av Bayswater North	4	House	\$680,000	12 Dec 2024
 336 Colchester Rd Bayswater North	4	House	\$790,000	11 Dec 2024
 3/197 Bayswater Rd Bayswater North	2	Townhouse	\$630,000	10 Dec 2024
 6 Fernhill La Bayswater North	4	House	\$1,106,500	08 Dec 2024
 266 Colchester Rd Bayswater North	4	House	\$805,000	07 Dec 2024
 45 Baker Rd Bayswater North	4	House	\$1,060,000	04 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Gaine Ct Bayswater North	4	House	\$975,000	04 Dec 2024
 17/191 Bayswater Rd Bayswater North	3	Townhouse	\$795,000	02 Dec 2024
 5 Fairford Ct Bayswater North	3	House	\$880,500	30 Nov 2024
 28/346 Bayswater Rd Bayswater North	2	Flat/Unit/Apartment	\$506,000	30 Nov 2024
 342 Colchester Rd Bayswater North	3	House	\$760,000	29 Nov 2024
 31 Ramsay St Bayswater North	4	House	\$925,000	29 Nov 2024
 9/191 Bayswater Rd Bayswater North	2	Townhouse	\$690,000	26 Nov 2024
 21 Wattle Rd Bayswater North	2	House	\$715,000	26 Nov 2024
 2/16 Central Av Bayswater North	3	Unit	\$800,000	25 Nov 2024
 10/24-28 Glen Park Rd BAYSWATER NORTH	2	Unit	\$560,000	22 Nov 2024
 318 Colchester Rd Bayswater North	4	House	\$865,000	22 Nov 2024
 2/41 Illawara Cr Bayswater North	3	Unit	\$665,000	21 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/2-6 Hamilton Rd BAYSWATER NORTH	3	Unit	\$670,000	20 Nov 2024
 14/6 Jasmine Rd Bayswater North	3	Strata Unit/Flat	\$705,741	19 Nov 2024
 17 Kalawar Av Bayswater North	4	House	\$980,000	16 Nov 2024
 27 Hamilton Rd Bayswater North	3	House	\$840,500	16 Nov 2024
 46 Sherman Dr Bayswater North	3	House	\$910,000	15 Nov 2024
 40 Central Av Bayswater North	3	House	\$752,000	14 Nov 2024
 12/1-3 Connolly Cr Bayswater North	3	Townhouse	\$615,000	12 Nov 2024
 10 Lillian Cl Bayswater North	4	House	\$1,231,000	12 Nov 2024
 12/1 Connolly Cr Bayswater North	3	Flat/Unit/Apartment	\$615,000	12 Nov 2024
 2/45 Hamilton Rd Bayswater North	2	Unit	\$616,000	09 Nov 2024
 9 Winchester Dr Bayswater North	3	House	\$800,100	08 Nov 2024
 3/5 Bungalook Rd.E Bayswater North	3	Unit	\$720,000	08 Nov 2024



Ringwood Office  
90 Maroondah Hwy, Ringwood  
03 9870 6211

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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