

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$885k

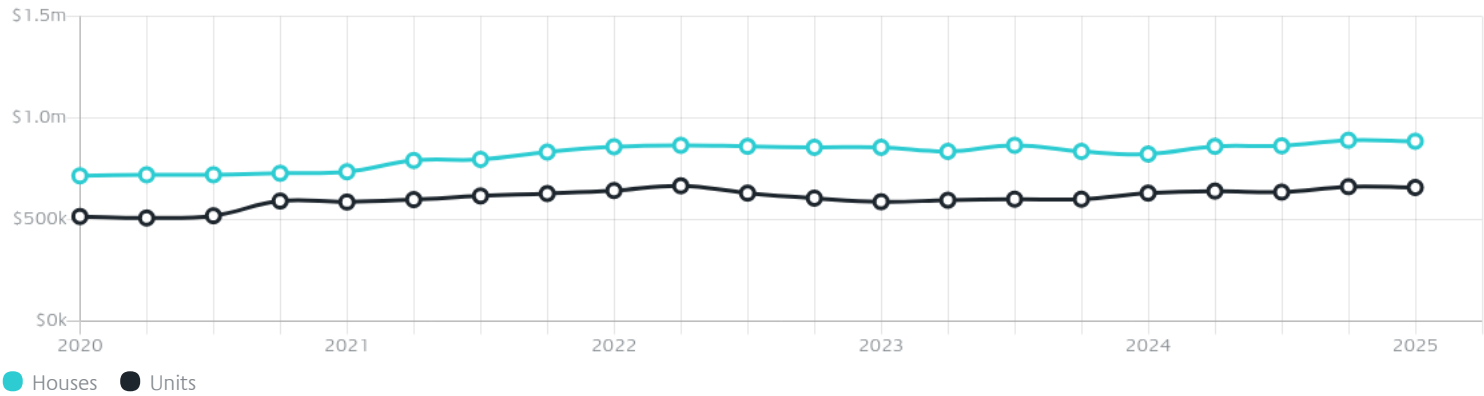
Quarterly Price Change
-0.56% ↓

Median Unit Price*

Median
\$658k

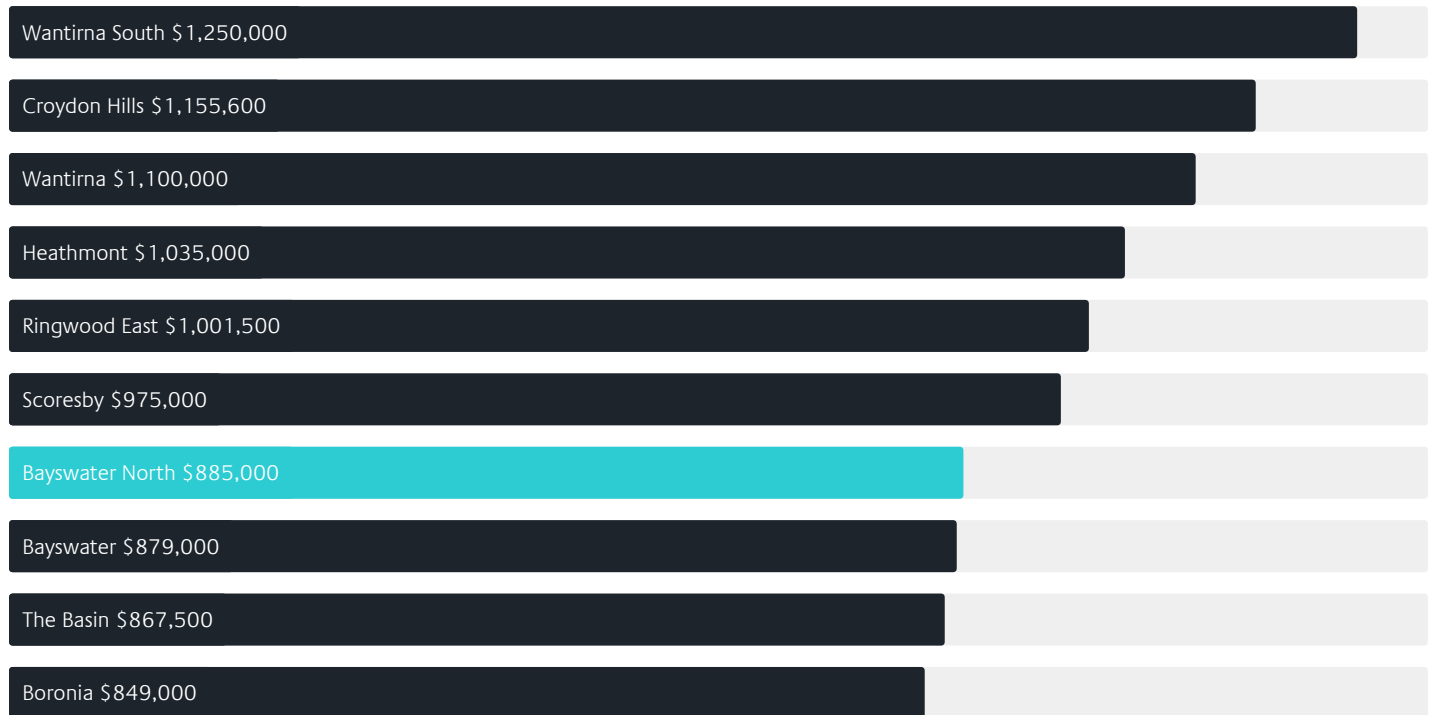
Quarterly Price Change
-0.60% ↓

Quarterly Price Change*

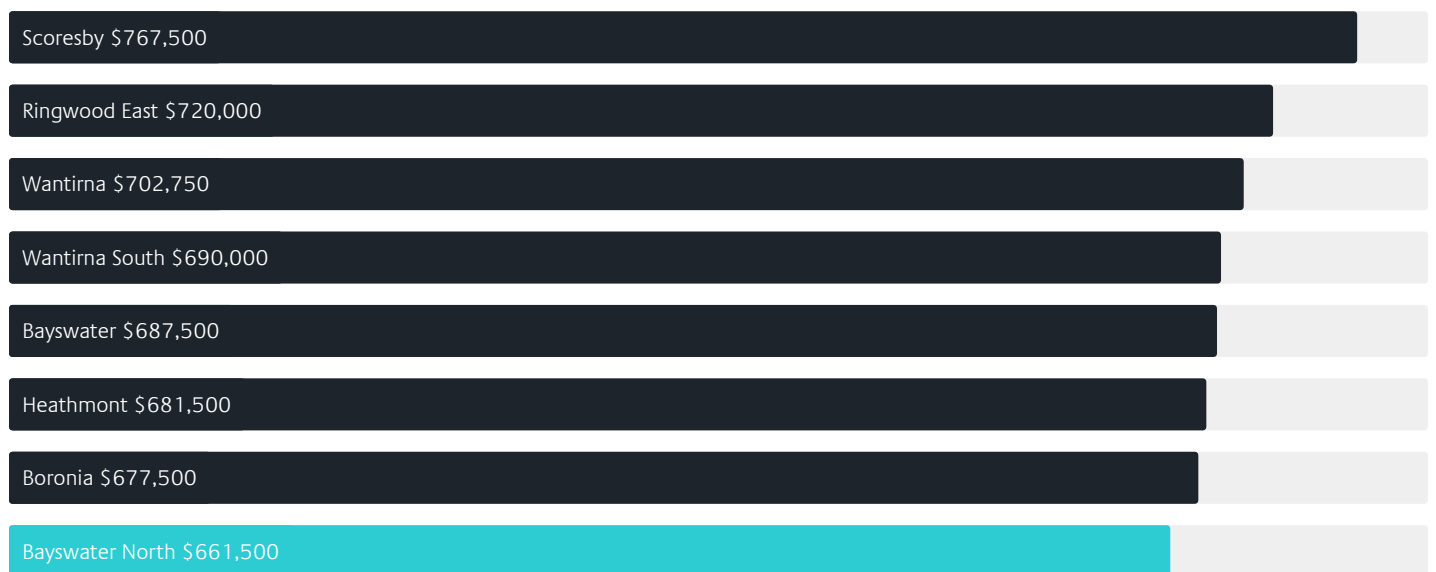


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 23%
● Private 77%

Auction Clearance Rate*

93.33%

Median Days on Market^

22 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^







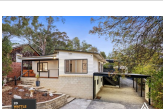

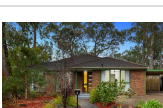
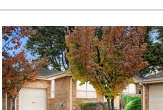

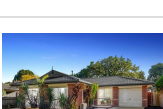
38 years

Median Household Size^









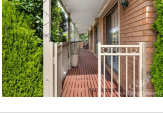



2.5 people

Sold Properties~










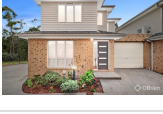


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11 Aylesbury Av Bayswater North	3	House	\$742,000	28 Jun 2025
 3/9-11 Elmhurst Rd Bayswater North	2	Unit	\$640,000	23 Jun 2025
 14 Kyamba Ct Bayswater North	6	House	\$1,211,000	21 Jun 2025
 8/197 Bayswater Rd Bayswater North	3	Townhouse	\$805,000	20 Jun 2025
 2/15 Wattle Rd Bayswater North	2	Townhouse	\$760,000	19 Jun 2025
 2/346 Bayswater Rd Bayswater North	2	Unit	\$485,000	14 Jun 2025
 20 Wattle Rd Bayswater North	4	House	\$1,152,000	14 Jun 2025
 11 Toolimerin Av Bayswater North	3	House	\$883,000	12 Jun 2025
 9 Wonthulong Dr Bayswater North	4	House	\$925,000	12 Jun 2025
 8/14 Branch Rd Bayswater North	2	Unit	\$690,000	05 Jun 2025
 28 Jennings Rd Bayswater North	4	House	\$920,000	04 Jun 2025
 6 Joyce Ct BAYSWATER NORTH	3	House	\$740,000	01 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Wimborne Ct Bayswater North	4	House	\$1,220,500	31 May 2025
 3 / 13 Hamilton Rd Bayswater North	3	Unit	\$691,500	30 May 2025
 4 / 37 Elmhurst Rd Bayswater North	2	Unit	\$612,000	26 May 2025
 26 / 26-32 Elmhurst Rd Bayswater North	2	Unit	\$600,000	26 May 2025
 18 / 37-41 Glen Park Rd Bayswater North	3	Unit	\$679,000	23 May 2025
 44 Baker Rd Bayswater North	4	House	\$1,080,000	21 May 2025
 34 / 26-32 Elmhurst Rd Bayswater North	2	Unit	\$604,000	17 May 2025
 14 Wimborne Ct Bayswater North	3	House	\$1,000,000	17 May 2025
 1 / 279-287 Bayswater Rd Bayswater North	3	Unit	\$690,000	16 May 2025
 18 Skye Ct Bayswater North	3	House	\$780,000	16 May 2025
 645 Dorset Rd Bayswater North	3	House	\$811,500	15 May 2025
 7 / 206-208 Bayswater Rd BAYSWATER NORTH	3	Townhouse	\$785,000	14 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20/16-18 Hamilton Rd Bayswater North	2	Unit	\$560,000	13 May 2025
 9/37-41 Glen Park Rd Bayswater North	2	Unit	\$595,000	07 May 2025
 27 Day Cr Bayswater North	3	House	\$835,000	07 May 2025
 6/62-64 Hamilton Rd Bayswater North	2	Unit	\$421,000	05 May 2025
 1/51 Bayfield Rd.W Bayswater North	3	Unit	\$785,000	03 May 2025
 54 Central Av Bayswater North	3	Land	\$550,000	02 May 2025
 8 James Hosie Ct Bayswater North	5	House	\$1,310,000	30 Apr 2025
 7/206 Bayswater Rd Bayswater North	3	Flat/Unit/Apartment	\$785,000	30 Apr 2025
 5 Kendale Ct Bayswater North	3	House	\$928,500	29 Apr 2025
 20/320 Canterbury Rd Bayswater North	2	Townhouse	\$715,000	26 Apr 2025
 11 Westwood Dr Bayswater North	5	House	\$920,000	26 Apr 2025
 1c Tintern Av Bayswater North	3	Townhouse	\$825,000	19 Apr 2025



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.