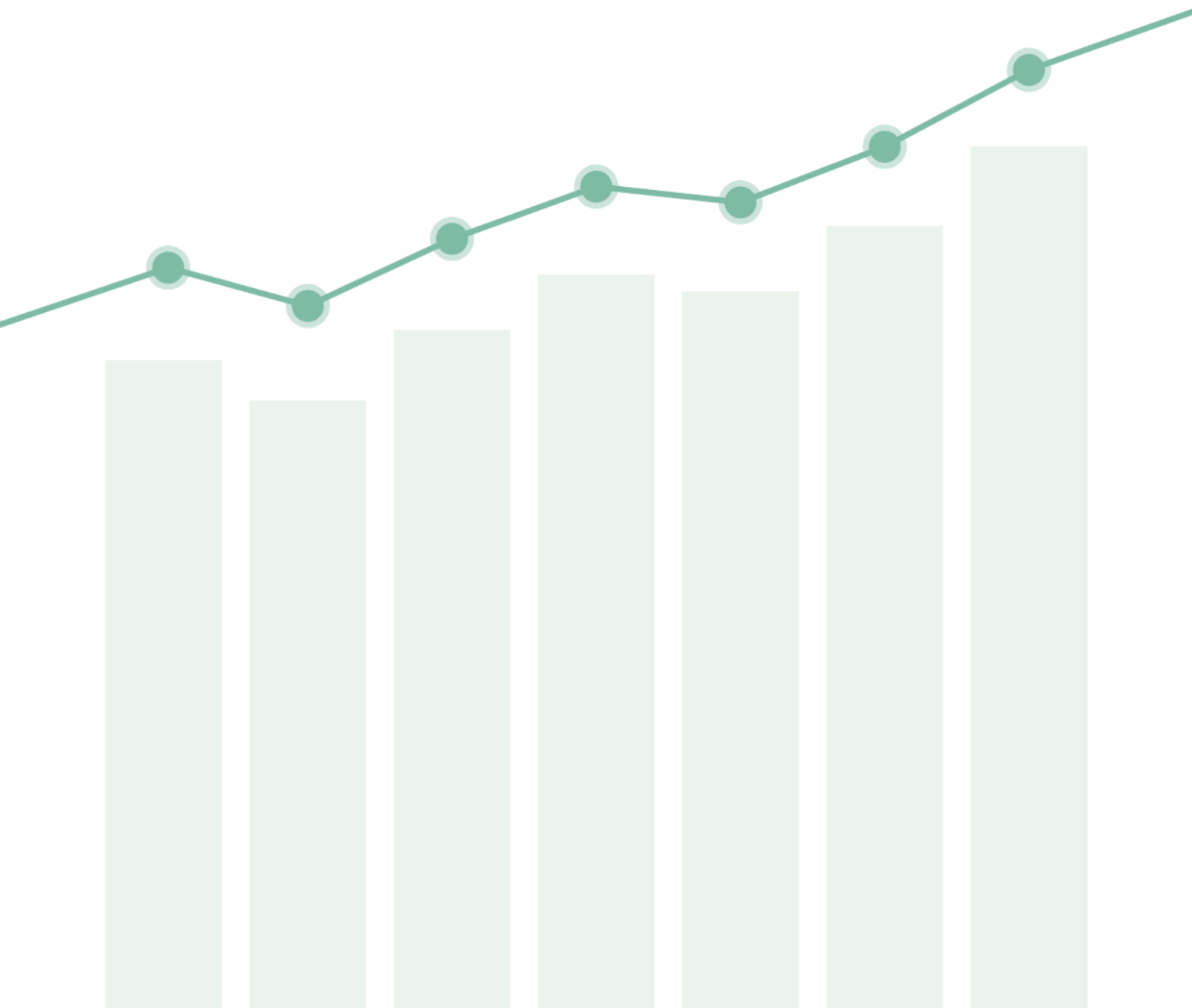


# JellisCraig

BAYSWATER NORTH

# Suburb Report

Know your neighbourhood.



BAYSWATER NORTH SUBURB REPORT

Median House Price\*

Median

\$905k

Quarterly Price Change

0.69% ↑

Median Unit Price\*

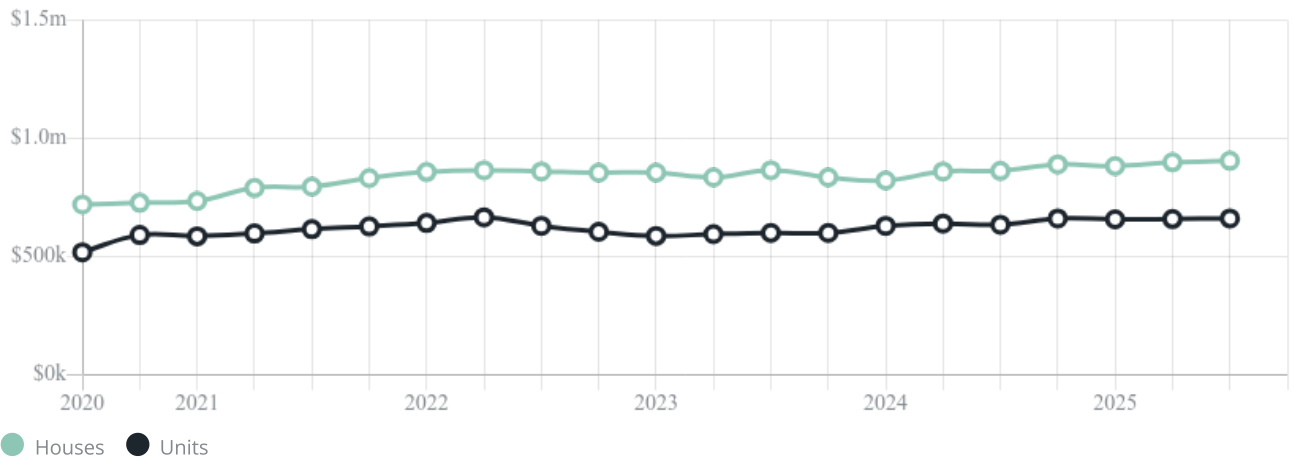
Median

\$662k

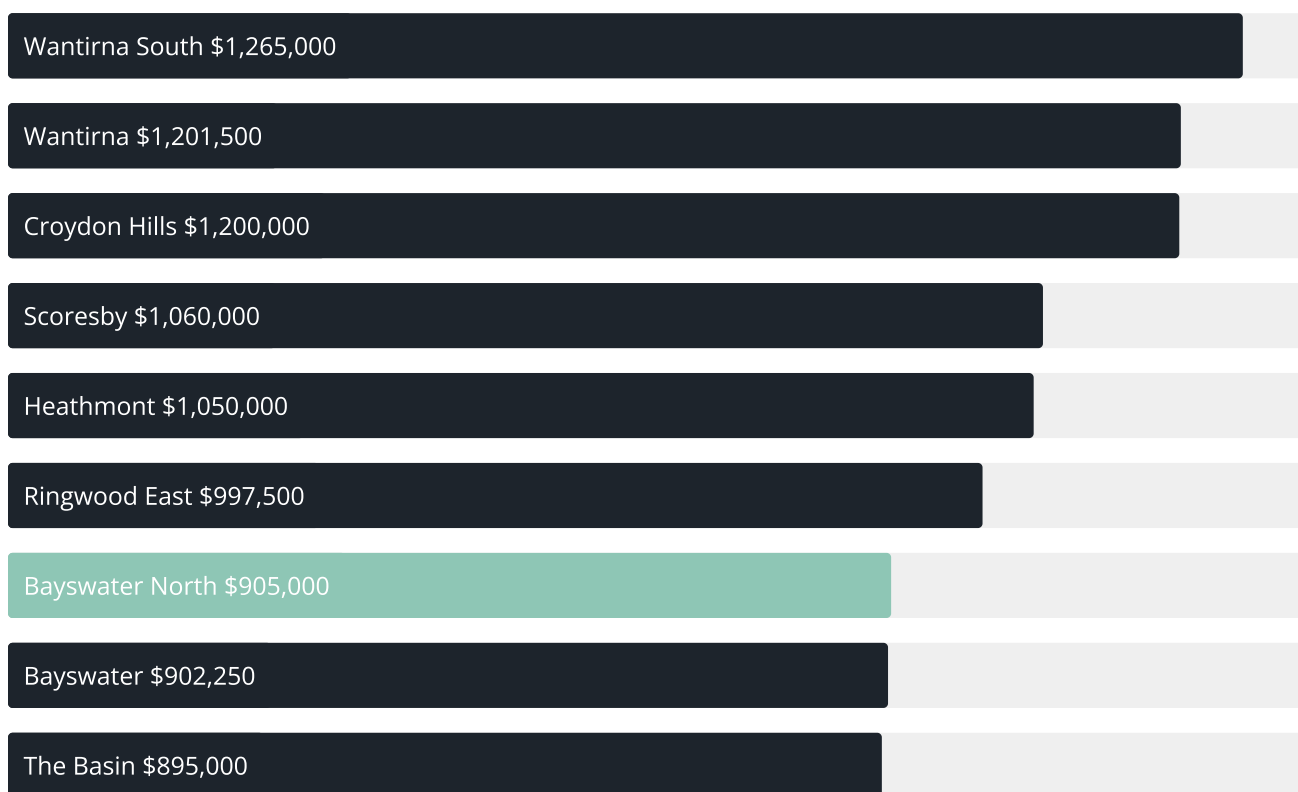
Quarterly Price Change

0.41% ↑

Quarterly Price Change\*



## BAYSWATER NORTH SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BAYSWATER NORTH SUBURB REPORT

## Sale Method\*



● Auction 37%  
● Private 63%

## Auction Clearance Rate\*

---

**84.21%**

## Median Days on Market^

---

**24 days**

## Average Hold Period\*

---

**6.7 years**

## 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^

---

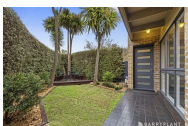
**2.5 people**

## BAYSWATER NORTH SUBURB REPORT

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](https://jellisicraig.com.au/suburbinsights)

| Address                                                                                                                      | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  16 Huntingdon Av<br>Bayswater North        | 3        | House     | \$1,230,000 | 27 Oct 2025 |
|  24/26-32 Elmhurst Rd<br>Bayswater North    | 4        | Unit      | \$805,000   | 25 Oct 2025 |
|  12a Byrne Rd<br>Bayswater North            | 3        | House     | \$1,000,000 | 25 Oct 2025 |
|  34 Elmhurst Rd<br>Bayswater North         | 3        | House     | \$880,000   | 23 Oct 2025 |
|  11/25-29 Glen Park Rd<br>Bayswater North | 2        | Unit      | \$648,800   | 22 Oct 2025 |
|  3/353 Bayswater Rd<br>Bayswater North    | 2        | Unit      | \$599,500   | 21 Oct 2025 |
|  1/39 Greenhill Rd<br>Bayswater North     | 3        | Unit      | \$752,000   | 21 Oct 2025 |
|  5/17 Elmhurst Rd<br>BAYSWATER NORTH      | 3        | Townhouse | \$840,000   | 17 Oct 2025 |
|  7/16-18 Hamilton Rd<br>Bayswater North   | 2        | Unit      | \$610,000   | 14 Oct 2025 |
|  11/12-14 Hamilton Rd<br>BAYSWATER NORTH  | 3        | Unit      | \$662,500   | 09 Oct 2025 |

## BAYSWATER NORTH SUBURB REPORT

| Address                                                                                                                      | Bedrooms | Type  | Price     | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|-------------|
|  61 Allambanan Dr<br>Bayswater North        | 3        | House | \$950,000 | 06 Oct 2025 |
|  2/346-354 Bayswater Rd<br>Bayswater North  | 2        | Unit  | \$651,000 | 04 Oct 2025 |
|  7/8 Elmhurst Rd<br>Bayswater North         | 2        | Unit  | \$702,000 | 29 Sep 2025 |
|  1/20 Berry Rd<br>Bayswater North           | 3        | House | \$700,000 | 27 Sep 2025 |
|  19 Leighton Rd<br>Bayswater North         | 3        | House | \$874,000 | 26 Sep 2025 |
|  14 Glen Park Rd<br>Bayswater North       | 3        | House | \$950,000 | 20 Sep 2025 |
|  2/12 Tintern Av<br>Bayswater North       | 3        | Unit  | \$772,000 | 18 Sep 2025 |
|  19/12-14 Hamilton Rd<br>Bayswater North  | 2        | Unit  | \$621,500 | 14 Sep 2025 |
|  16/25-29 Glen Park Rd<br>BAYSWATER NORTH | 2        | Unit  | \$595,000 | 13 Sep 2025 |
|  32 Huntingdon Av<br>Bayswater North      | 3        | House | \$945,000 | 09 Sep 2025 |

## BAYSWATER NORTH SUBURB REPORT

| Address                                                                                                                     | Bedrooms | Type      | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  20 Keswick Cr<br>Bayswater North          | 3        | House     | \$910,000   | 08 Sep 2025 |
|  35 Illawara Cr<br>Bayswater North         | 3        | House     | \$971,000   | 06 Sep 2025 |
|  14 Winchester Dr<br>Bayswater North       | 3        | House     | \$910,000   | 06 Sep 2025 |
|  185a Bayswater Rd<br>Bayswater North      | 3        | Townhouse | \$785,000   | 05 Sep 2025 |
|  1 Branch Rd<br>Bayswater North           | 3        | House     | \$680,000   | 04 Sep 2025 |
|  318 Canterbury Rd<br>Bayswater North    | 3        | Unit      | \$695,000   | 31 Aug 2025 |
|  4 Considine Ct<br>Bayswater North       | 4        | House     | \$1,190,000 | 30 Aug 2025 |
|  27/241 Canterbury Rd<br>Bayswater North | 2        | Unit      | \$510,500   | 29 Aug 2025 |
|  7/12-14 Hamilton Rd<br>Bayswater North  | 2        | Unit      | \$585,750   | 28 Aug 2025 |
|  2 Winchester Dr<br>Bayswater North      | 4        | House     | \$910,500   | 25 Aug 2025 |



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03 9870 6211

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Data is current as of PDF generation date 01/11/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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