

# JellisCraig

BAYSWATER

## Suburb Report

Know your neighbourhood.



BAYSWATER SUBURB REPORT

Median House Price\*

Median

\$888k

Quarterly Price Change

1.13% ↑

Median Unit Price\*

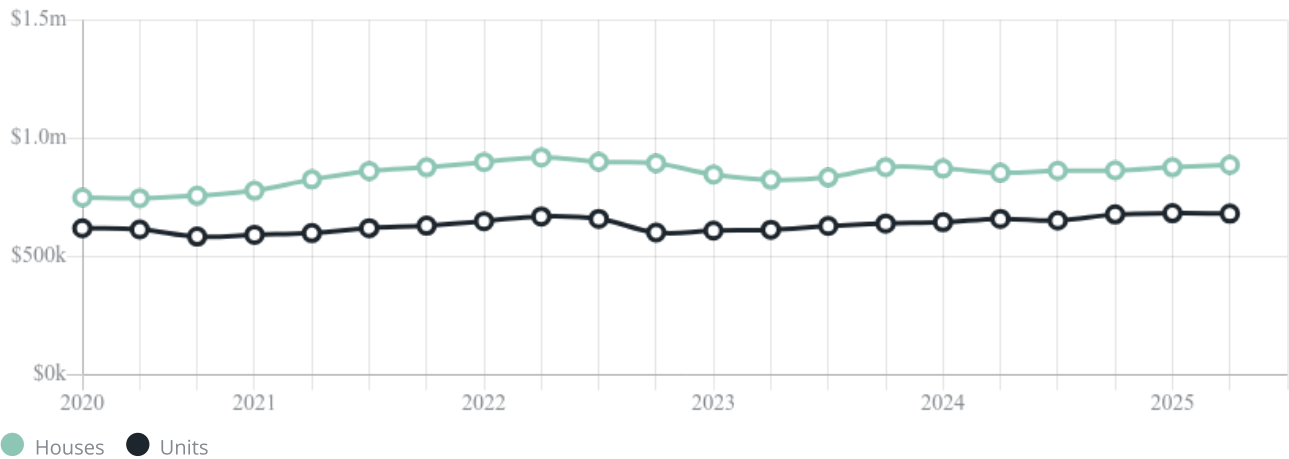
Median

\$682k

Quarterly Price Change

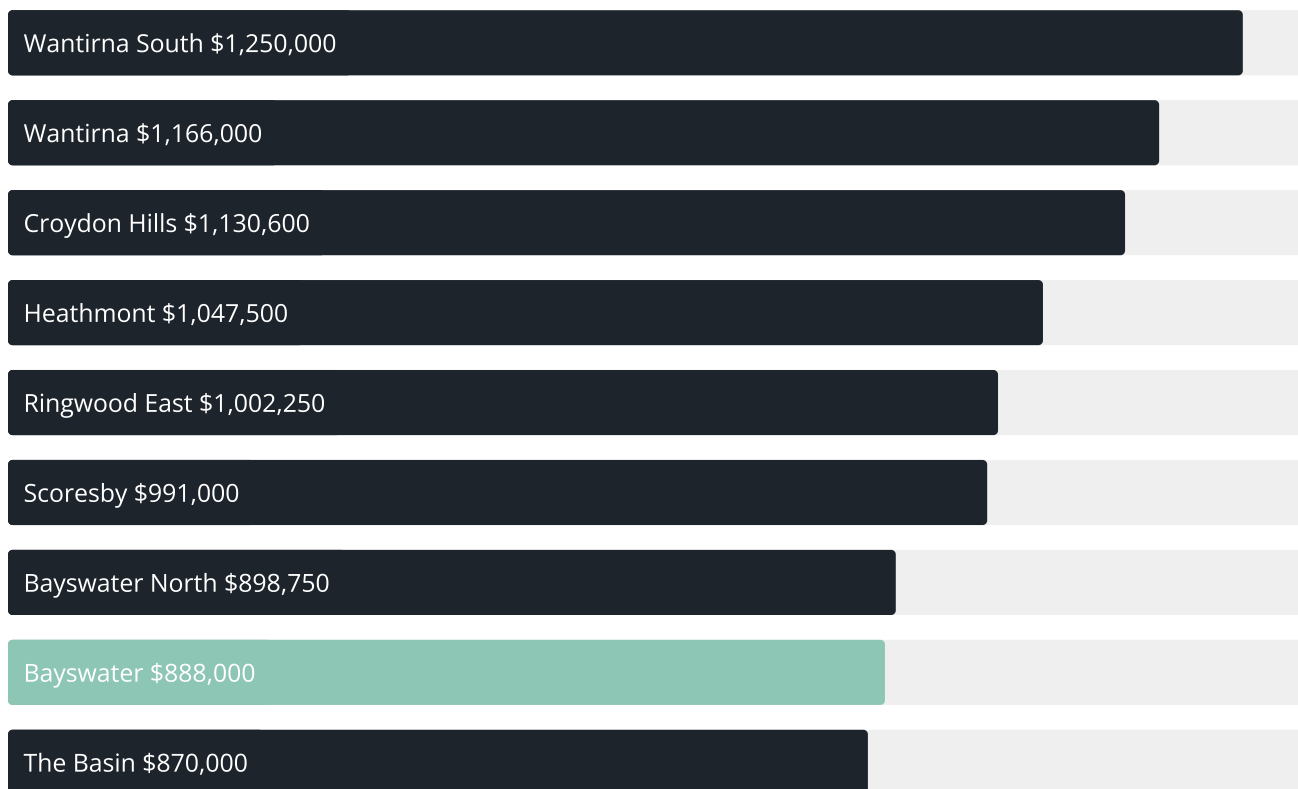
-0.21% ↓

Quarterly Price Change\*



## BAYSWATER SUBURB REPORT

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



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



## BAYSWATER SUBURB REPORT

Sale Method<sup>\*</sup>Auction Clearance Rate<sup>\*</sup>

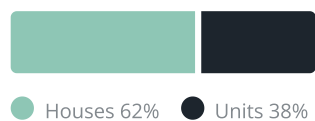
97.37%

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

24 days

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

6.5 years

Dwelling Type<sup>^</sup>Ownership<sup>^</sup>Population<sup>^</sup>

12,262

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

\$593

Population Growth<sup>^</sup>

4.29%

Rental Yield<sup>\*</sup>

3.33%

Median Age<sup>^</sup>











38 years

Median Household Size<sup>^</sup>








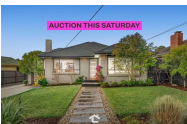


2.4 people

## BAYSWATER 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](http://jellisicraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 9/25 King St BAYSWATER	2	Apartment	\$500,000	06 Aug 2025
 46 Enfield Dr Bayswater	4	House	\$930,000	02 Aug 2025
 7/12 Highmoor Av Bayswater	4	Townhouse	\$688,000	02 Aug 2025
 18 Leonard St BAYSWATER	3	House	\$900,000	31 Jul 2025
 7/21 King St BAYSWATER	2	Apartment	\$520,000	31 Jul 2025
 8 Mccomb Cr Bayswater	4	House	\$1,302,500	26 Jul 2025
 64 Begonia Av Bayswater	4	House	\$999,000	26 Jul 2025
 7 Clifford St Bayswater	4	House	\$960,000	26 Jul 2025
 31 Terama Cr Bayswater	3	House	\$1,001,000	26 Jul 2025
 1A Grogan Ct Bayswater	4	Townhouse	\$920,800	23 Jul 2025

## BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/630 Mountain Hwy BAYSWATER	3	Unit	\$653,500	19 Jul 2025
 3/45 Marlborough Rd BAYSWATER	3	Townhouse	\$752,000	19 Jul 2025
 2c Grieve St Bayswater	3	Unit	\$850,000	19 Jul 2025
 1/3 Violon St Bayswater	2	Unit	\$530,000	15 Jul 2025
 6/39 High St Bayswater	3	Townhouse	\$630,000	10 Jul 2025
 2/11 Wiltshire Av Bayswater	3	House	\$800,000	07 Jul 2025
 66 Kumala Rd Bayswater	4	House	\$1,261,000	05 Jul 2025
 1/29 Bona Vista Rd Bayswater	3	Unit	\$847,000	05 Jul 2025
 2/30 Birch St Bayswater	3	Unit	\$893,000	05 Jul 2025
 2/19 Elm St Bayswater	2	Unit	\$680,000	04 Jul 2025



## BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/12 Highmoor Av Bayswater	4	Townhouse	\$685,000	02 Jul 2025
 1/26 High St Bayswater	2	Unit	\$711,000	01 Jul 2025
 6 Aston Pl Bayswater	2	Strata Unit/Townhouse	\$570,000	30 Jun 2025
 1/2a Elm St Bayswater	2	Unit	\$715,000	28 Jun 2025
 935 Mountain Hwy Bayswater	3	House	\$845,000	25 Jun 2025
 8/17-19 Myrtle St Bayswater	2	Unit	\$625,000	24 Jun 2025
 2/29 Coolibah Cr Bayswater	4	Townhouse	\$960,000	24 Jun 2025
 2 Tamar St Bayswater	4	House	\$1,005,000	21 Jun 2025
 16 Clifford St Bayswater	4	House	\$965,000	21 Jun 2025
 2/26 Elm St Bayswater	2	Unit	\$705,000	19 Jun 2025



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Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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