

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$879k

Quarterly Price Change

1.61% ↑

Median Unit Price*

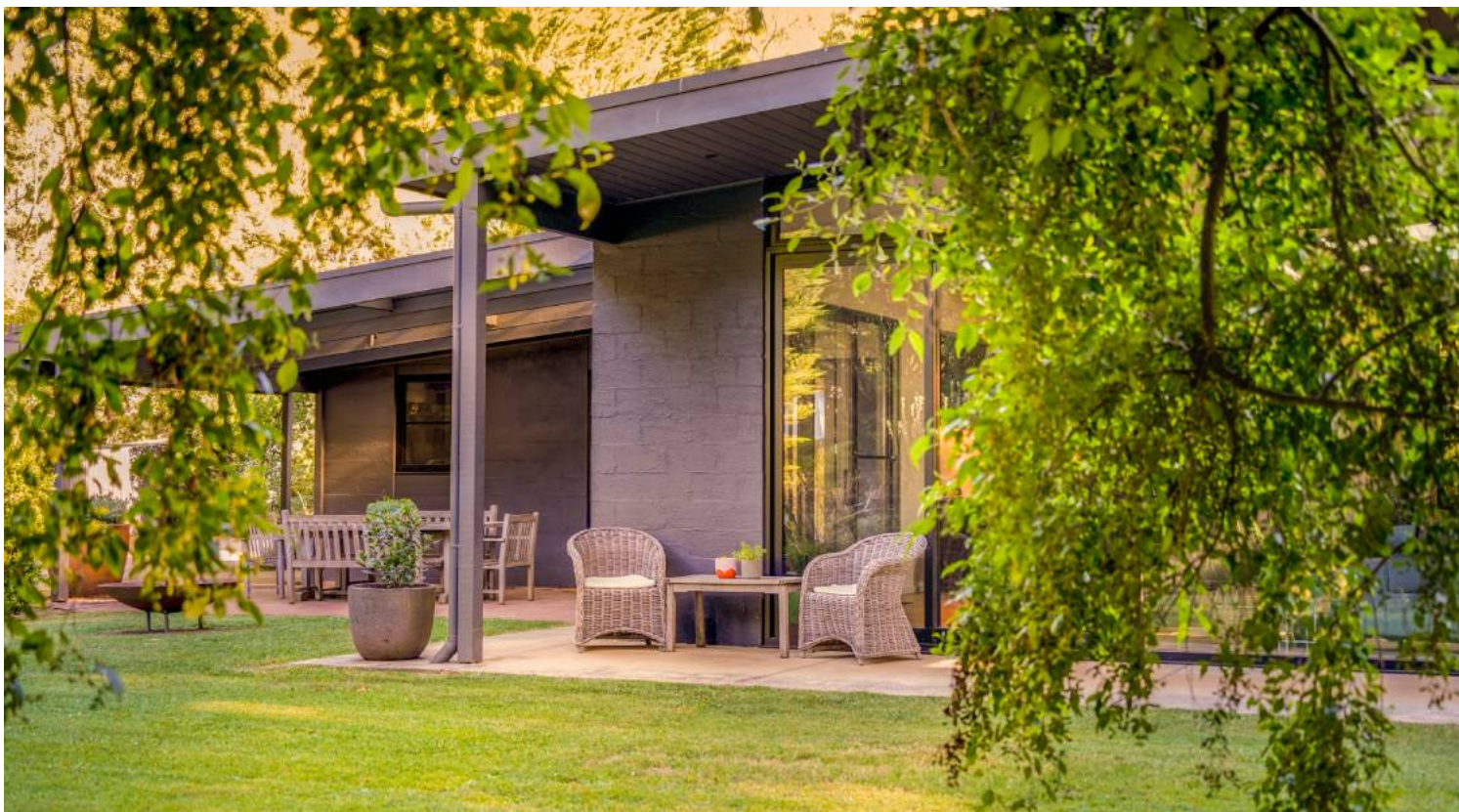
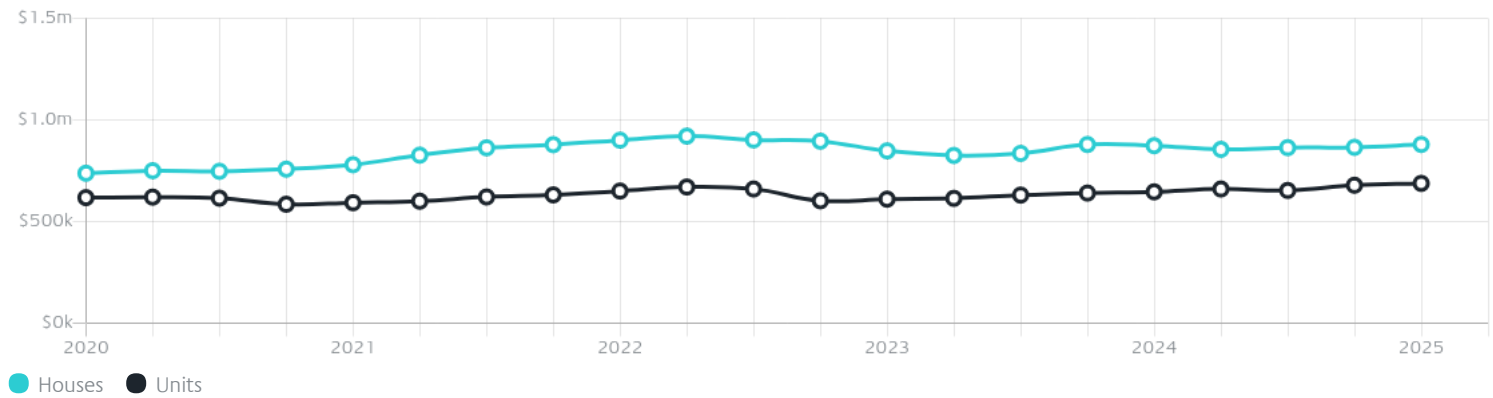
Median

\$688k

Quarterly Price Change

1.33% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 41%
● Private 59%

Auction Clearance Rate*

100%

Median Days on Market^

24 days

Average Hold Period*

6.5 years

Insights

Dwelling Type^



● Houses 62% ● Units 38%

Ownership^



● Owned Outright 30% ● Mortgaged 40% ● Rented 30%

Population^

12,262

Median Asking Rent per week*

\$590

Population Growth^

4.29%

Rental Yield*

3.33%

Median Age^













38 years

Median Household Size^










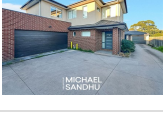


2.4 people

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
 1/2a Elm St Bayswater	2	Unit	\$715,000	28 Jun 2025
 935 Mountain Hwy Bayswater	3	House	\$845,000	25 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
 24 Myrtle St Bayswater	3	House	\$902,500	19 Jun 2025
 56 Tamar St Bayswater	4	House	\$1,071,000	14 Jun 2025
 1/11 The Haven Bayswater	3	Townhouse	\$810,000	13 Jun 2025
 2/10 John St BAYSWATER	3	House	\$851,000	05 Jun 2025
 2/44 Sinclair Rd Bayswater	4	Townhouse	\$782,000	04 Jun 2025
 4/4 Myrtle St BAYSWATER	2	Unit	\$685,000	03 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/4 Wiltshire Av Bayswater	3	Unit	\$765,000	03 Jun 2025
 2/11 King St Bayswater	2	Townhouse	\$600,000	03 Jun 2025
 2a Lilac St Bayswater	3	House	\$870,000	31 May 2025
 28 Yarran Gr Bayswater	3	House	\$950,000	31 May 2025
 11 Elizabeth St Bayswater	4	House	\$1,200,000	31 May 2025
 2/8 Derwent Dr Bayswater	3	Unit	\$760,000	29 May 2025
 10b Orange Gr Bayswater	3	Unit	\$746,000	29 May 2025
 3 Joel Ct Bayswater	3	House	\$888,888	28 May 2025
 3/16 Orchard Rd Bayswater	3	Townhouse	\$820,000	27 May 2025
 2/81 Scoresby Rd Bayswater	3	Townhouse	\$773,000	27 May 2025
 2/31 High St Bayswater	3	Townhouse	\$600,000	27 May 2025
 74 Station St Bayswater	3	Land	\$1,500,000	26 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/14 Edward St Bayswater	3	Unit	\$768,500	24 May 2025
 35 Tamar St Bayswater	4	House	\$1,053,000	24 May 2025
 4/22 Church St Bayswater	2	Unit	\$615,000	24 May 2025
 89 Orange Gr BAYSWATER	4	House	\$1,128,000	24 May 2025
 1/123 Stud Rd Bayswater	3	Unit	\$675,000	22 May 2025
 45 Sasses Av Bayswater	3	House	\$894,600	17 May 2025
 83 Scoresby Rd BAYSWATER	3	House	\$939,000	17 May 2025
 2/23 Marlborough Rd Bayswater	2	House	\$685,000	14 May 2025
 2/14 Highmoor Av Bayswater	3	Townhouse	\$670,000	14 May 2025
 6/29 Westham Cr Bayswater	3	Townhouse	\$831,000	10 May 2025
 1/2 Elm St BAYSWATER	3	Townhouse	\$886,000	06 May 2025
 24 Yarran Gr Bayswater	4	House	\$1,088,000	01 May 2025



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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.

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