

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$879k

Quarterly Price Change

1.61% ↑

Median Unit Price*

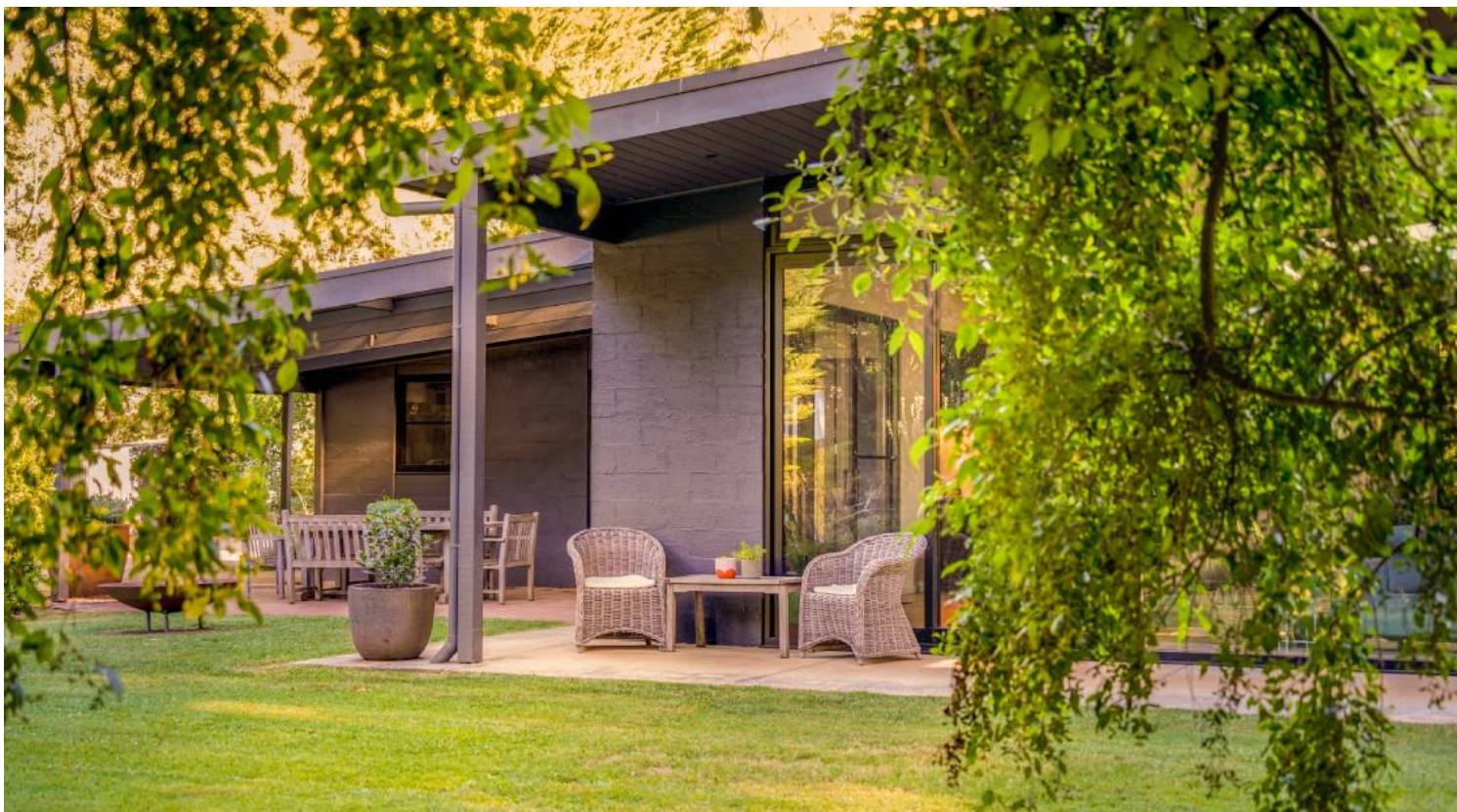
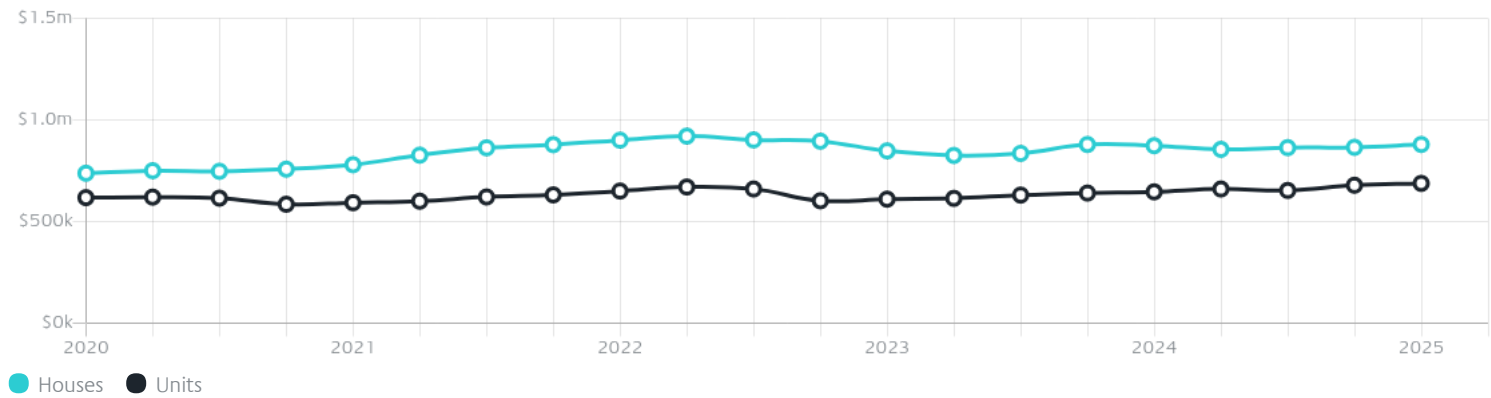
Median

\$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^{*}

94.12%

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[^]











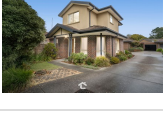

2.4 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2a Lilac St Bayswater	3	House	\$870,000	31 May 2025
 2/8 Derwent Dr Bayswater	3	Unit	\$760,000	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
 2/31 High St Bayswater	3	Townhouse	\$600,000	27 May 2025
 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
 83 Scoresby Rd BAYSWATER	3	House	\$939,000	17 May 2025
 45 Sasses Av Bayswater	3	House	\$894,600	17 May 2025
 2/23 Marlborough Rd Bayswater	2	House	\$685,000	14 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 83 Farnham Rd Bayswater	4	House	\$888,000	29 Apr 2025
 8/28 High St Bayswater	2	Unit	\$621,000	28 Apr 2025
 25 Susan St Bayswater	4	House	\$830,000	27 Apr 2025
 72 Kumala Rd Bayswater	4	House	\$950,000	26 Apr 2025
 1/19 Elizabeth St Bayswater	3	House	\$963,000	26 Apr 2025
 1/13 Maple St Bayswater	2	Unit	\$745,000	26 Apr 2025
 53 Victoria Rd Bayswater	3	House	\$922,000	26 Apr 2025
 1/32 High St Bayswater	3	Townhouse	\$692,000	24 Apr 2025
 7 Kenneth Rd Bayswater	4	House	\$810,000	23 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/19 Neilson St Bayswater	2	Unit	\$485,000	18 Apr 2025
 1/3 Kenneth Rd Bayswater	4	House	\$860,000	17 Apr 2025
 1 Rhonda Ct Bayswater	3	House	\$888,000	17 Apr 2025
 1/18 Neilson St Bayswater	2	Unit	\$630,000	16 Apr 2025
 6/14 Highmoor Av Bayswater	3	Townhouse	\$670,000	16 Apr 2025
 17 Patterson St Bayswater	4	House	\$800,000	13 Apr 2025
 1 Yarran Gr Bayswater	3	House	\$813,000	12 Apr 2025
 919 Mountain Hwy BAYSWATER	3	House	\$815,500	12 Apr 2025
 2/4 Wallace Av Bayswater	2	Unit	\$512,000	12 Apr 2025
 1/17 Cullis Pde Bayswater	2	House	\$845,000	12 Apr 2025
 10 Rowan Pl Bayswater	2	Townhouse	\$535,000	11 Apr 2025
 1/23 Sydney Rd Bayswater	4	Townhouse	\$1,145,000	11 Apr 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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