

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$865k**

Quarterly Price Change

**0.17% ↑**

## Median Unit Price\*

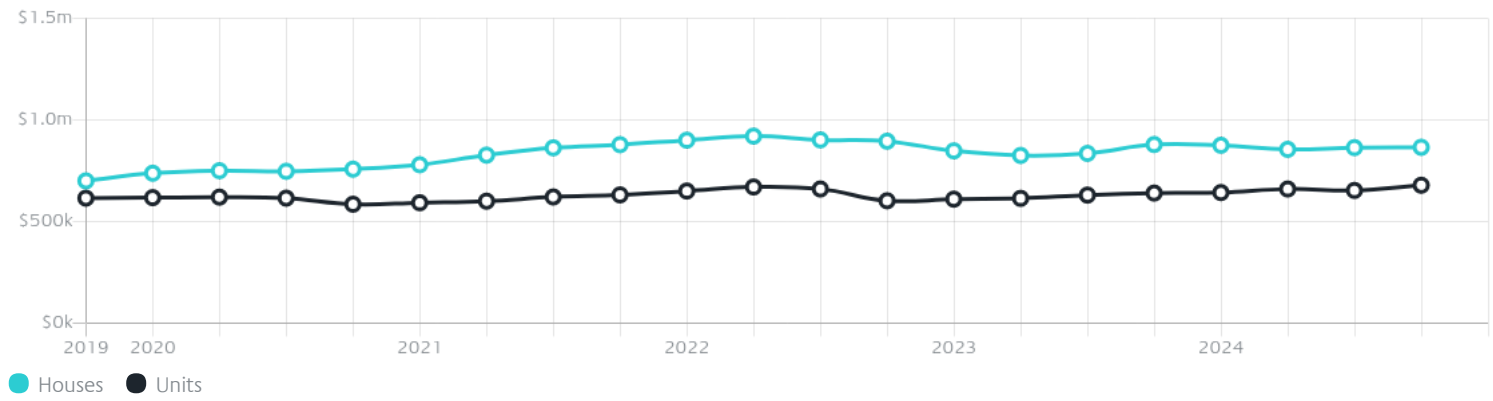
Median

**\$678k**

Quarterly Price Change

**3.89% ↑**

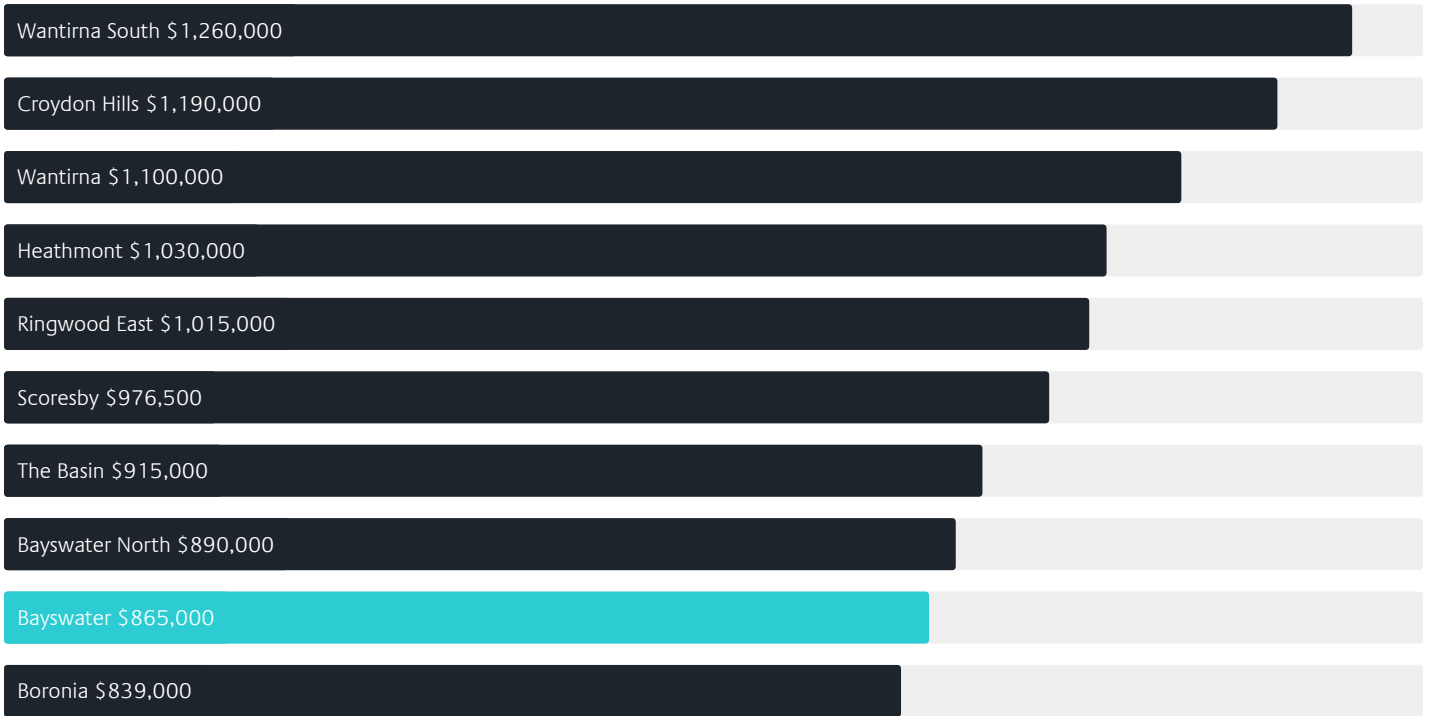
## Quarterly Price Change\*



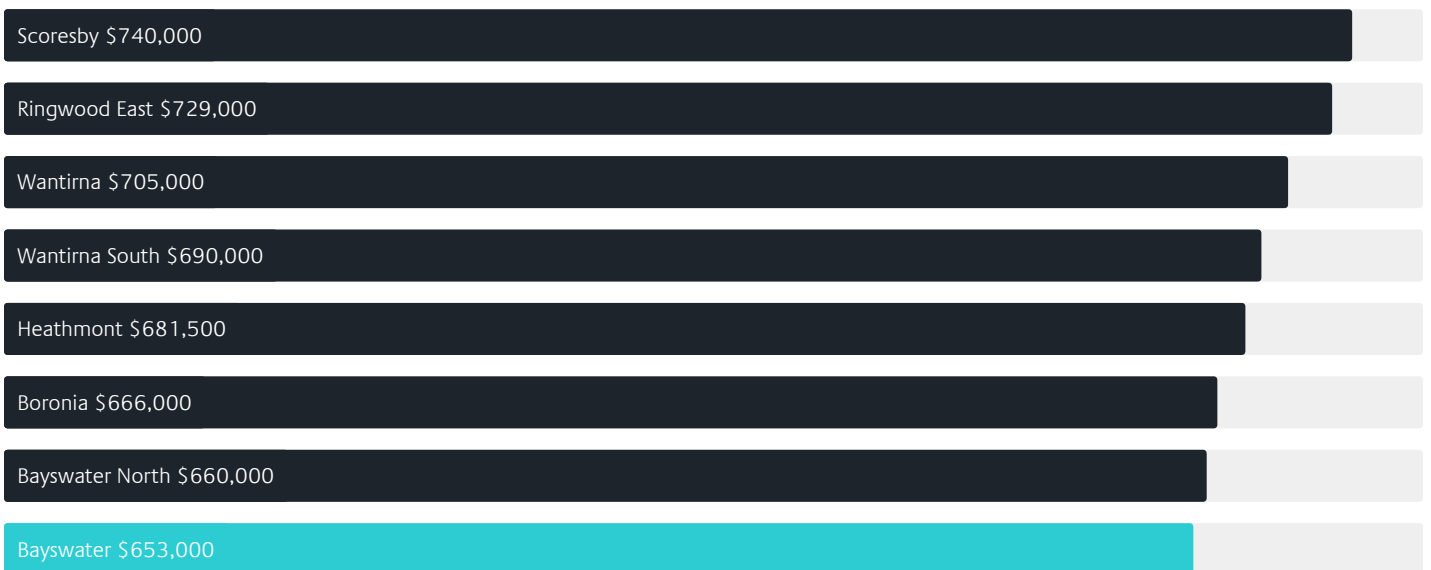
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 42%  
● Private 58%

## Auction Clearance Rate<sup>\*</sup>

90.91%

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

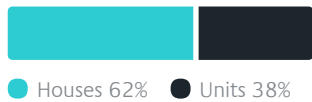
41 days

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

6.5 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 62% ● Units 38%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

12,262

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

\$575

## Population Growth<sup>^</sup>

4.29%

## Rental Yield<sup>\*</sup>

3.33%

## Median Age<sup>^</sup>










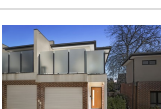

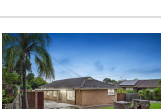
38 years

## Median Household Size<sup>^</sup>













2.4 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/7 Willison St Bayswater	3	House	\$870,000	27 Feb 2025
 2b Essex Ct Bayswater	3	Townhouse	\$861,000	22 Feb 2025
 1/80 Begonia Av Bayswater	3	House	\$750,000	19 Feb 2025
 2/7 King St Bayswater	3	Apartment	\$566,000	15 Feb 2025
 7 St Andrews Rd Bayswater	4	Townhouse	\$940,000	15 Feb 2025
 2/16 View Rd Bayswater	3	Townhouse	\$607,000	15 Feb 2025
 5 Margaret Av Bayswater	4	House	\$1,325,000	15 Feb 2025
 2/24 Begonia Av Bayswater	3	Strata Unit/Flat	\$840,000	09 Feb 2025
 9a Waranga Rd Bayswater	3	House	\$902,000	08 Feb 2025
 3/3-5 Alwyn St Bayswater	2	Townhouse	\$510,000	07 Feb 2025
 2/13 Sasses Av Bayswater	2	Unit	\$555,000	28 Jan 2025
 3 Huxley Ct BAYSWATER	3	House	\$878,000	18 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/4 Kelly St Bayswater	2	Unit	\$728,000	17 Jan 2025
 2/46 Elizabeth St Bayswater	3	House	\$760,000	15 Jan 2025
 19 Kingsford St Bayswater	3	House	\$865,000	13 Jan 2025
 7/1 Bertram Rd BAYSWATER	3	Townhouse	\$720,000	08 Jan 2025
 6/2 James St Bayswater	2	Townhouse	\$630,000	08 Jan 2025
 1/7 View Rd Bayswater	3	Unit	\$710,000	02 Jan 2025
 5/84 Scoresby Rd BAYSWATER	3	Townhouse	\$706,000	21 Dec 2024
 3/8 Coorie Av Bayswater	3	Unit	\$800,000	20 Dec 2024
 2 Carramar Ct Bayswater	3	House	\$956,000	18 Dec 2024
 35 Teraama Cr Bayswater	3	House	\$795,000	18 Dec 2024
 1/1 Birch St Bayswater	2	Unit	\$680,000	14 Dec 2024
 2/8 Wiltshire Av Bayswater	3	Unit	\$720,000	13 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/4 Sinclair Rd Bayswater	3	Unit	\$737,000	12 Dec 2024
 3/28 John St Bayswater	2	Townhouse	\$740,000	11 Dec 2024
 10 Kingsford St Bayswater	4	House	\$905,000	09 Dec 2024
 44 Sasses Av Bayswater	3	House	\$792,500	07 Dec 2024
 2 Essex Ct Bayswater	4	House	\$900,000	07 Dec 2024
 2/8 Elm St Bayswater	3	Strata Unit/Townhouse	\$608,000	05 Dec 2024
 2/4 Myrtle St Bayswater	2	Unit	\$626,000	04 Dec 2024
 461 Dorset Rd Bayswater	3	House	\$720,000	04 Dec 2024
 16 Yarran Gr Bayswater	3	House	\$886,000	03 Dec 2024
 2 Lawrence Ct Bayswater	3	House	\$880,000	03 Dec 2024
 1/9 Farnham Rd Bayswater	4	Townhouse	\$945,000	03 Dec 2024
 3/11 Edward St Bayswater	4	Townhouse	\$870,000	03 Dec 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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