

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$879k

Quarterly Price Change

1.61% ↑

Median Unit Price*

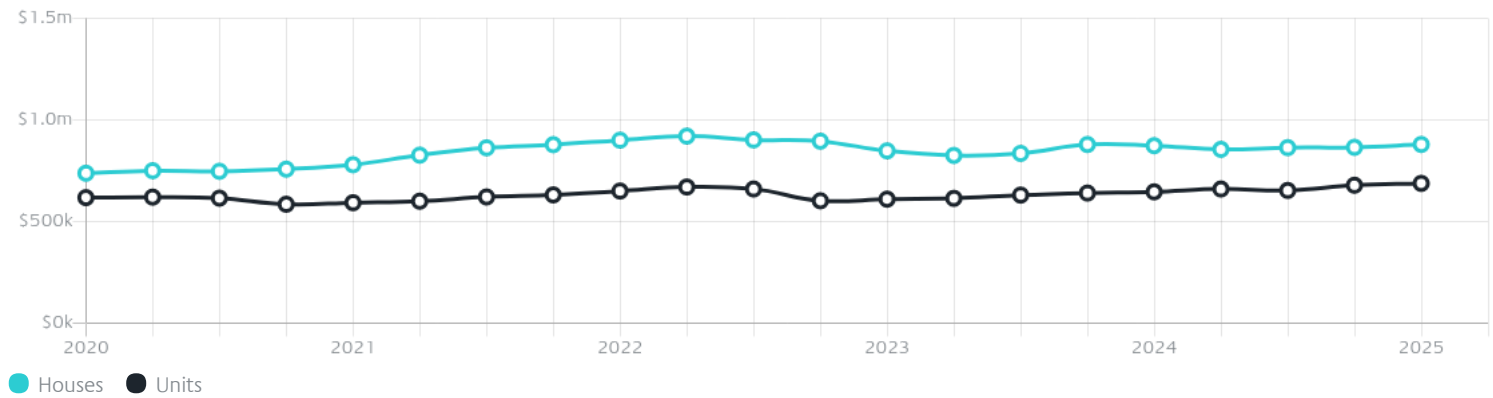
Median

\$688k

Quarterly Price Change

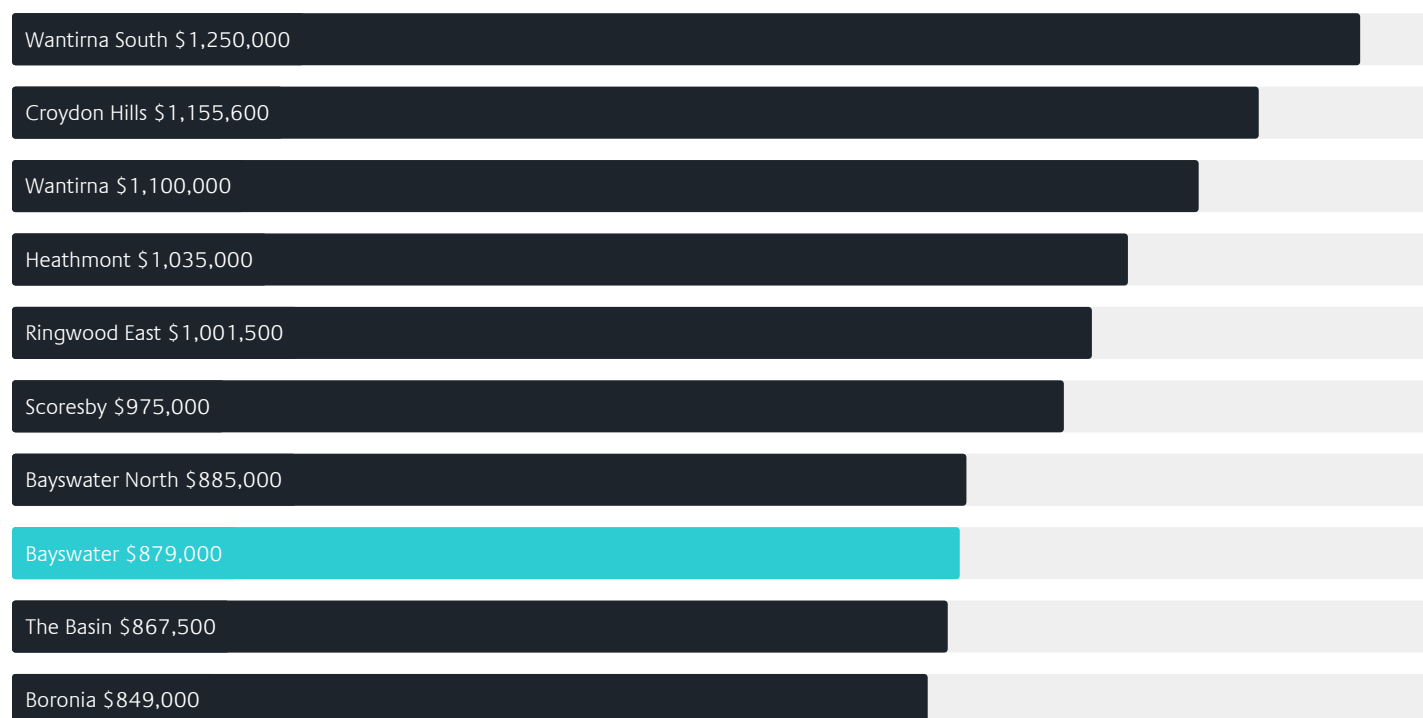
1.33% ↑

Quarterly Price Change*

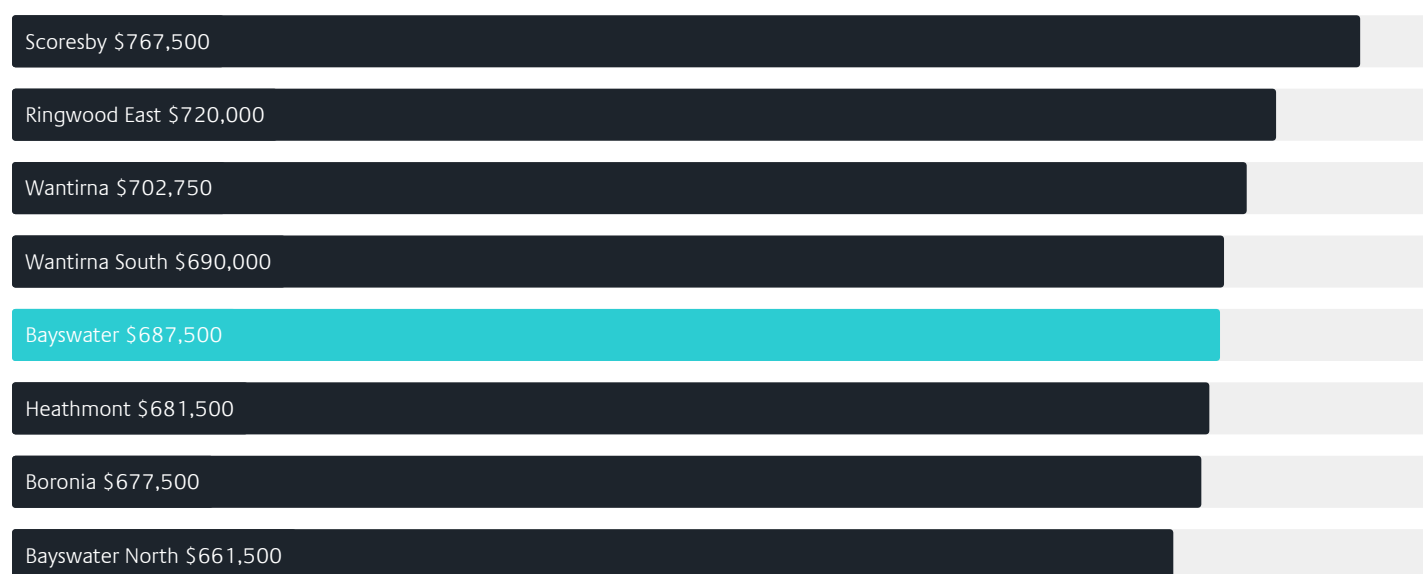


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

91.43%

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
 8/28 High St Bayswater	2	Unit	\$621,000	28 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
 1/32 High St Bayswater	3	Townhouse	\$692,000	24 Apr 2025
 7 Kenneth Rd Bayswater	4	House	\$810,000	23 Apr 2025
 1/3 Kenneth Rd Bayswater	4	House	\$860,000	17 Apr 2025
 17 Patterson St Bayswater	4	House	\$800,000	13 Apr 2025
 2/4 Wallace Av Bayswater	2	Unit	\$512,000	12 Apr 2025
 919 Mountain Hwy BAYSWATER	3	House	\$815,500	12 Apr 2025
 1 Yarran Gr Bayswater	3	House	\$813,000	12 Apr 2025
 1/17 Cullis Pde Bayswater	2	House	\$845,000	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Rowan Pl Bayswater	2	Townhouse	\$535,000	11 Apr 2025
 1 / 23 Sydney Rd Bayswater	4	Townhouse	\$1,145,000	11 Apr 2025
 2 Belot Cl Bayswater	3	House	\$930,000	11 Apr 2025
 1 / 1 Coorie Av Bayswater	3	Unit	\$841,000	09 Apr 2025
 2c Ernest St Bayswater	4	House	\$1,100,000	07 Apr 2025
 1 / 641 Mountain Hwy Bayswater	2	Townhouse	\$635,000	07 Apr 2025
 5 / 24-28 Stud Rd Bayswater	2	Unit	\$560,000	06 Apr 2025
 4 / 26 High St Bayswater	2	Unit	\$650,000	05 Apr 2025
 3 / 5 Kenneth Rd Bayswater	3	Townhouse	\$778,000	05 Apr 2025
 8 / 3 James St Bayswater	2	Townhouse	\$625,000	03 Apr 2025
 G10 / 7 Birch St Bayswater	2	Apartment	\$500,000	26 Mar 2025
 3 / 7 Railway Pde Bayswater	1	Unit	\$315,000	25 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Mareeba Cr Bayswater	3	House	\$815,000	23 Mar 2025
 38b Victoria Rd Bayswater	3	Townhouse	\$790,000	22 Mar 2025
 2/42 Birch St Bayswater	2	Unit	\$780,000	22 Mar 2025
 10 Ernest St Bayswater	5	House	\$948,000	22 Mar 2025
 1B Orange Gr Bayswater	4	Unit	\$1,025,000	18 Mar 2025
 4 Bernard St Bayswater	5	House	\$1,180,000	15 Mar 2025
 1/7 Weemala Ct Bayswater	3	Unit	\$752,000	15 Mar 2025
 14 Oxford Rise BAYSWATER	3	House	\$1,100,000	14 Mar 2025
 87 Orange Gr Bayswater	4	House	\$725,000	13 Mar 2025
 5/31 High St Bayswater	2	Townhouse	\$600,000	13 Mar 2025
 29 Margaret Av Bayswater	4	House	\$920,000	13 Mar 2025
 4/7 King St Bayswater	2	Unit	\$530,000	06 Mar 2025



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.