

JellisCraig

BAYSWATER

Suburb Report

Know your neighbourhood.



BAYSWATER SUBURB REPORT

Median House Price*

Median

\$888k

Quarterly Price Change

1.13% ↑

Median Unit Price*

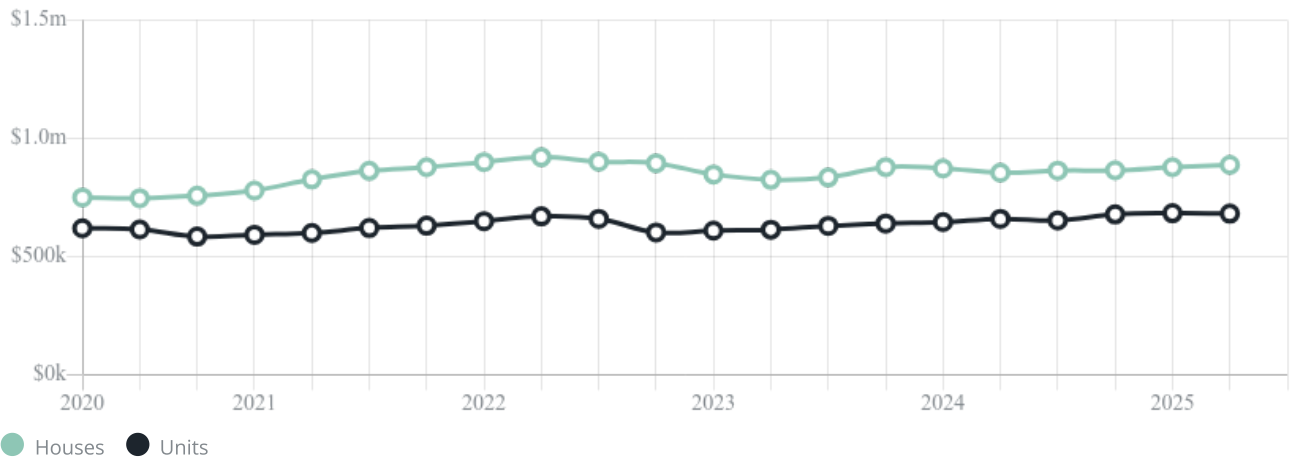
Median

\$682k

Quarterly Price Change

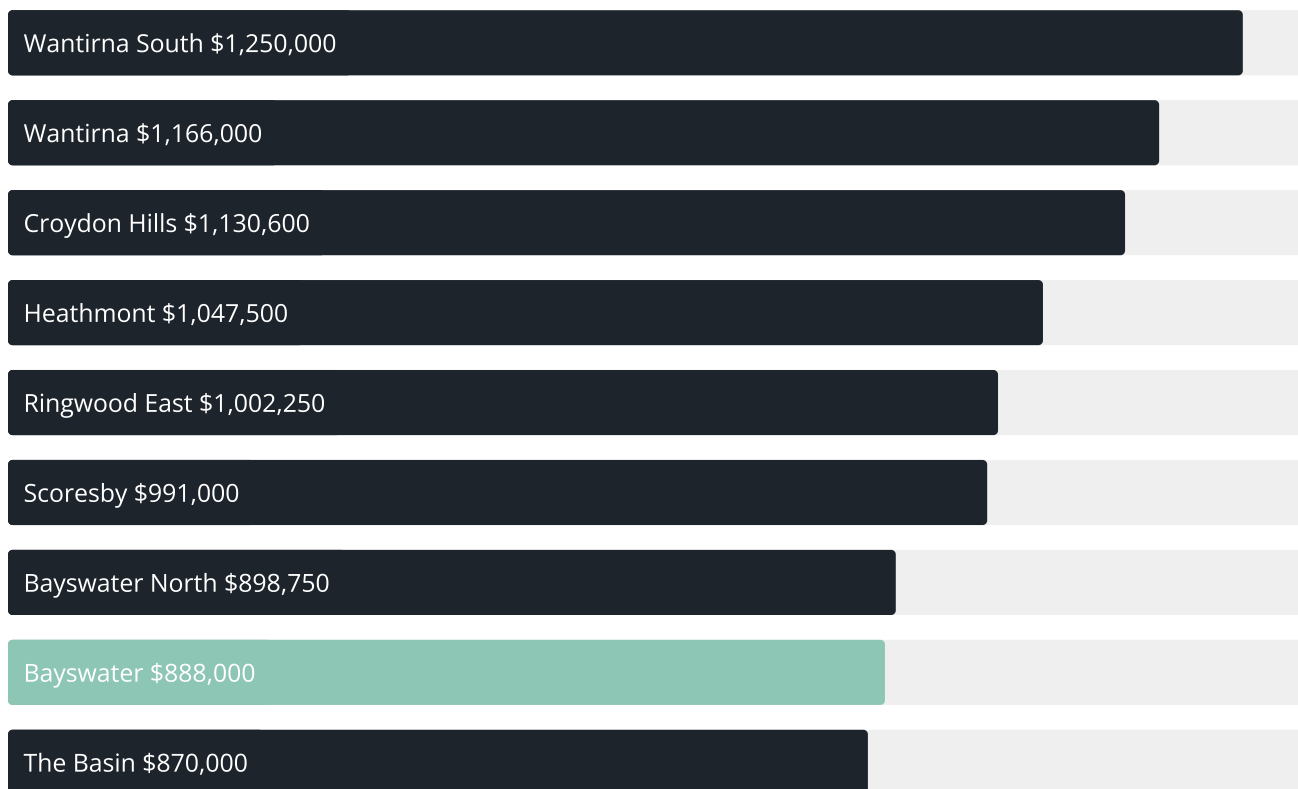
-0.21% ↓

Quarterly Price Change*



BAYSWATER SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BAYSWATER SUBURB REPORT

Sale Method*



Auction Clearance Rate*

95.24%

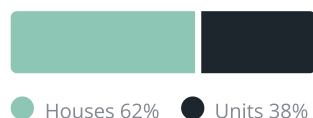
Median Days on Market^

24 days

Average Hold Period*

6.5 years

Dwelling Type^



Ownership^



Population^

12,262

Median Asking Rent per week*

\$593

Population Growth^

4.29%

Rental Yield*

3.33%

Median Age^











38 years

Median Household Size^











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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Ann St Bayswater	4	House	\$1,240,500	20 Sep 2025
 10 Weemala Ct Bayswater	2	House	\$815,000	20 Sep 2025
 27 Larne Av Bayswater	5	House	\$1,102,000	20 Sep 2025
 4/26 Orange Gr Bayswater	2	Unit	\$586,500	19 Sep 2025
 1/19 Pine Rd Bayswater	3	Unit	\$790,000	17 Sep 2025
 45 Sydney Rd Bayswater	3	House	\$825,000	13 Sep 2025
 6/1 Bertram Rd Bayswater	2	Unit	\$720,000	13 Sep 2025
 34 Kings College Dr Bayswater	3	House	\$1,191,000	13 Sep 2025
 1D Sinclair Rd Bayswater	3	Townhouse	\$797,000	13 Sep 2025
 2/27 High St Bayswater	2	Unit	\$640,000	11 Sep 2025

BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/117 Stud Rd Bayswater	3	Unit	\$800,000	10 Sep 2025
 2/22 Neilson St Bayswater	2	Unit	\$668,000	10 Sep 2025
 6 Belot Cl Bayswater	4	House	\$1,197,000	06 Sep 2025
 61 Sasses Av Bayswater	3	House	\$881,000	06 Sep 2025
 3/33 Begonia Av Bayswater	2	Unit	\$470,500	06 Sep 2025
 22 St Andrews Rd Bayswater	3	House	\$971,000	06 Sep 2025
 8/21 King St BAYSWATER	2	Unit	\$515,000	04 Sep 2025
 8 Waldheim Rd Bayswater	4	House	\$900,000	03 Sep 2025
 6/639 Mountain Hwy Bayswater	3	Townhouse	\$760,000	30 Aug 2025
 8 Pine Rd Bayswater	4	House	\$1,128,000	30 Aug 2025

BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/15 Kingsford St Bayswater	4	Unit	\$840,000	29 Aug 2025
 5/19 Neilson St Bayswater	2	Unit	\$595,000	25 Aug 2025
 6 Wendy Ct Bayswater	3	House	\$920,029	25 Aug 2025
 1/4 Burton Ct Bayswater	3	Unit	\$720,000	23 Aug 2025
 3/20 Lance Rd Bayswater	3	Unit	\$832,000	23 Aug 2025
 103/5 View Rd Bayswater	2	Strata Unit/Flat	\$420,000	19 Aug 2025
 3/16 View Rd Bayswater	3	Townhouse	\$640,000	18 Aug 2025
 2/24 Orchard Rd Bayswater	3	Townhouse	\$920,000	16 Aug 2025
 2/5 Neilson St Bayswater	2	Unit	\$680,000	15 Aug 2025
 24 Patterson St Bayswater	4	House	\$1,060,000	11 Aug 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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