

JellisCraig

BAYSWATER

Suburb Report

Know your neighbourhood.



BAYSWATER SUBURB REPORT

Median House Price*

Median

\$888k

Quarterly Price Change

1.13% ↑

Median Unit Price*

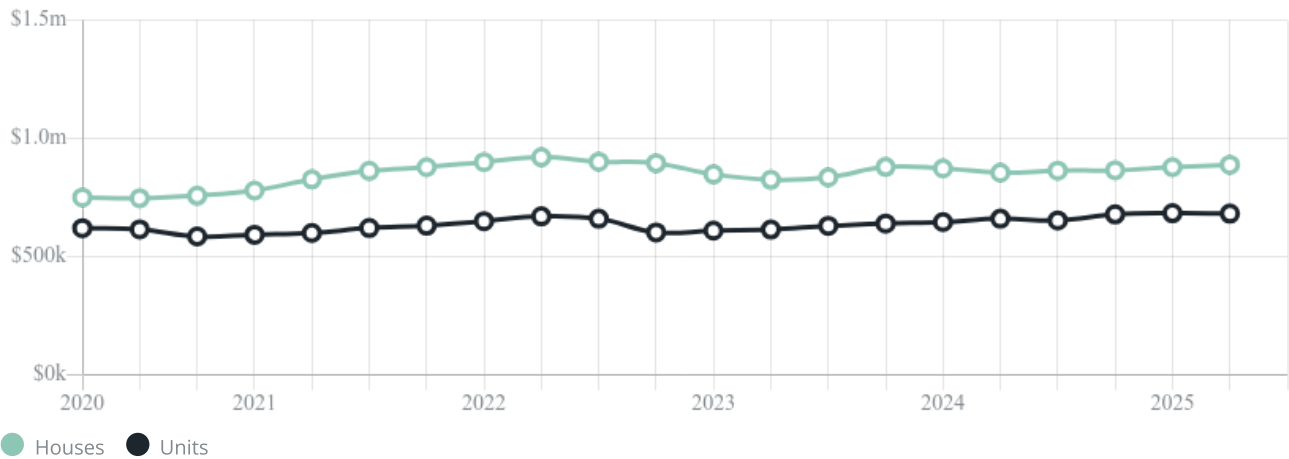
Median

\$682k

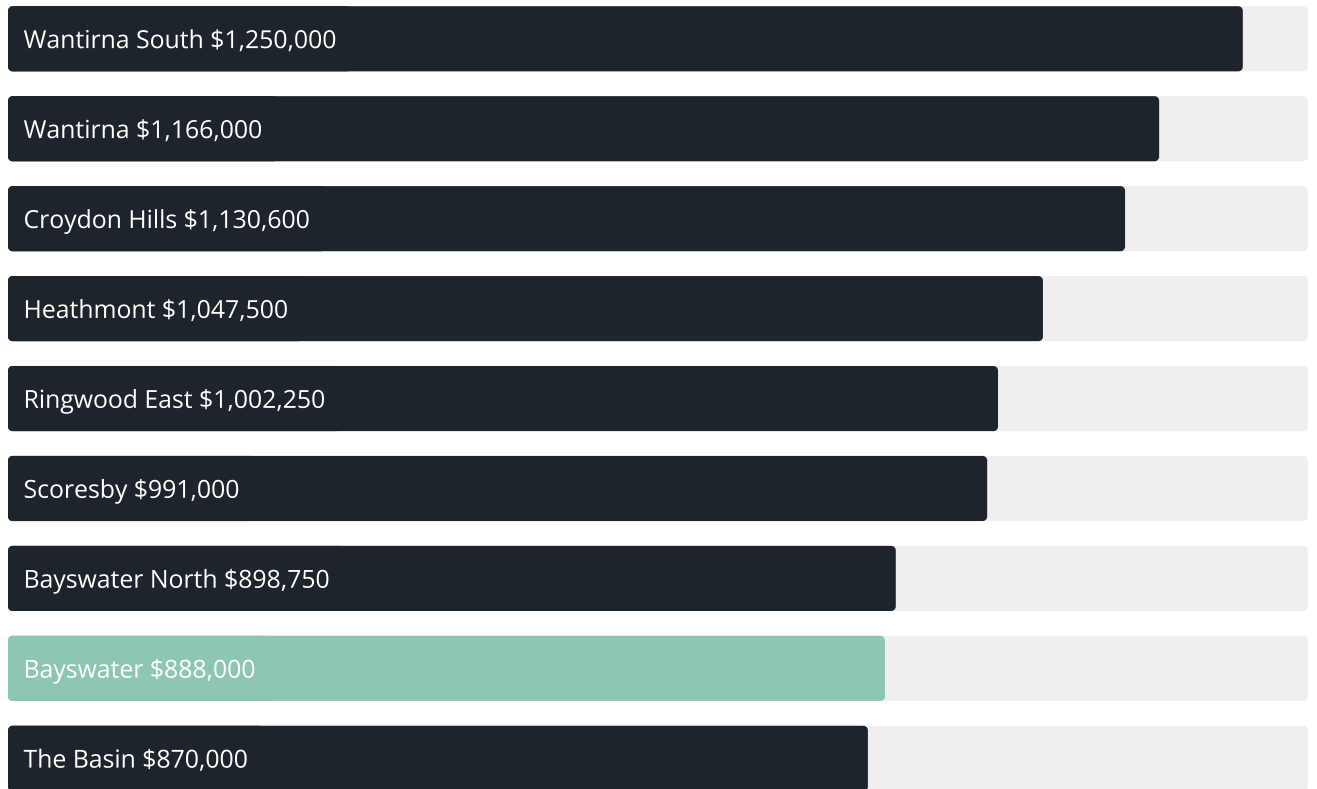
Quarterly Price Change

-0.21% ↓

Quarterly Price Change*



BAYSWATER SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BAYSWATER SUBURB REPORT

Sale Method*



Auction Clearance Rate*

93.75%

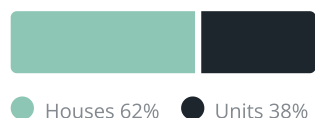
Median Days on Market^

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^



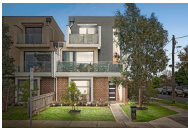







2.4 people

BAYSWATER SUBURB REPORT








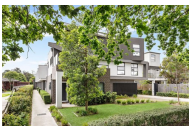


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/15 Kingsford St Bayswater	4	Unit	\$840,000	29 Aug 2025
 6 Wendy Ct Bayswater	3	House	\$920,029	25 Aug 2025
 1/18 Maple St Bayswater	4	Townhouse	\$1,150,000	23 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
 2/24 Orchard Rd Bayswater	3	Townhouse	\$920,000	16 Aug 2025
 2/5 Neilson St Bayswater	2	Unit	\$680,000	15 Aug 2025
 1/8-10 Kumala Rd Bayswater	2	Unit	\$630,000	09 Aug 2025
 3/38 Sinclair Rd BAYSWATER	2	House	\$735,000	08 Aug 2025
 5/22 High St Bayswater	2	Unit	\$601,000	07 Aug 2025

BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/25 King St BAYSWATER	2	Apartment	\$500,000	06 Aug 2025
 46 Enfield Dr Bayswater	4	House	\$930,000	02 Aug 2025
 7/12 Highmoor Av Bayswater	4	Townhouse	\$688,000	02 Aug 2025
 18 Leonard St BAYSWATER	3	House	\$900,000	31 Jul 2025
 2/5 Essex Ct Bayswater	3	Unit	\$787,000	31 Jul 2025
 7/21 King St BAYSWATER	2	Apartment	\$520,000	31 Jul 2025
 8 Mccomb Cr Bayswater	4	House	\$1,302,500	26 Jul 2025
 7 Clifford St Bayswater	4	House	\$960,000	26 Jul 2025
 64 Begonia Av Bayswater	4	House	\$999,000	26 Jul 2025
 31 Terama Cr Bayswater	3	House	\$1,001,000	26 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 2/5 Neal St Bayswater	3	Flat/Unit/Apartment	\$422,000	25 Jul 2025
 1A Grogan Ct Bayswater	4	Townhouse	\$920,800	23 Jul 2025
 2/630 Mountain Hwy BAYSWATER	3	Unit	\$653,500	19 Jul 2025
 3/45 Marlborough Rd BAYSWATER	3	Townhouse	\$752,000	19 Jul 2025
 2c Grieve St Bayswater	3	Unit	\$850,000	19 Jul 2025
 2/2 James St Bayswater	3	Unit	\$670,000	17 Jul 2025
 1/3 Violen St Bayswater	2	Unit	\$530,000	15 Jul 2025
 6/39 High St Bayswater	3	Townhouse	\$630,000	10 Jul 2025
 1/17 Birch St Bayswater	3	House	\$740,000	10 Jul 2025
 2/21 Kumala Rd Bayswater	3	Unit	\$800,000	09 Jul 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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