



Barwon Heads

Suburb Report



Your connection to property insights



JellisCraig

BARWON HEADS SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.45m

Quarterly price change

0.34% ↑

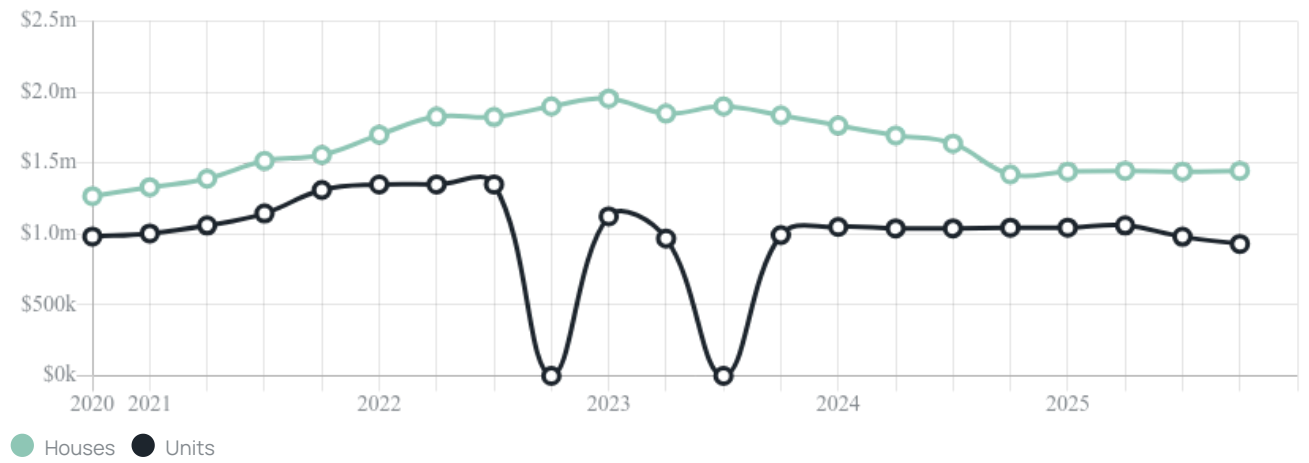
Median

\$930k

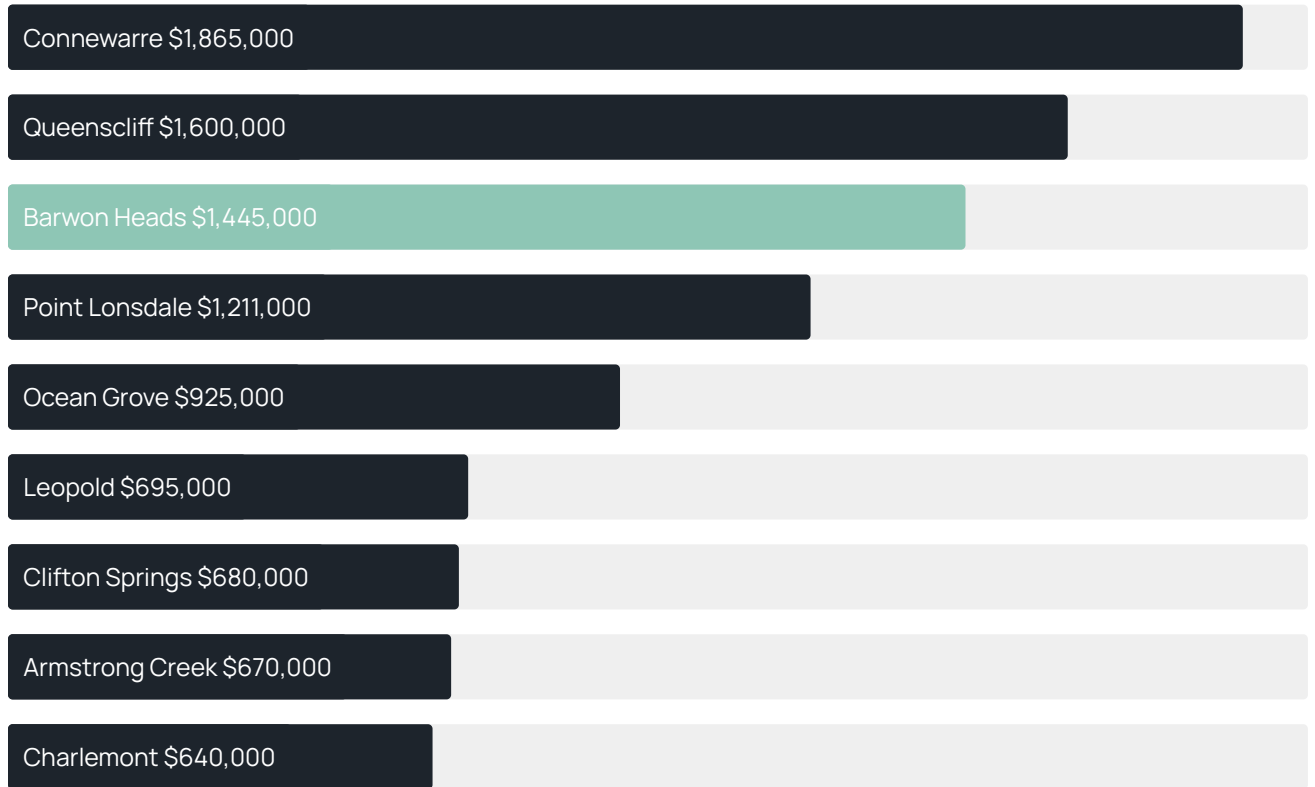
Quarterly price change

-5.10% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Private 100%

Median days on market³

84 days

Average hold period¹

5.3 years

Dwelling type⁵



● Houses 91% ● Units 9%

Ownership⁵



● Owned outright 51% ● Mortgaged 37% ● Rented 12%

Population⁵

4,353

Median asking rent¹

\$990 per week

Median age⁵

46 years

Rental yield¹

2.04%











Median household size⁵

2.5 people






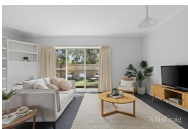




BARWON HEADS SUBURB REPORT

Recent Barwon Heads sales











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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 34 Thorn St Barwon Heads	4	House	\$1,295,000	18 Mar 2026
 26 Tremont Ct Barwon Heads	3	House	\$1,015,000	10 Mar 2026
 35 Noble St Barwon Heads	2	House	\$1,100,000	27 Feb 2026
 5 Newbay Cl BARWON HEADS	3	House	\$1,060,000	19 Feb 2026
 58 Knox Dr Barwon Heads	4	House	\$1,230,000	04 Feb 2026
 12 Black Swan Ct Barwon Heads	4	House	\$1,150,000	04 Feb 2026
 47 Wattlebird Cr Barwon Heads	4	House	\$1,330,000	04 Feb 2026
 8a Bridge Rd Barwon Heads	3	Townhouse	\$1,390,000	04 Feb 2026
 9 Golightly St Barwon Heads	4	House	\$4,150,000	13 Jan 2026
 49 Flinders Pde Barwon Heads	4	House	\$5,500,000	09 Jan 2026

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 33 Grove Rd Barwon Heads	4	House	\$2,400,000	23 Dec 2025
 1/5-7 Thorn St Barwon Heads	2	Unit	\$930,000	16 Dec 2025
 4 Chanticleer Pl Barwon Heads	4	House	\$1,220,000	15 Dec 2025
 68 Stephens Pde Barwon Heads	3	House	\$4,650,000	12 Dec 2025
 7 Galveston Ct Barwon Heads	3	House	\$1,060,000	12 Dec 2025
 35 Thorn St Barwon Heads	3	House	\$1,012,000	12 Dec 2025
 21 Henley St Barwon Heads	4	Flat/Unit/Apartment	\$2,150,000	08 Dec 2025
 1 Seaview Av Barwon Heads	3	House	\$1,950,000	04 Dec 2025
 52 Corymbia Cirt Barwon Heads	4	House	\$1,625,000	03 Dec 2025
 8 Cosham Ct Barwon Heads	3	House	\$1,120,000	27 Nov 2025

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/65 Golf Links Rd Barwon Heads	3	Flat/Unit/Apartment	\$840,000	20 Nov 2025
 2/46 Sheepwash Rd BARWON HEADS	3	Townhouse	\$1,112,000	16 Nov 2025
 4B Knox Dr Barwon Heads	4	House	\$1,490,000	16 Nov 2025
 30 Stephens Pde Barwon Heads	4	House	\$2,750,000	13 Nov 2025
 22 Corymbia Cirt Barwon Heads	3	House	\$1,125,000	12 Nov 2025
 20 Thorn St Barwon Heads	3	House	\$1,750,000	05 Nov 2025
 17 Golf Links Rd BARWON HEADS	4	House	\$1,400,000	31 Oct 2025
 14 Mooroopna Ct Barwon Heads	4	House	\$2,350,000	24 Oct 2025
 39 Bridge Rd Barwon Heads	6	House	\$3,810,000	21 Oct 2025
 5 Thomson Dr Barwon Heads	3	House	\$1,260,000	20 Oct 2025



Jellis Craig Barwon Heads

Shop 2, 68 Hitchcock Avenue, Barwon Heads, 3227
03 9088 8968

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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