

JellisCraig

BARWON HEADS

Suburb Report

Know your neighbourhood.



BARWON HEADS SUBURB REPORT

Median House Price*

Median

\$1.44m

Quarterly Price Change

-0.69% ↓

Median Unit Price*

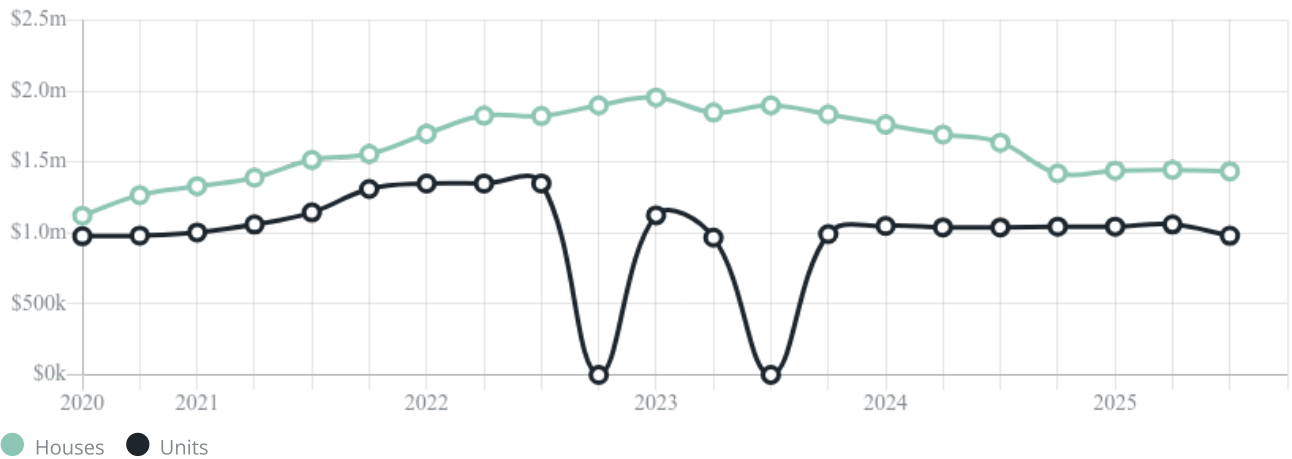
Median

\$980k

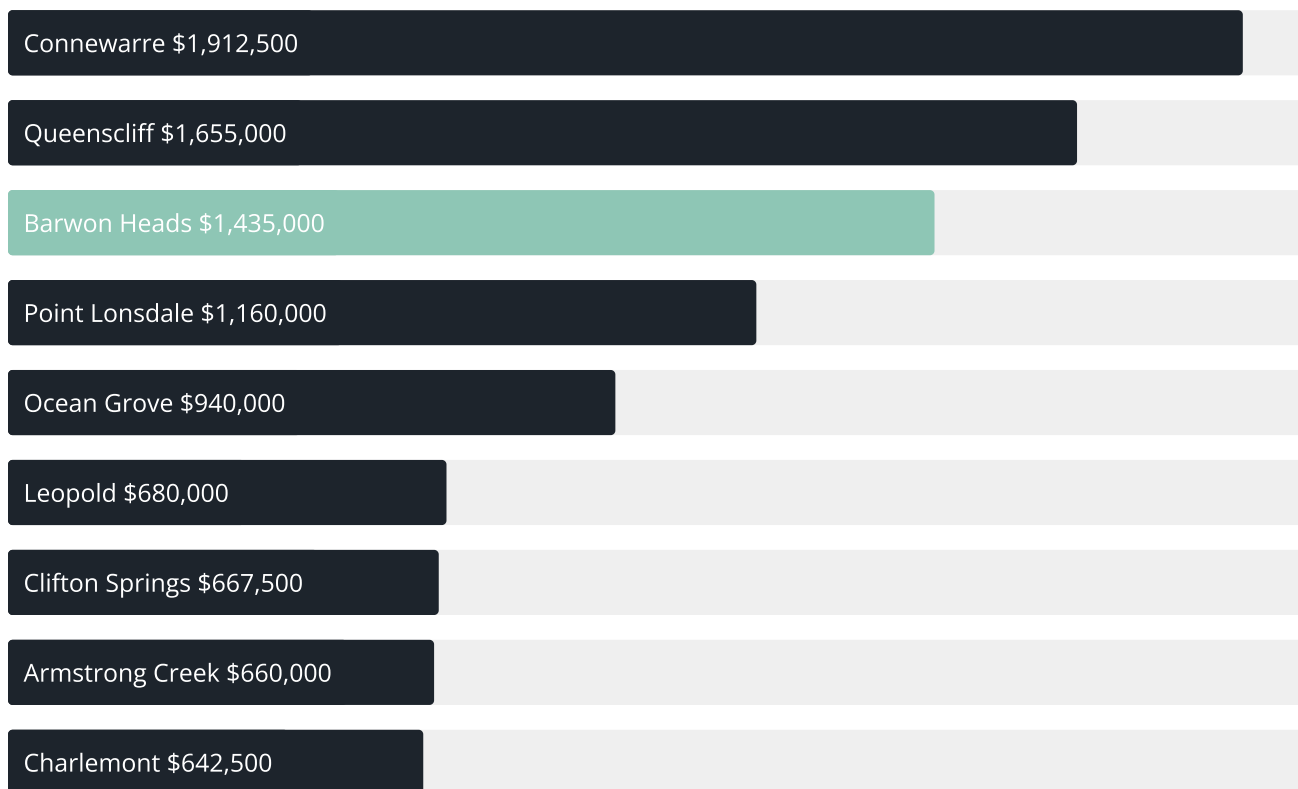
Quarterly Price Change

-7.54% ↓

Quarterly Price Change*



BARWON HEADS SUBURB REPORT

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

BARWON HEADS SUBURB REPORT

Sale Method^{*}

● Auction 5%

● Private 95%

Median Days on Market[^]

115 days

Average Hold Period^{*}

5.3 years

Dwelling Type[^]

● Houses 91%

● Units 9%

Ownership[^]

● Owned Outright 51%

● Mortgaged 37%

● Rented 12%

Population[^]

4,353

Median Asking Rent per week^{*}

\$650

Median Age[^]

46 years

Rental Yield^{*}







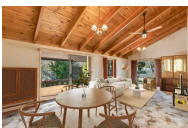



2.04%

Median Household Size[^]











2.5 people

BARWON HEADS 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 jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 22 Corymbia Cirt Barwon Heads	3	House	\$1,125,000	12 Nov 2025
 3/65 Hitchcock Av Barwon Heads	2	Unit	\$730,000	01 Oct 2025
 5 Reid St BARWON HEADS	4	House	\$3,010,000	30 Sep 2025
 2 Chanticleer Pl Barwon Heads	4	House	\$1,150,000	30 Sep 2025
 43 Corymbia Cirt Barwon Heads	4	House	\$980,000	25 Sep 2025
 21 Thomson Dr BARWON HEADS	4	House	\$1,630,000	25 Sep 2025
 4 Ibis Ct Barwon Heads	3	House	\$1,100,000	24 Sep 2025
 2/6 Clifford Pde BARWON HEADS	3	Flat/Unit/Apartment	\$1,300,000	24 Sep 2025
 2a Wattle Bird Cr Barwon Heads	4	House	\$1,770,000	22 Sep 2025
 3/1 Golightly St Barwon Heads	2	Apartment	\$984,000	20 Sep 2025

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/5-7 Geelong Rd Barwon Heads	1	Unit	\$480,000	16 Sep 2025
 43 Seaview Av Barwon Heads	3	House	\$2,127,000	09 Sep 2025
 68 Newbay Cl Barwon Heads	4	House	\$1,160,000	28 Aug 2025
 8 Dudley Ct BARWON HEADS	4	House	\$1,725,000	28 Aug 2025
 23 Geelong Rd.E Barwon Heads	4	House	\$1,230,000	22 Aug 2025
 8 Memorial La Barwon Heads	4	House	\$1,385,000	20 Aug 2025
 71 Tait's Rd Barwon Heads	3	House	\$1,250,000	19 Aug 2025
 27 Golf Links Rd BARWON HEADS	4	House	\$1,605,000	08 Aug 2025
 2/35 Sheepwash Rd Barwon Heads	3	Townhouse	\$900,000	05 Aug 2025
 47 Wattle Bird Cr Barwon Heads	4	House	\$950,000	24 Jul 2025

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/10 Bridge Rd Barwon Heads	2	Flat/Unit/Apartment	\$975,000	22 Jul 2025
 23 Cottesloe Dr Barwon Heads	3	House	\$1,425,000	14 Jul 2025
 3 Cottesloe Dr Barwon Heads	3	House	\$1,450,000	08 Jul 2025
 1/35 Geelong Rd Barwon Heads	3	House	\$980,000	07 Jul 2025
 33b Knox Dr BARWON HEADS	3	Townhouse	\$925,000	02 Jul 2025
 2/70 Carr St Barwon Heads	4	House	\$475,108	02 Jul 2025
 43 Newbay Cl Barwon Heads	5	House	\$1,615,000	25 Jun 2025
 2/33 Knox Dr Barwon Heads	3	House	\$925,000	25 Jun 2025
 12 Henley St Barwon Heads	5	House	\$6,900,000	24 Jun 2025
 2/10 Bridge Rd Barwon Heads	2	Unit	\$930,000	17 Jun 2025



Barwon Heads Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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