



Barwon Heads

Suburb Report



Your connection to property insights



JellisCraig

BARWON HEADS SUBURB REPORT

Median house price¹

Median

\$1.45m

Quarterly price change

0.34% ↑

Median unit price¹

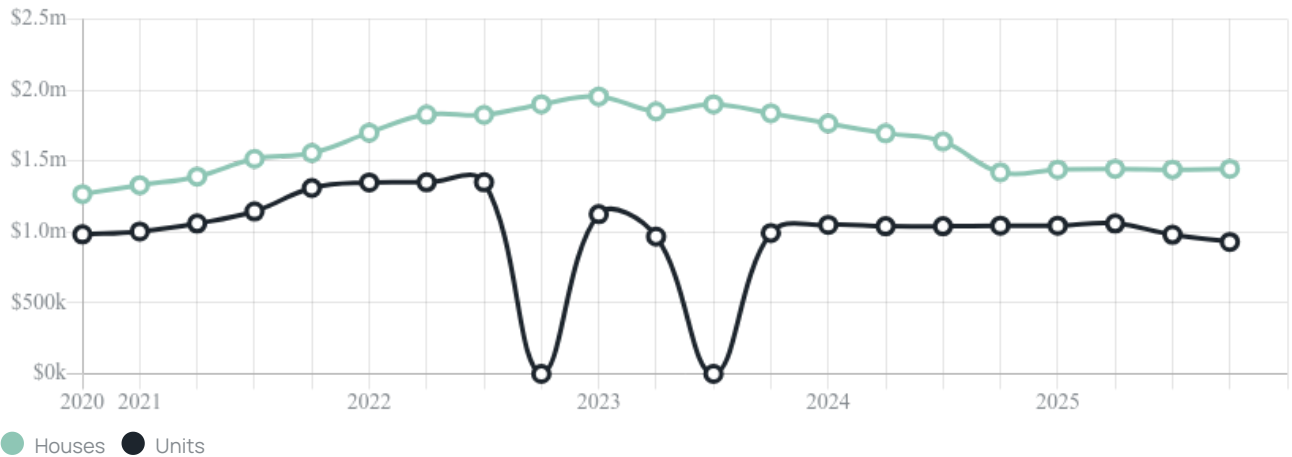
Median

\$930k

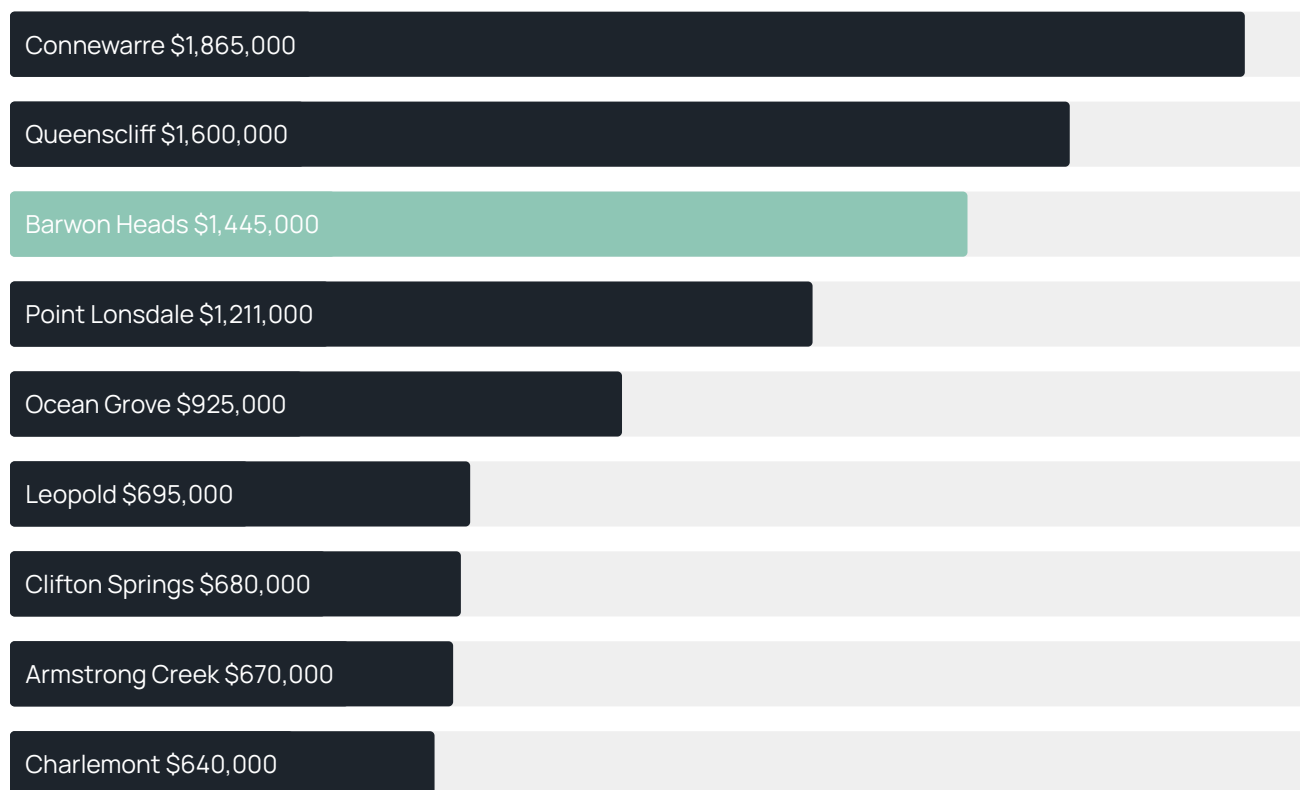
Quarterly price change

-5.10% ↓

Quarterly price change¹



BARWON HEADS SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 5%

● Private 95%

Median days on market³

69 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 jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 49 Flinders Pde Barwon Heads	4	House	\$5,500,000	09 Jan 2026
 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
 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
 5/65 Golf Links Rd Barwon Heads	3	Flat/Unit/Apartment	\$840,000	20 Nov 2025
 30 Stephens Pde Barwon Heads	4	House	\$2,750,000	13 Nov 2025

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 Corymbia Cirt Barwon Heads	3	House	\$1,125,000	12 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
 15 Sheepwash Rd Barwon Heads	3	House	\$1,410,000	16 Oct 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

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 4/5-7 Geelong Rd Barwon Heads	1	Unit	\$480,000	16 Sep 2025
 8 Curlew Ct Barwon Heads	3	House	\$1,650,000	10 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



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 01/02/2026

- 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

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.