

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*

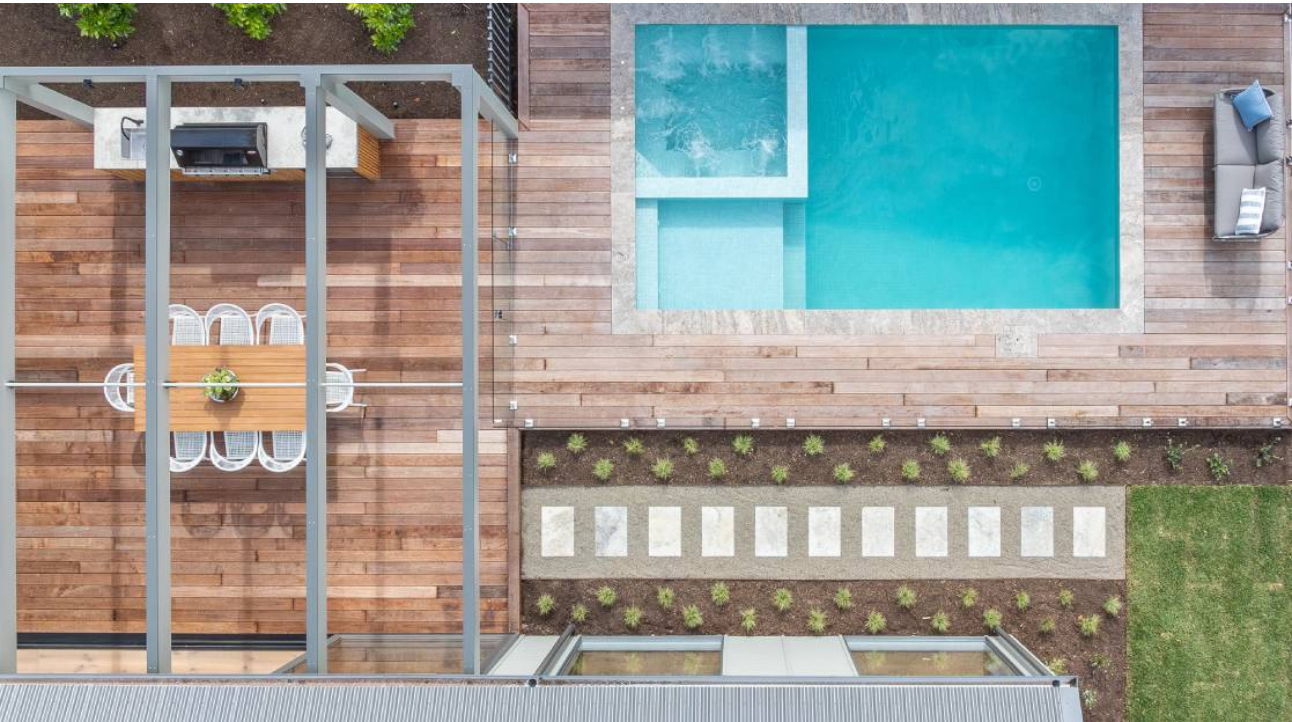
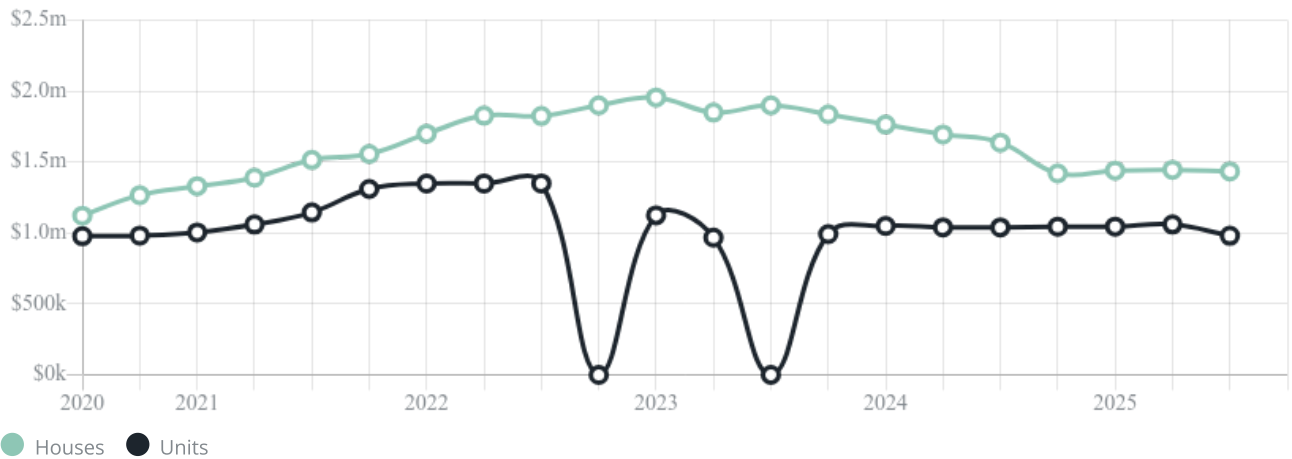
Median

\$980k

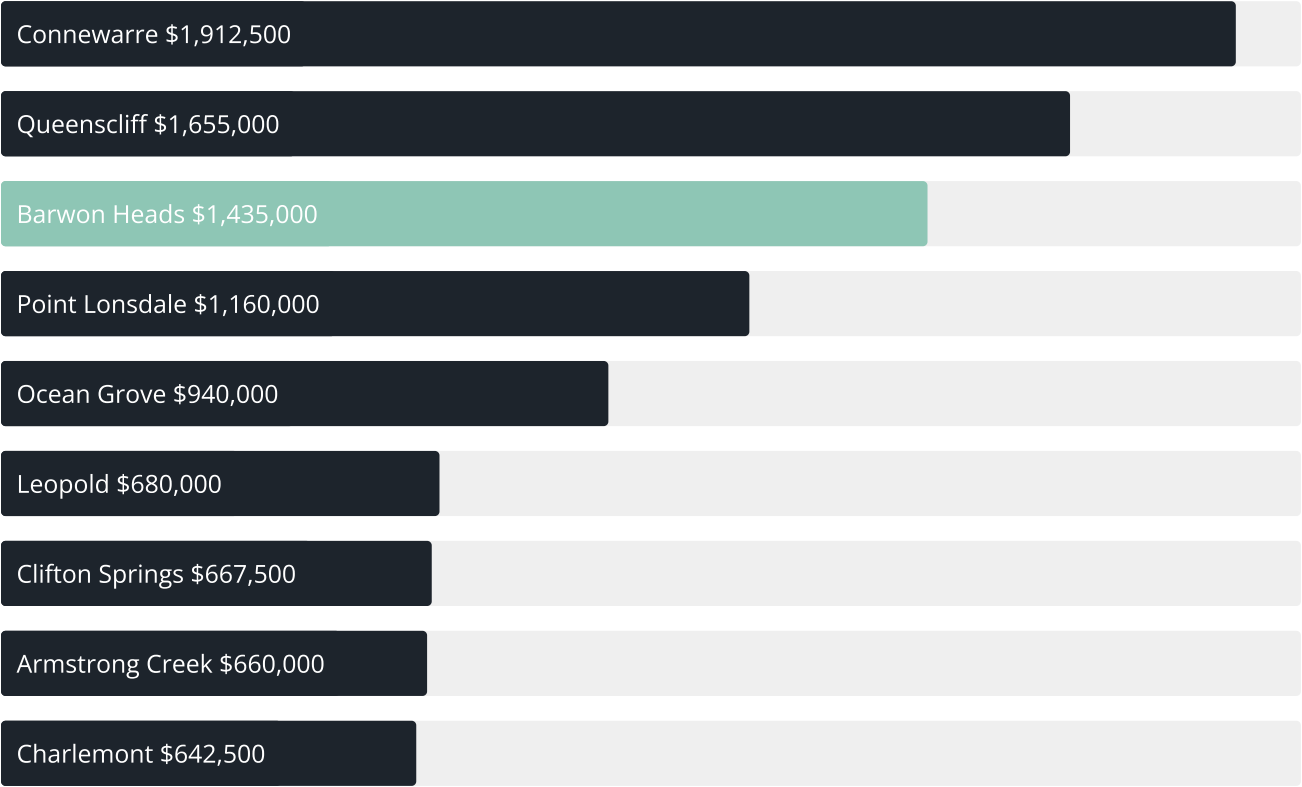
Quarterly Price Change

-7.54% ↓

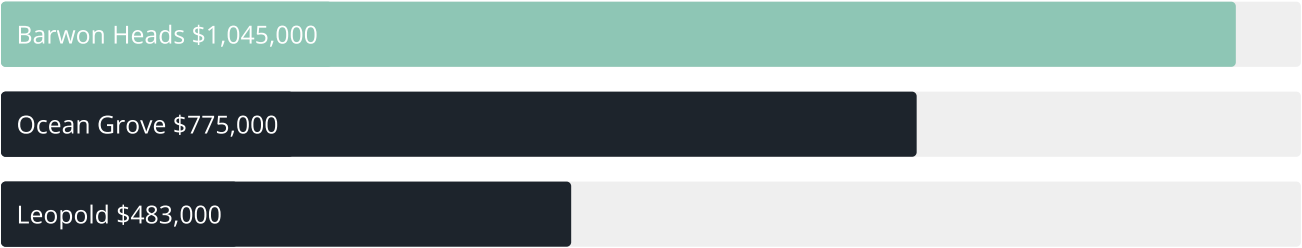
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BARWON HEADS SUBURB REPORT

Sale Method^{*}

● Auction 5%

● Private 95%

Median Days on Market[^]

50 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 22 Corymbia Cirt Barwon Heads	3	House	\$1,125,000	12 Nov 2025
 5 Thomson Dr Barwon Heads	3	House	\$1,260,000	20 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

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 11b Hogan Dr Barwon Heads	4	House	\$1,400,000	25 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
 23 Geelong Rd Barwon Heads	4	House	\$1,230,000	19 Aug 2025
 2/37 Golf Links Rd Barwon Heads	3	Flat/Unit/Apartment	\$1,350,000	13 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



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

jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.