



Barwon Heads

Suburb Report



Your connection to property insights



JellisCraig

BARWON HEADS SUBURB REPORT

Median house price¹

Median

\$1.38m

Quarterly price change

-4.32% ↓

Median unit price¹

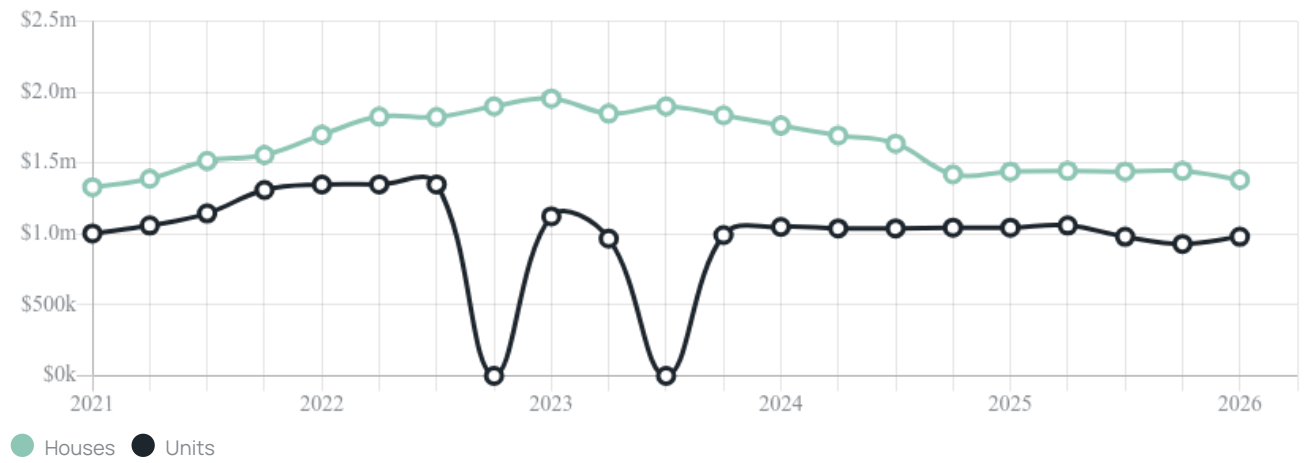
Median

\$980k

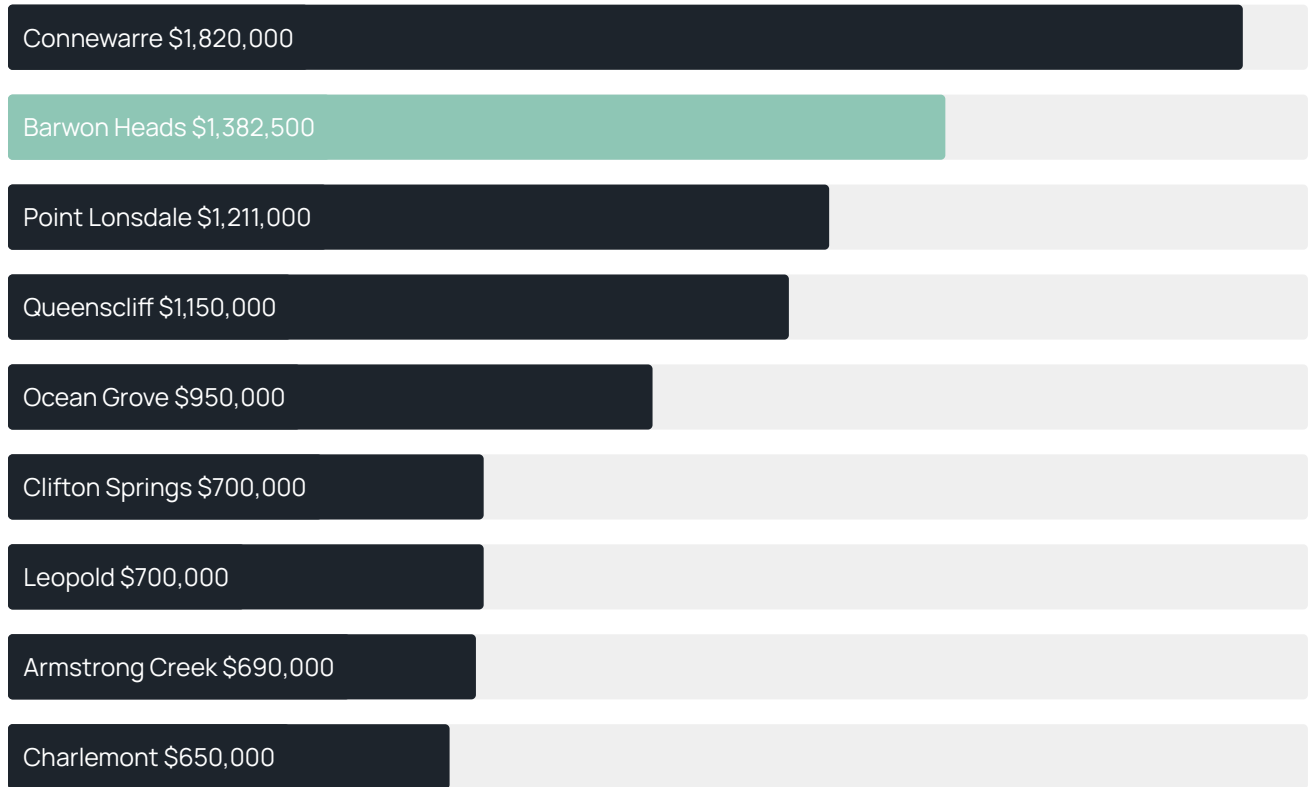
Quarterly price change

5.37% ↑

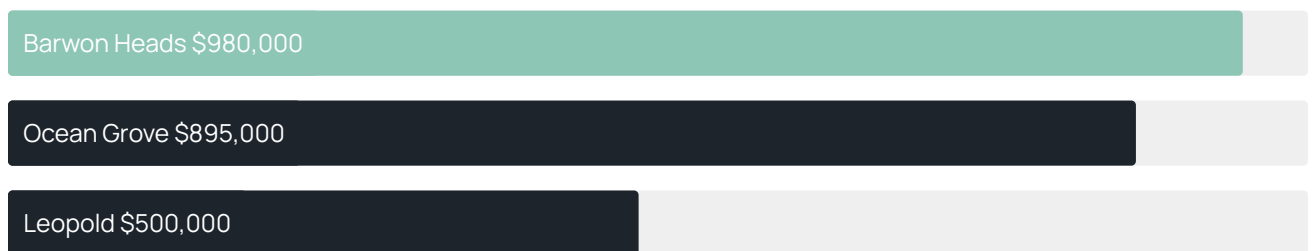
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Private 100%

Median days on market³

34 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
 2 Thomson Dr Barwon Heads	2	Townhouse	\$965,000	14 May 2026
 2/68 Sheepwash Rd Barwon Heads	4	House	\$1,290,000	24 Apr 2026
 19 Bridge Rd BARWON HEADS	3	House	\$1,105,000	14 Apr 2026
 2 Cronulla Ct Barwon Heads	4	House	\$1,600,000	13 Apr 2026
 40 Thomson Dr Barwon Heads	4	House	\$1,065,000	12 Apr 2026
 1 Eddystone Ct Barwon Heads	3	House	\$1,350,000	02 Apr 2026
 2/4 Saratoga Av BARWON HEADS	3	House	\$765,000	20 Mar 2026
 34 Thorn St Barwon Heads	4	House	\$1,295,000	18 Mar 2026
 3 Barwon Tce Barwon Heads	3	House	\$1,380,000	11 Mar 2026
 20 Reid St Barwon Heads	4	House	\$2,665,000	10 Mar 2026

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Tremont Ct Barwon Heads	3	House	\$1,015,000	10 Mar 2026
 2/34 Noble St BARWON HEADS	3	House	\$1,400,000	06 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
 2 Thorn St BARWON HEADS	5	House	\$3,000,000	13 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
 8a Bridge Rd Barwon Heads	3	Townhouse	\$1,390,000	04 Feb 2026
 47 Wattlebird Cr Barwon Heads	4	House	\$1,330,000	04 Feb 2026
 31 Punt Rd Barwon Heads	3	House	\$1,275,000	23 Jan 2026

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 33 Grove Rd Barwon Heads	4	House	\$2,400,000	23 Dec 2025
 7/77 Hitchcock Av Barwon Heads	3	Townhouse	\$1,445,000	22 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



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 01/06/2026

- 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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