



Barwon Heads

# Suburb Report



Your connection to property insights



**JellisCraig**

BARWON HEADS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.38m

Quarterly price change

-4.32% ↓

Median unit price<sup>1</sup>

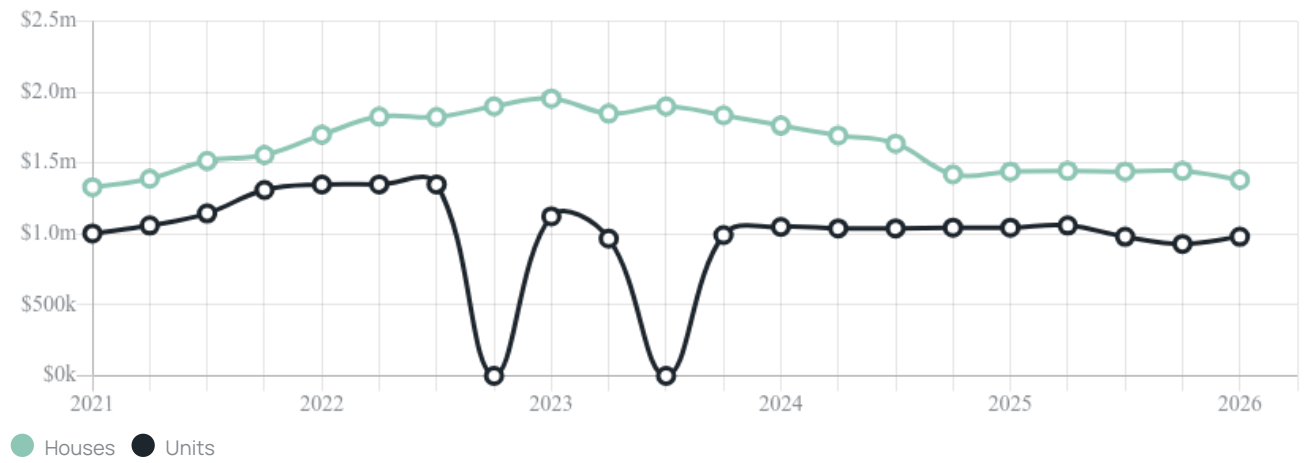
Median

\$980k

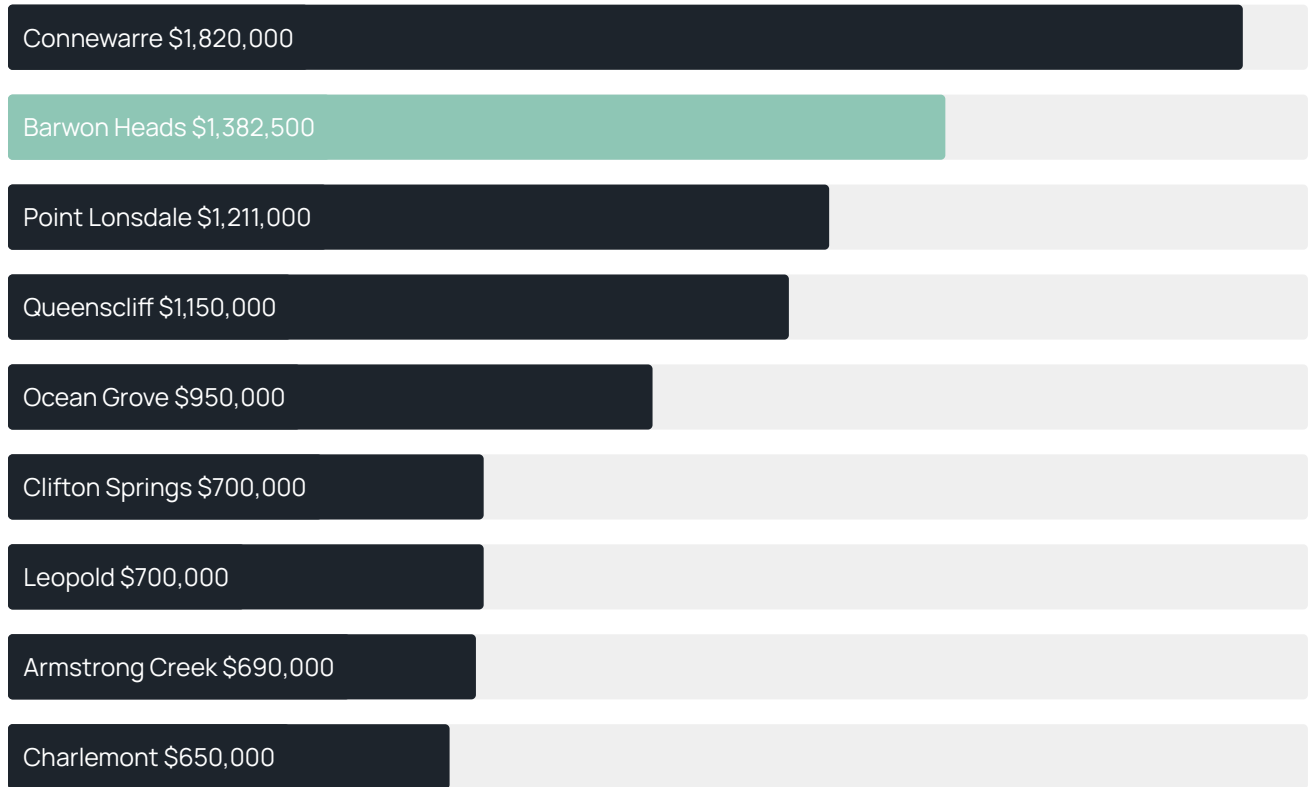
Quarterly price change

5.37% ↑

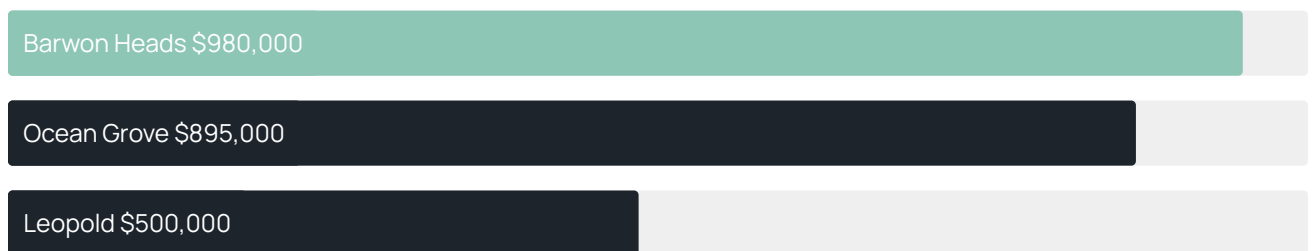
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



### Sale method<sup>2</sup>



● Private 100%

### Median days on market<sup>3</sup>

62 days

### Average hold period<sup>1</sup>

5.3 years

### Dwelling type<sup>5</sup>



● Houses 91% ● Units 9%

### Ownership<sup>5</sup>



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

### Population<sup>5</sup>

4,353

### Median asking rent<sup>1</sup>

\$990 per week

### Median age<sup>5</sup>

46 years

### Rental yield<sup>1</sup>

2.04%











### Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  2/68 Sheepwash Rd<br>Barwon Heads  | 4        | House | \$1,290,000 | 24 Apr 2026 |
|  2 Cronulla Ct<br>Barwon Heads      | 4        | House | \$1,600,000 | 13 Apr 2026 |
|  2/4 Saratoga Av<br>BARWON HEADS    | 3        | House | \$765,000   | 20 Mar 2026 |
|  34 Thorn St<br>Barwon Heads       | 4        | House | \$1,295,000 | 18 Mar 2026 |
|  26 Tremont Ct<br>Barwon Heads    | 3        | House | \$1,015,000 | 10 Mar 2026 |
|  2/34 Noble St<br>BARWON HEADS    | 3        | House | \$1,400,000 | 06 Mar 2026 |
|  35 Noble St<br>Barwon Heads      | 2        | House | \$1,100,000 | 27 Feb 2026 |
|  5 Newbay Cl<br>BARWON HEADS      | 3        | House | \$1,060,000 | 19 Feb 2026 |
|  58 Knox Dr<br>Barwon Heads       | 4        | House | \$1,230,000 | 04 Feb 2026 |
|  12 Black Swan Ct<br>Barwon Heads | 4        | House | \$1,150,000 | 04 Feb 2026 |

## BARWON HEADS SUBURB REPORT

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  8a Bridge Rd<br>Barwon Heads       | 3        | Townhouse | \$1,390,000 | 04 Feb 2026 |
|  47 Wattlebird Cr<br>Barwon Heads   | 4        | House     | \$1,330,000 | 04 Feb 2026 |
|  31 Punt Rd<br>Barwon Heads         | 3        | House     | \$1,275,000 | 23 Jan 2026 |
|  9 Golightly St<br>Barwon Heads     | 4        | House     | \$4,150,000 | 13 Jan 2026 |
|  49 Flinders Pde<br>Barwon Heads   | 4        | House     | \$5,500,000 | 09 Jan 2026 |
|  33 Grove Rd<br>Barwon Heads      | 4        | House     | \$2,400,000 | 23 Dec 2025 |
|  1/5-7 Thorn St<br>Barwon Heads   | 2        | Unit      | \$930,000   | 16 Dec 2025 |
|  4 Chanticleer Pl<br>Barwon Heads | 4        | House     | \$1,220,000 | 15 Dec 2025 |
|  68 Stephens Pde<br>Barwon Heads  | 3        | House     | \$4,650,000 | 12 Dec 2025 |
|  7 Galveston Ct<br>Barwon Heads   | 3        | House     | \$1,060,000 | 12 Dec 2025 |

## BARWON HEADS SUBURB REPORT

| Address  | Bedrooms | Type                | Price       | Sold        |
|--|----------|---------------------|-------------|-------------|
|  35 Thorn St<br>Barwon Heads          | 3        | House               | \$1,012,000 | 12 Dec 2025 |
|  21 Henley St<br>Barwon Heads         | 4        | Flat/Unit/Apartment | \$2,150,000 | 08 Dec 2025 |
|  1 Seaview Av<br>Barwon Heads         | 3        | House               | \$1,950,000 | 04 Dec 2025 |
|  52 Corymbia Cirt<br>Barwon Heads     | 4        | House               | \$1,625,000 | 03 Dec 2025 |
|  2/21 George St<br>Barwon Heads      | 2        | Flat/Unit/Apartment | \$1,300,000 | 01 Dec 2025 |
|  8 Cosham Ct<br>Barwon Heads        | 3        | House               | \$1,120,000 | 27 Nov 2025 |
|  5/65 Golf Links Rd<br>Barwon Heads | 3        | Flat/Unit/Apartment | \$840,000   | 20 Nov 2025 |
|  2/46 Sheepwash Rd<br>BARWON HEADS  | 3        | Townhouse           | \$1,112,000 | 16 Nov 2025 |
|  4B Knox Dr<br>Barwon Heads         | 4        | House               | \$1,490,000 | 16 Nov 2025 |
|  30 Stephens Pde<br>Barwon Heads    | 4        | House               | \$2,750,000 | 13 Nov 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 01/05/2026

- 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.