



Barwon Heads

Suburb Report



Your connection to property insights



JellisCraig

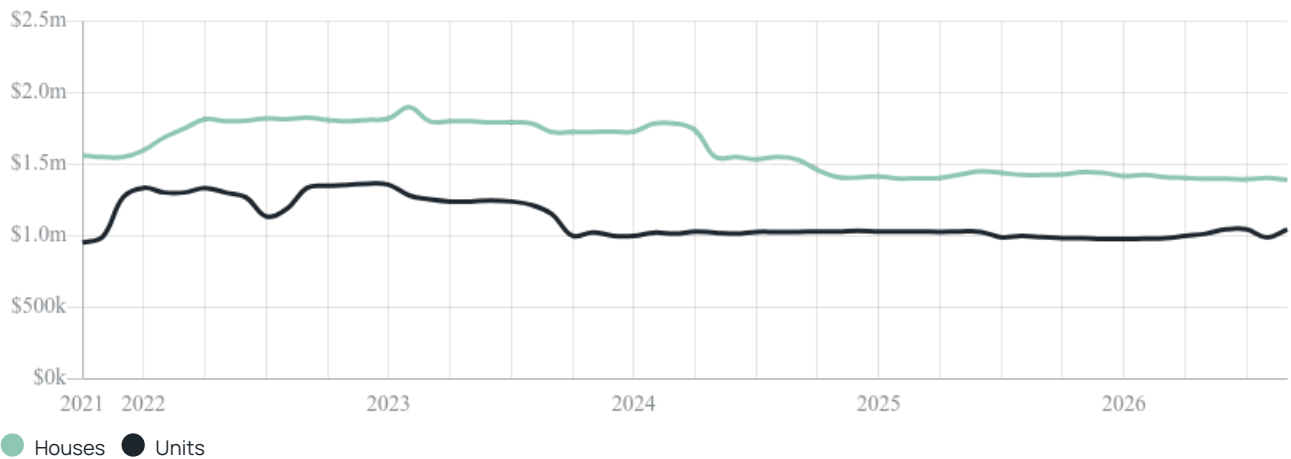
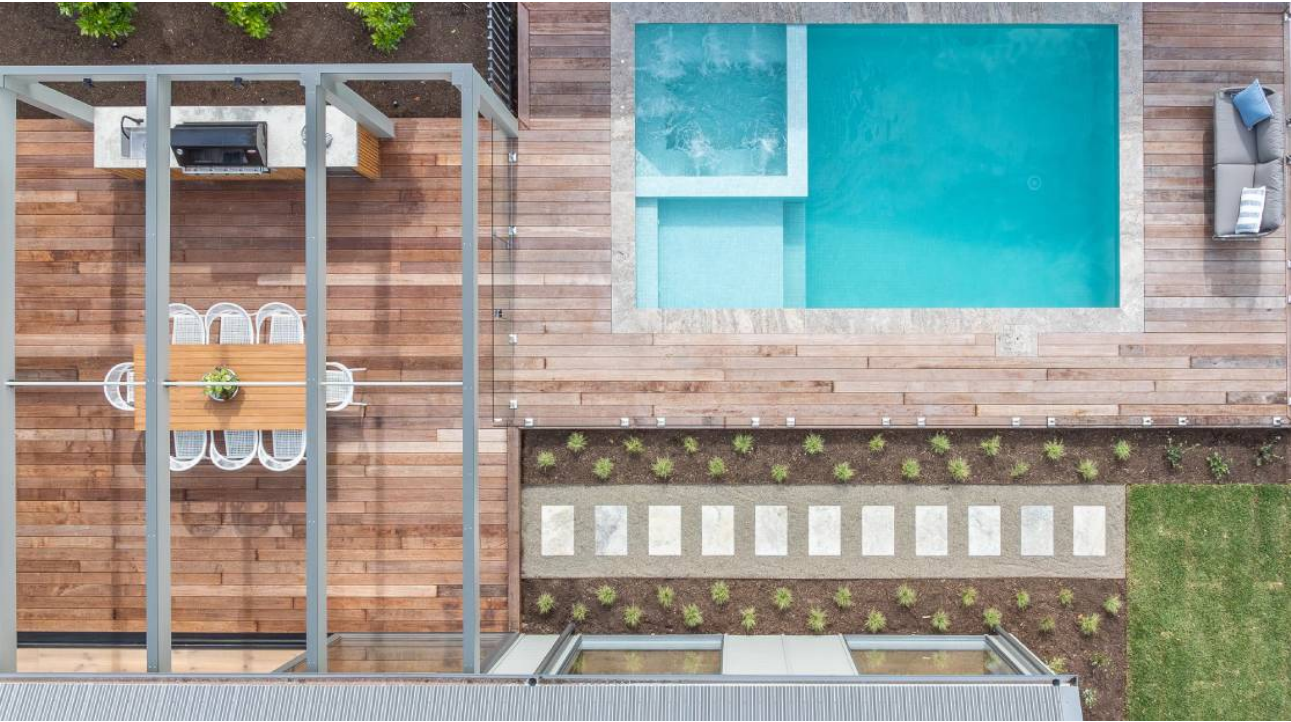
BARWON HEADS SUBURB REPORT

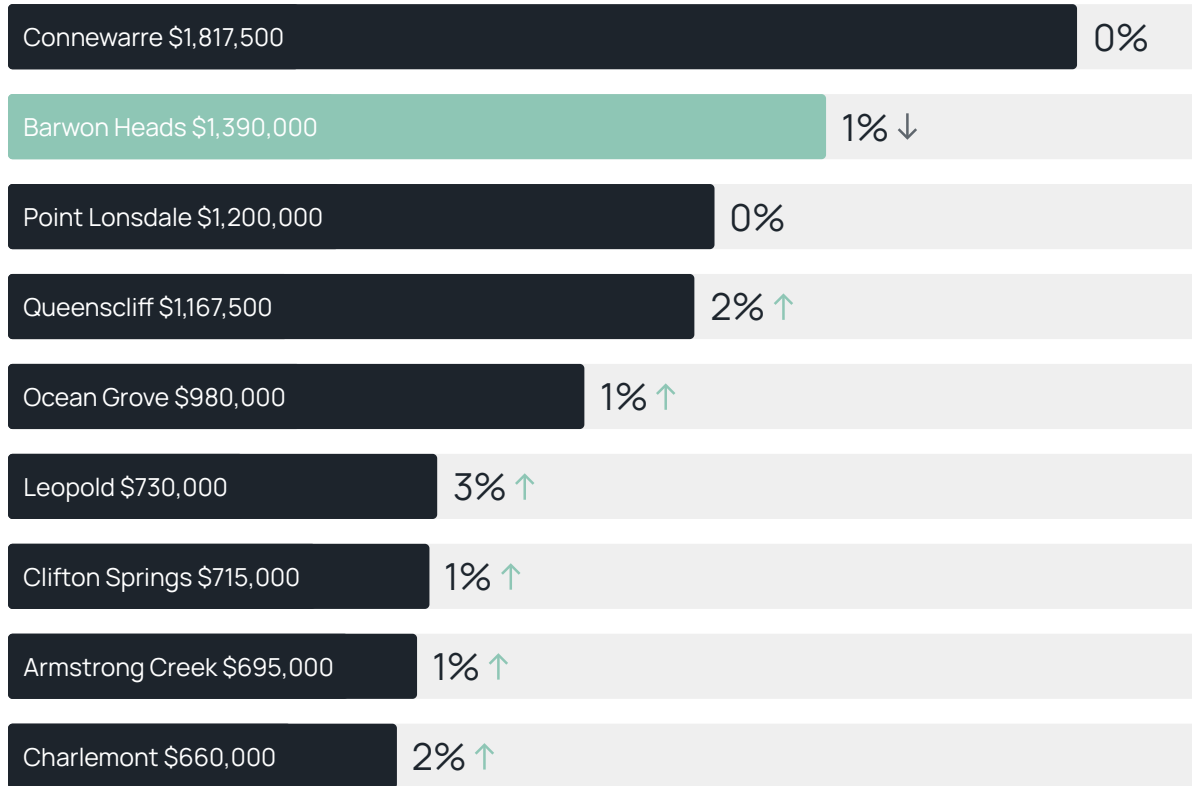
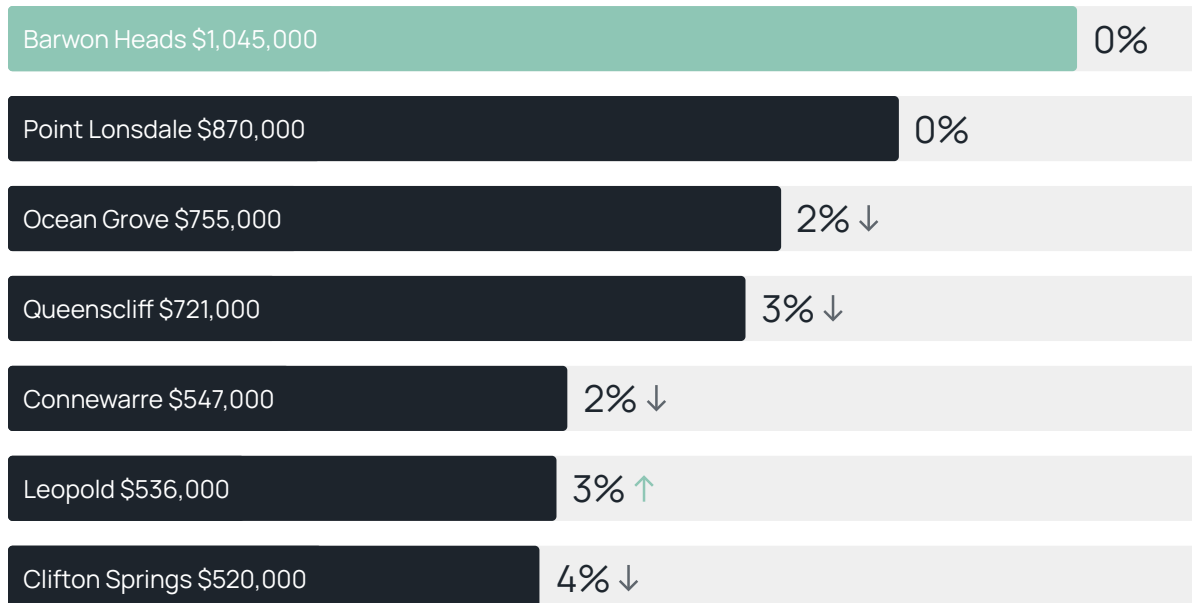
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.39m	-1.07% ↓	\$1.05m	5.82% ↑

Barwon Heads monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 2%

● Private 98%

Median days on market⁵

House

Unit

66 days

90 days

Average hold period¹

House

Unit

18.0 years

13.2 years

Dwelling type⁷

● Houses 97%

● Units 3%

Ownership⁷

● Owned outright 49%

● Mortgaged 35%

● Rented 16%

Population⁷

4,353

Median age⁷

46 years

Median household size⁷

2.5 people

Median asking rent per week¹

House

Unit

\$750

\$623

Rental yield⁸

House

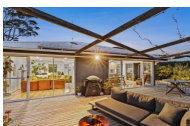
Unit

2.41%

3.78%

Recent Barwon Heads sales⁵

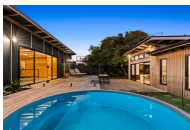
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4/2 Clifford Parade Barwon Heads	2	Townhouse	Undisclosed	12 Oct 2026
 1/26 Golf Links Road Barwon Heads	2	Unit	\$800,000	08 Oct 2026
 3/5-7 Geelong Road Barwon Heads	2	Unit	\$685,000	08 Oct 2026
 6 Cronulla Court Barwon Heads	3	House	\$979,500	08 Oct 2026
 4 Baytown Close Barwon Heads	4	House	\$1,695,000	06 Oct 2026
 1/40 Cottesloe Drive Barwon Heads	2	House	\$765,000	30 Sep 2026
 17 Sheepwash Road Barwon Heads	4	House	\$1,120,000	29 Sep 2026
 2 Memorial Lane Barwon Heads	2	Apartment	\$606,500	28 Sep 2026
 1 Thomson Drive Barwon Heads	3	House	\$1,305,000	18 Sep 2026
 1 Clifford Parade Barwon Heads	4	House	\$1,500,000	26 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 2/14 Wandin Court Barwon Heads	3	House	\$674,000	25 Aug 2026
 17 Corymbia Circuit Barwon Heads	4	House	Undisclosed	19 Aug 2026
 7 Newbay Close Barwon Heads	3	House	\$1,030,000	06 Aug 2026
 38 Knox Drive Barwon Heads	5	House	\$1,110,000	05 Aug 2026
 8 Hampden Close Barwon Heads	4	House	\$1,540,000	29 Jul 2026
 2/6 Ozone Road Barwon Heads	3	Townhouse	Undisclosed	28 Jul 2026
 2/26 Golf Links Road Barwon Heads	2	House	\$765,000	28 Jul 2026
 2/41 Hitchcock Avenue Barwon Heads	2	Apartment	\$725,000	24 Jul 2026
 17 Saratoga Avenue Barwon Heads	2	House	\$1,120,000	23 Jul 2026
 1 Coogee Court Barwon Heads	4	House	\$1,540,000	21 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 1/2 Grove Road Barwon Heads	2	House	\$1,062,000	10 Jul 2026
 5/80 Hitchcock Avenue Barwon Heads	2	Unit	\$667,500	08 Jul 2026
 78 Tait's Road Barwon Heads	4	House	\$1,575,000	26 Jun 2026
 3/11 Reid Street Barwon Heads	2	Unit	\$745,000	18 Jun 2026
 25 Sheepwash Road Barwon Heads	4	House	\$1,750,000	12 Jun 2026
 22 Von Nida Avenue Barwon Heads	3	House	\$915,000	01 Jun 2026
 2/1-3 Geelong Road Barwon Heads	3	Townhouse	\$1,100,000	26 May 2026
 11 Hampden Close Barwon Heads	3	House	\$1,000,000	23 May 2026
 6 Curlew Court Barwon Heads	4	House	\$1,625,000	20 May 2026
 64 Hitchcock Avenue Barwon Heads	1	House	\$1,750,000	14 May 2026



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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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