



Barwon Heads

Suburb Report



Your connection to property insights



JellisCraig

BARWON HEADS SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

0.36% ↑

Median unit price¹

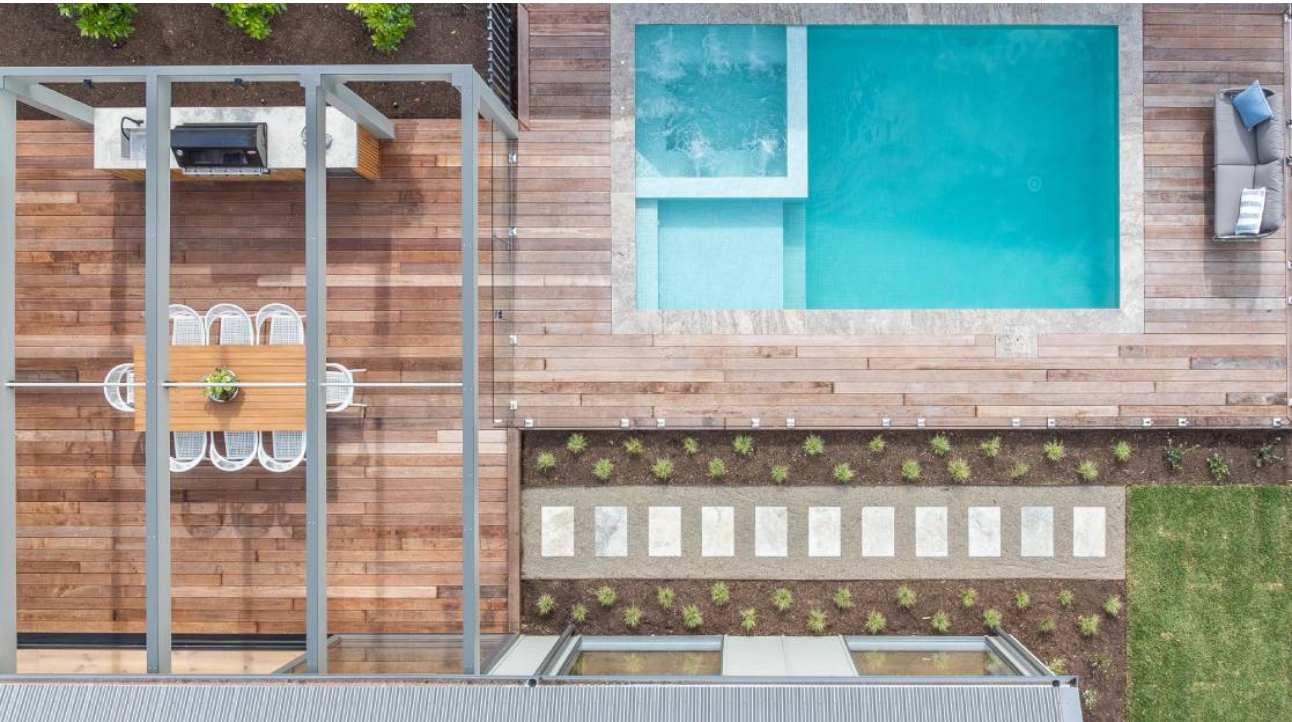
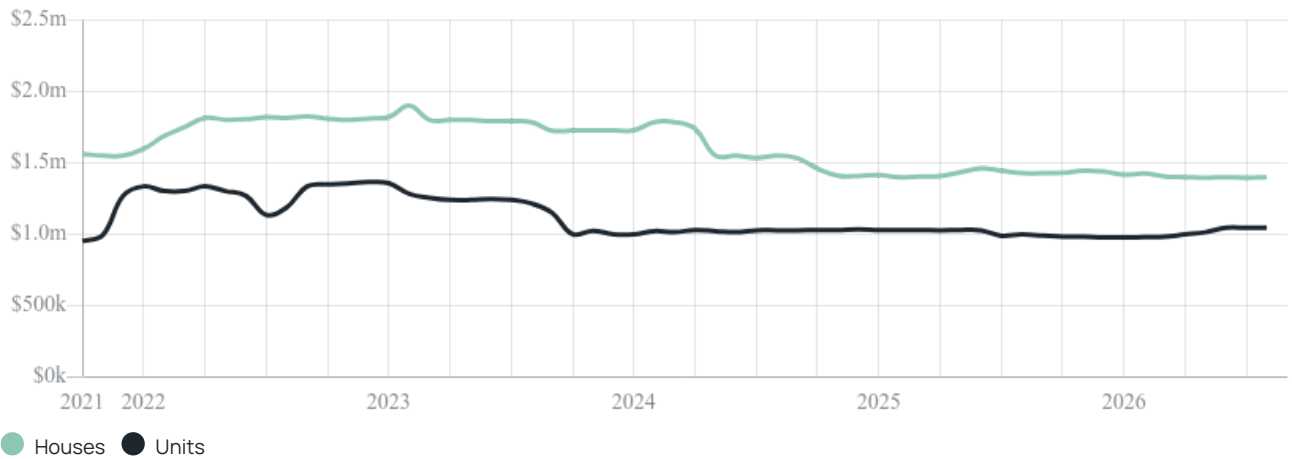
Median

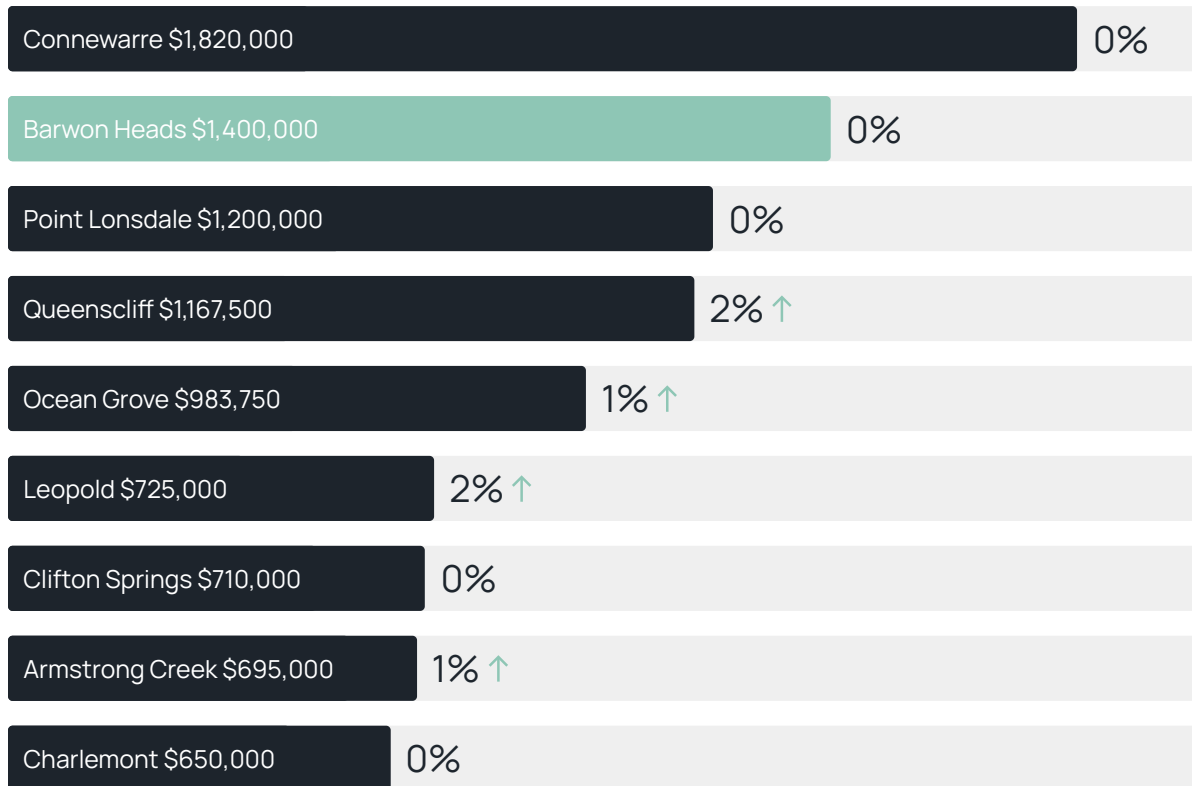
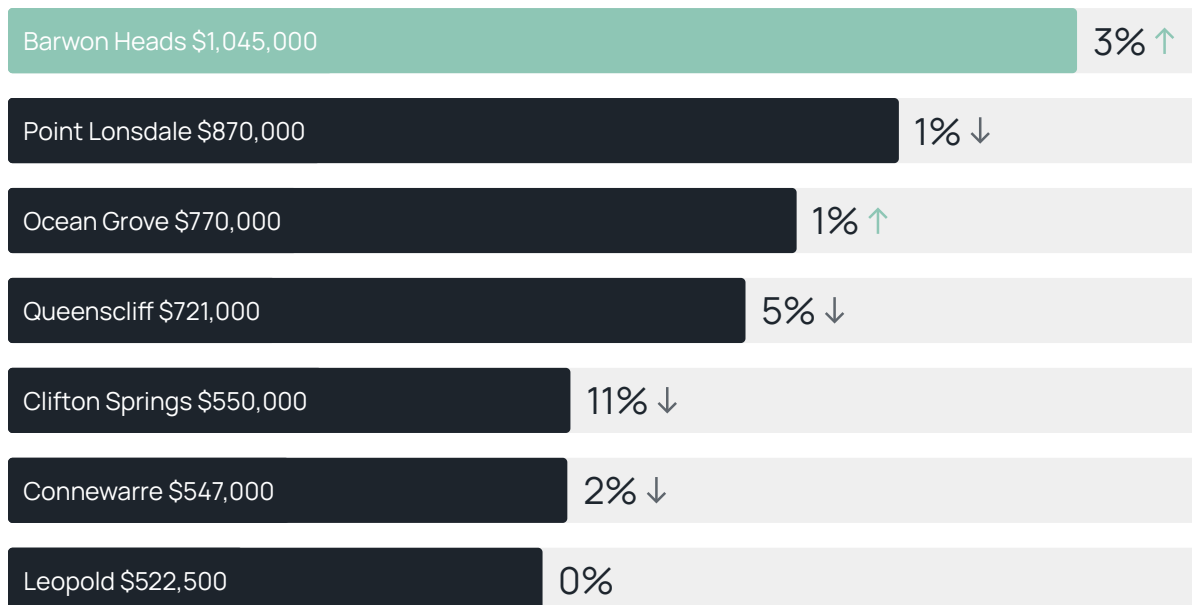
\$1.05m

Quarterly price change

0.00% ↓

Barwon Heads quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

House

Unit

70 days

134 days

Average hold period¹

House

Unit

18.1 years

14.2 years

Dwelling type⁵

● Houses 97% ● Units 3%

Ownership⁵

● Owned outright 49% ● Mortgaged 35% ● Rented 16%

Population⁵

4,353

Median asking rent per week¹

Unit

\$700

\$588

Median age⁵

46 years

Rental yield¹

House

Unit

2.44%

3.67%

Median household size⁵

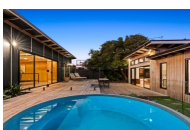
2.5 people

Recent Barwon Heads sales²

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
 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
 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
 2/14 Wandin Court Barwon Heads	3	House	Undisclosed	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	Undisclosed	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

BARWON HEADS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1/2 Grove Road Barwon Heads	2	House	\$1,062,000	10 Jul 2026
 5/80 Hitchcock Avenue Barwon Heads	2	Unit	Undisclosed	08 Jul 2026
 78 Taits 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

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Address	Bedrooms	Type	Price	Sold
 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
 2 Thomson Drive Barwon Heads	2	Townhouse	\$965,000	14 May 2026
 4/25 Noble Street Barwon Heads	2	House	\$600,000	14 May 2026
 25 Eddystone Court Barwon Heads	4	House	\$1,570,000	08 May 2026
 37 Geelong Road Barwon Heads	4	House	\$1,090,000	06 May 2026
 8 Grandview Parade Barwon Heads	5	House	Undisclosed	29 Apr 2026
 2/68 Sheepwash Road Barwon Heads	4	House	\$1,290,000	24 Apr 2026



Jellis Craig Barwon Heads

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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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