



Barwon Heads

# Suburb Report



Your connection to property insights



JellisCraig

BARWON HEADS SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

\$1.40m

Quarterly price change

0.36% ↑

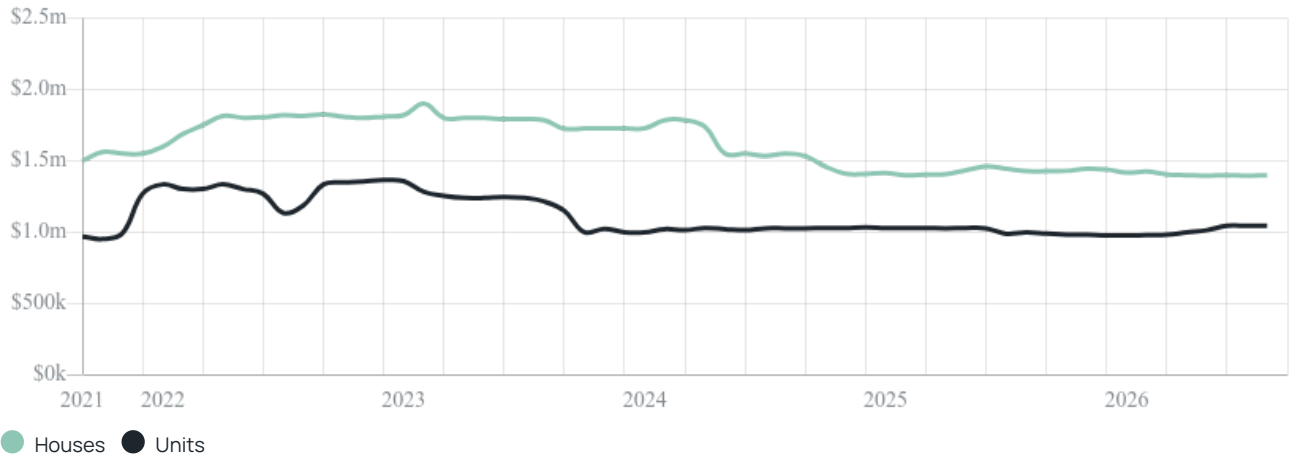
Median

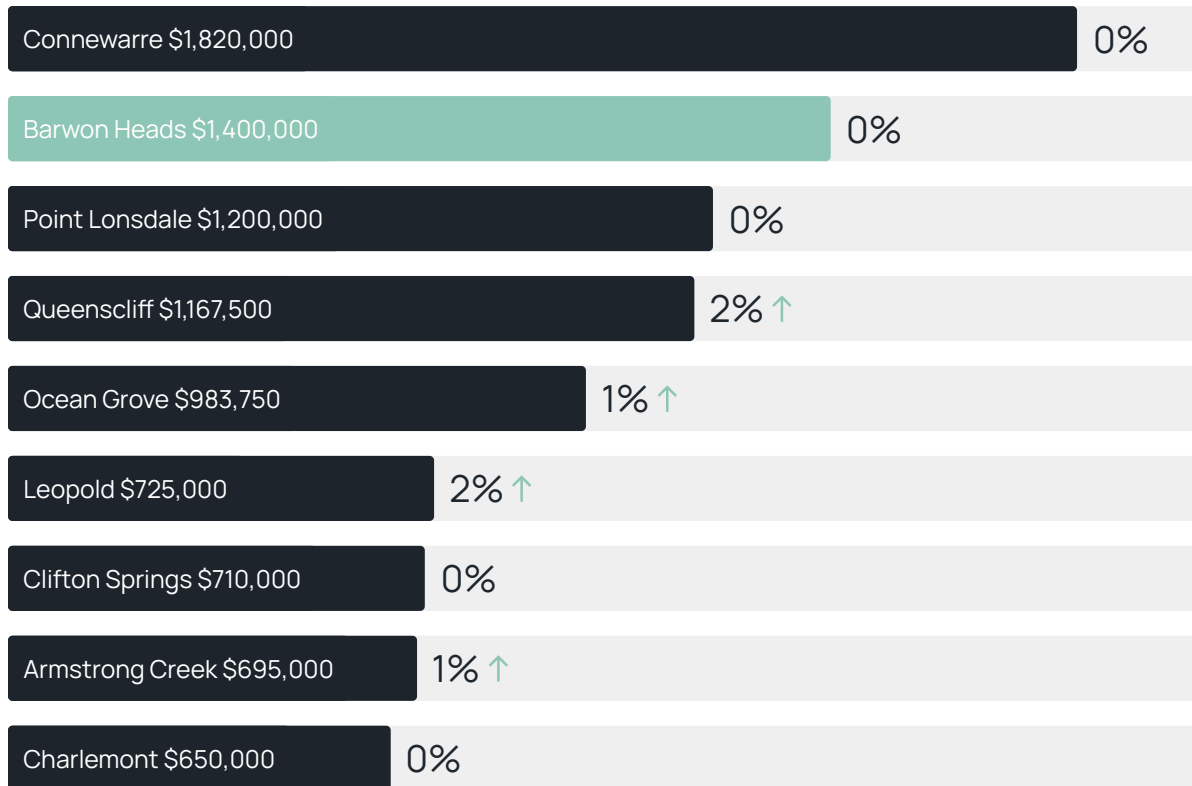
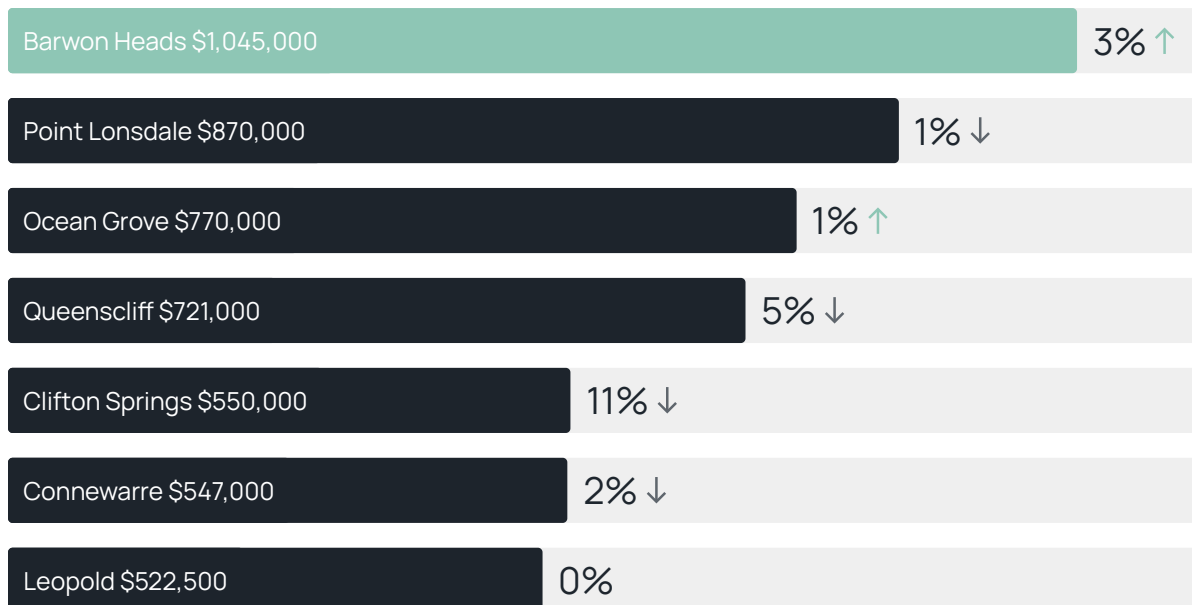
\$1.05m

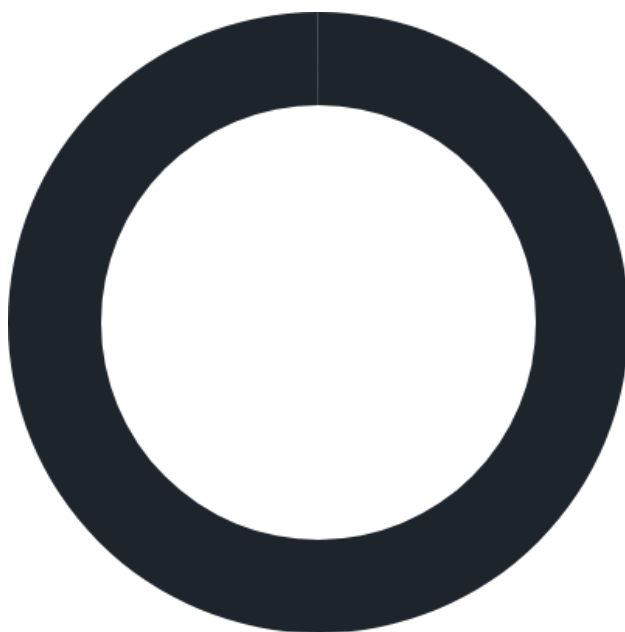
Quarterly price change

0.00% ↓

Barwon Heads quarterly median property prices<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>

House

Unit

70 days

134 days

Average hold period<sup>1</sup>

House

Unit

18.1 years

14.2 years

Dwelling type<sup>5</sup>

● Houses 97% ● Units 3%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

4,353

Median asking rent per week<sup>1</sup>

Unit

\$700

\$588

Median age<sup>5</sup>

46 years

Rental yield<sup>1</sup>

House

Unit

2.44%

3.67%

Median household size<sup>5</sup>

2.5 people

## Recent Barwon Heads sales<sup>2</sup>

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

| Address                                                                                                                      | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  1 Clifford Parade<br>Barwon Heads          | 4        | House     | \$1,500,000 | 26 Aug 2026 |
|  2/14 Wandin<br>Court<br>Barwon Heads       | 3        | House     | Undisclosed | 25 Aug 2026 |
|  17 Corymbia<br>Circuit<br>Barwon Heads     | 4        | House     | Undisclosed | 19 Aug 2026 |
|  7 Newbay Close<br>Barwon Heads            | 3        | House     | \$1,030,000 | 06 Aug 2026 |
|  38 Knox Drive<br>Barwon Heads            | 5        | House     | Undisclosed | 05 Aug 2026 |
|  8 Hampden Close<br>Barwon Heads          | 4        | House     | \$1,540,000 | 29 Jul 2026 |
|  2/6 Ozone Road<br>Barwon Heads           | 3        | Townhouse | Undisclosed | 28 Jul 2026 |
|  2/26 Golf Links<br>Road<br>Barwon Heads  | 2        | House     | \$765,000   | 28 Jul 2026 |
|  2/41 Hitchcock<br>Avenue<br>Barwon Heads | 2        | Apartment | \$725,000   | 24 Jul 2026 |
|  17 Saratoga<br>Avenue<br>Barwon Heads    | 2        | House     | \$1,120,000 | 23 Jul 2026 |

## BARWON HEADS SUBURB REPORT

| Address                                                                                                                    | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  1 Coogee Court<br>Barwon Heads           | 4        | House     | Undisclosed | 21 Jul 2026 |
|  1/2 Grove Road<br>Barwon Heads           | 2        | House     | \$1,062,000 | 10 Jul 2026 |
|  5/80 Hitchcock<br>Avenue<br>Barwon Heads | 2        | Unit      | Undisclosed | 08 Jul 2026 |
|  78 Tait's Road<br>Barwon Heads           | 4        | House     | \$1,575,000 | 26 Jun 2026 |
|  3/11 Reid Street<br>Barwon Heads        | 2        | Unit      | Undisclosed | 18 Jun 2026 |
|  25 Sheepwash<br>Road<br>Barwon Heads   | 4        | House     | \$1,750,000 | 12 Jun 2026 |
|  22 Von Nida<br>Avenue<br>Barwon Heads  | 3        | House     | \$915,000   | 01 Jun 2026 |
|  2/1-3 Geelong<br>Road<br>Barwon Heads  | 3        | Townhouse | \$1,100,000 | 26 May 2026 |
|  11 Hampden Close<br>Barwon Heads       | 3        | House     | Undisclosed | 23 May 2026 |
|  6 Curlew Court<br>Barwon Heads         | 4        | House     | \$1,625,000 | 20 May 2026 |

## BARWON HEADS SUBURB REPORT

| Address                                                                                                                  | Bedrooms | Type      | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  64 Hitchcock Avenue<br>Barwon Heads    | 1        | House     | \$1,750,000 | 14 May 2026 |
|  2 Thomson Drive<br>Barwon Heads        | 2        | Townhouse | \$965,000   | 14 May 2026 |
|  4/25 Noble Street<br>Barwon Heads      | 2        | House     | Undisclosed | 14 May 2026 |
|  25 Eddystone Court<br>Barwon Heads     | 4        | House     | \$1,570,000 | 08 May 2026 |
|  37 Geelong Road<br>Barwon Heads       | 4        | House     | \$1,090,000 | 06 May 2026 |
|  8 Grandview Parade<br>Barwon Heads   | 5        | House     | Undisclosed | 29 Apr 2026 |
|  2/68 Sheepwash Road<br>Barwon Heads  | 4        | House     | \$1,290,000 | 24 Apr 2026 |
|  22 Ozone Road<br>Barwon Heads        | 3        | House     | \$1,950,000 | 20 Apr 2026 |
|  123 Hitchcock Avenue<br>Barwon Heads | 4        | House     | \$2,290,000 | 20 Apr 2026 |
|  17 Lawrenny Court<br>Barwon Heads    | 4        | House     | \$1,370,000 | 20 Apr 2026 |



**Jellis Craig Barwon Heads**

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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.

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Data is current as of PDF generation date 06/09/2026

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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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