



Batesford

Suburb Report



Your connection to property insights



JellisCraig

BATESFORD SUBURB REPORT

Median house price¹

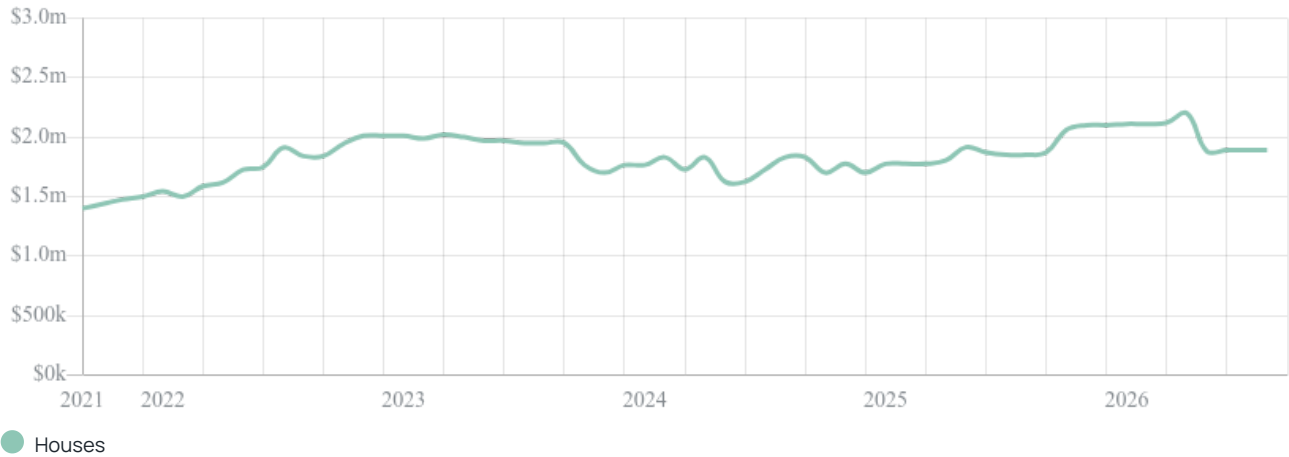
Median

\$1.89m

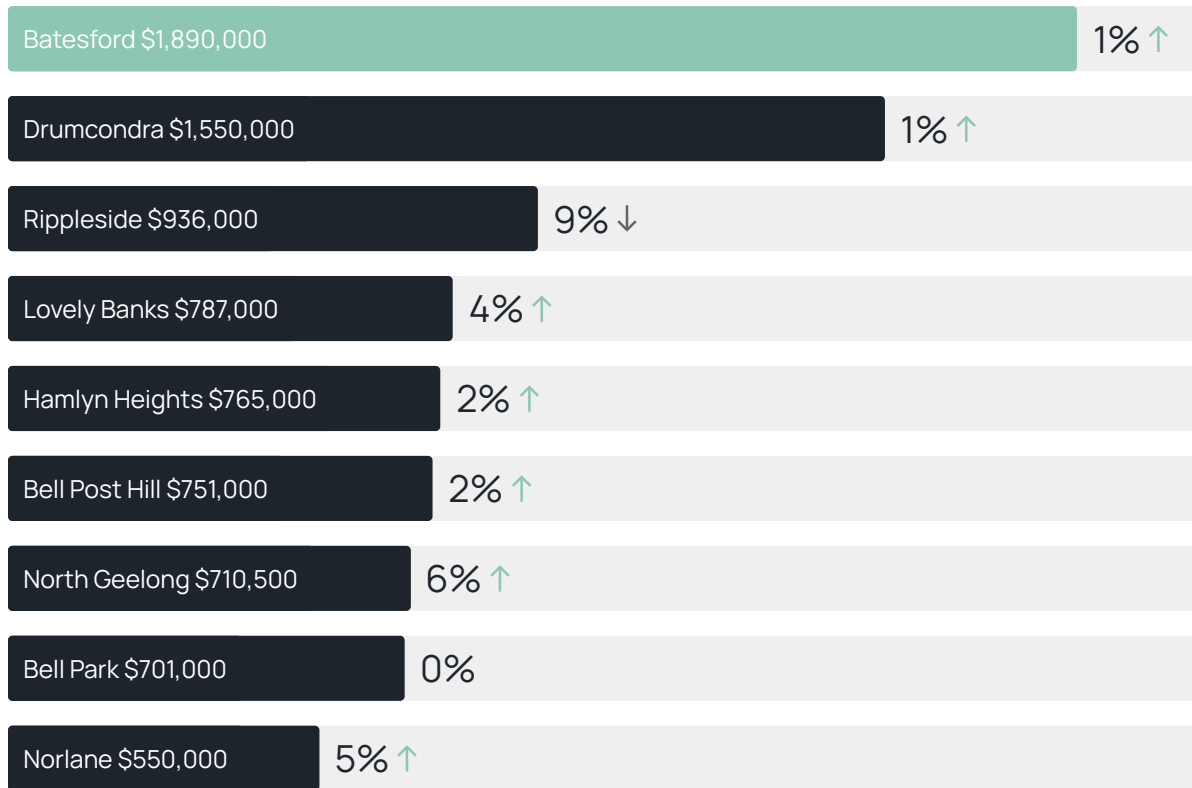
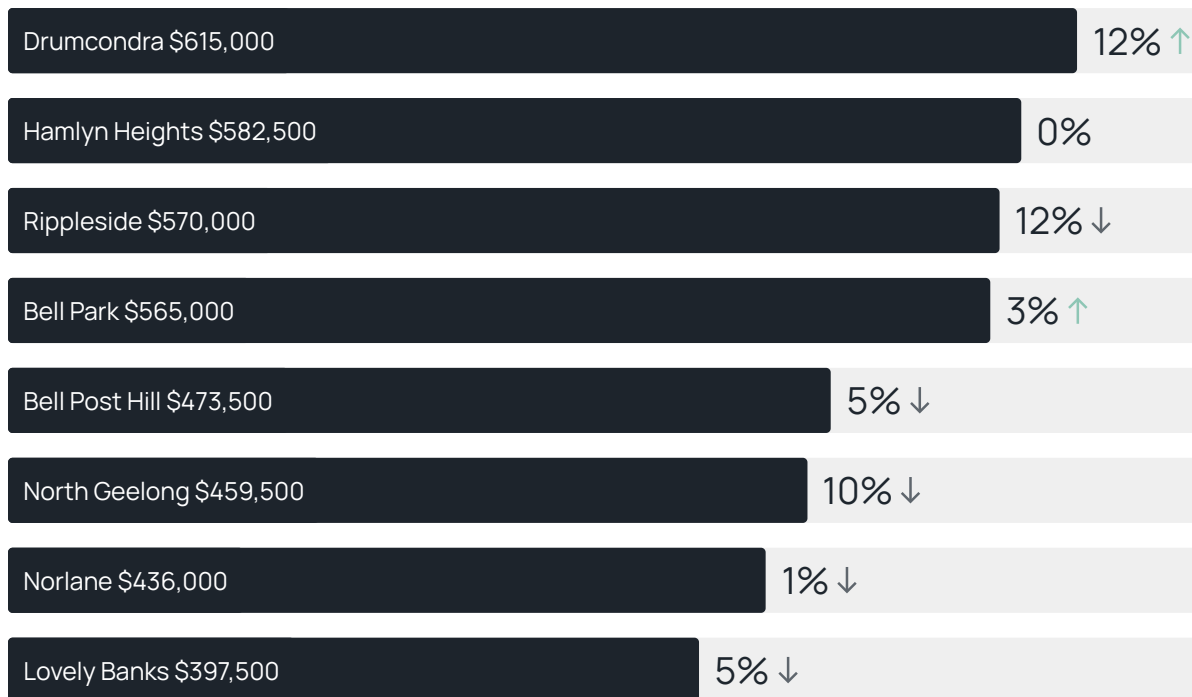
Quarterly price change

0.00% ↓

Batesford quarterly median property prices¹



BATESFORD SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 6%
● Private 94%

Median days on market³

House

72 days

Unit

293 days

Average hold period¹

House

13.3 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 41% ● Mortgaged 56% ● Rented 3%

Population⁵

1,141

Median asking rent per week¹

Unit

\$765

N/A

Median age⁵

39 years

Rental yield¹

House

2.89%

Unit

4.45%

Median household size⁵

3.3 people

Recent Batesford sales²

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

Address	Bedrooms	Type	Price	Sold
 34 Shepherd Road Batesford	0	Residential_land	\$825,000	04 Jun 2026
 1 Elmhurst Place Batesford	5	House	\$1,890,000	02 Jun 2026
 55 Yorkshire Close Batesford	0	Residential_land	\$927,500	27 May 2026
 894 Midland Highway Batesford	3	Lifestyle	Undisclosed	23 May 2026
 42 Hills Road Batesford	3	House	\$1,650,000	14 May 2026
 105 Shepherd Road Batesford	4	House	\$1,550,000	13 May 2026
 15 Vigneron Avenue Batesford	4	House	\$3,600,000	19 Apr 2026
 13 Bates Court Batesford	4	House	\$1,800,000	01 Apr 2026
 25 Tolloora Way Batesford	6	House	\$2,395,000	27 Mar 2026
 10 Millpond Lane Batesford	0	Residential_land	Undisclosed	06 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 14 Shepherd Road Batesford	4	House	\$2,390,000	27 Feb 2026
 61 Bilyana Road Batesford	4	House	\$2,250,000	29 Jan 2026
 675 Ballarat Road Batesford	3	House	\$740,000	09 Dec 2025
 37 Tolloora Way Batesford	4	House	\$2,120,000	01 Dec 2025
 40 Shepherd Road Batesford	4	House	\$2,225,000	30 Sep 2025
 10 Ross Road Batesford	3	House	\$1,711,500	15 Sep 2025



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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 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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