

JellisCraig

BAYSWATER NORTH

Suburb Report

Know your neighbourhood.



BAYSWATER NORTH SUBURB REPORT

Median House Price*

Median

\$905k

Quarterly Price Change

0.69% ↑

Median Unit Price*

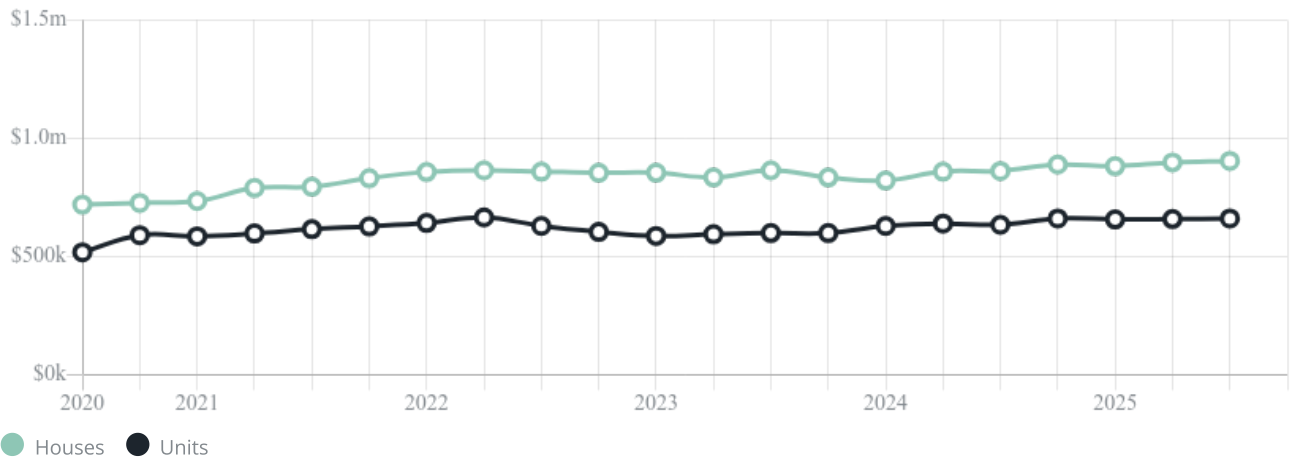
Median

\$662k

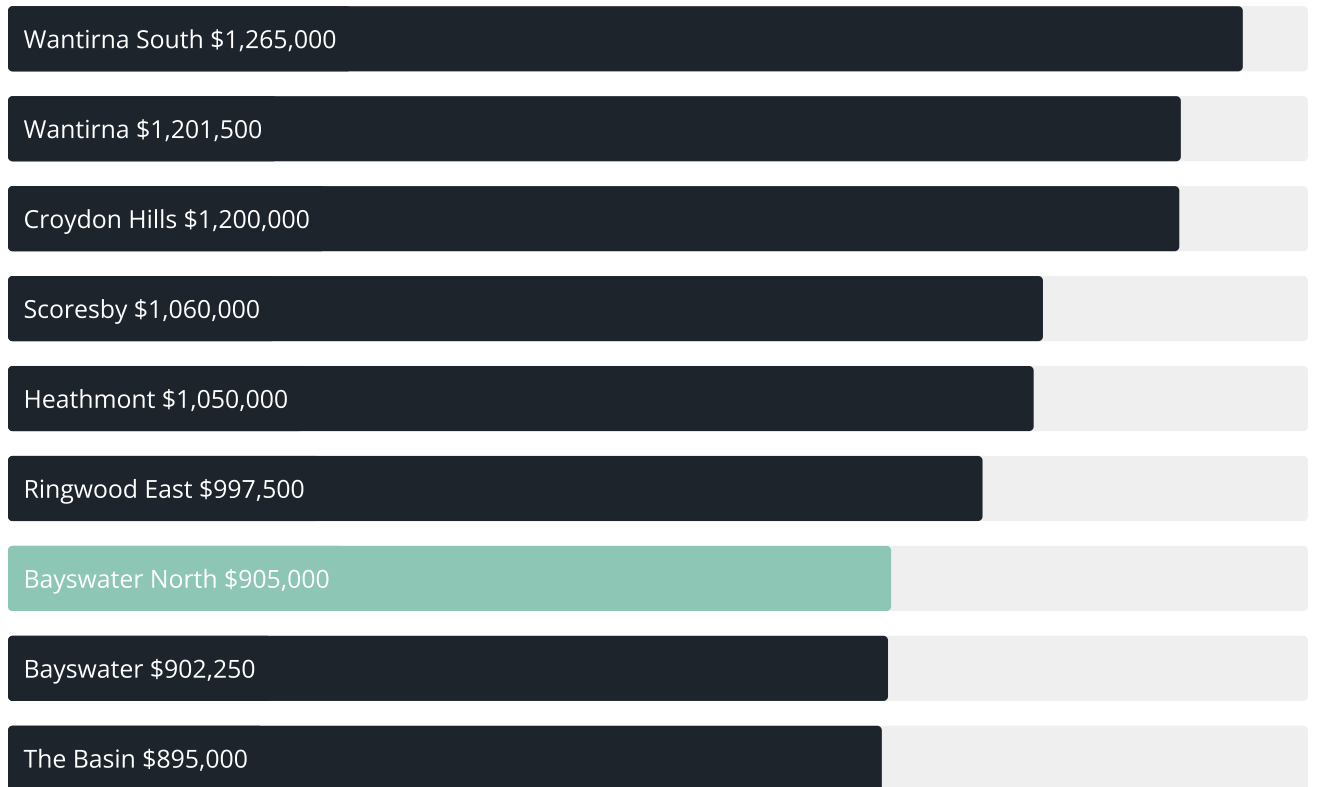
Quarterly Price Change

0.41% ↑

Quarterly Price Change*



BAYSWATER NORTH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BAYSWATER NORTH SUBURB REPORT

Sale Method*



● Auction 36%

● Private 64%

Auction Clearance Rate*

81.82%

Median Days on Market^

23 days

Average Hold Period*

6.7 years

Dwelling Type^



● Houses 80%

● Units 20%

Ownership^



● Owned Outright 30%

● Mortgaged 49%

● Rented 21%

Population^

9,014

Median Asking Rent per week*

\$600

Population Growth^

2.56%

Rental Yield*

3.55%

Median Age^











38 years

Median Household Size^











2.5 people

BAYSWATER NORTH SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 7 Ivon St Bayswater North	3	House	\$920,000	22 Nov 2025
 233 Canterbury Rd Bayswater North	3	House	\$905,000	22 Nov 2025
 10 Tintern Av Bayswater North	3	House	\$950,000	21 Nov 2025
 60a Bayfield Rd.W Bayswater North	3	House	\$750,000	13 Nov 2025
 2/1 Mason Ct Bayswater North	4	House	\$1,077,500	13 Nov 2025
 5/10 Hamilton Rd Bayswater North	3	Unit	\$737,000	11 Nov 2025
 5/45 Elmhurst Rd BAYSWATER NORTH	2	Unit	\$665,000	08 Nov 2025
 4/273 Canterbury Rd Bayswater North	2	Unit	\$606,000	06 Nov 2025
 1/353 Bayswater Rd Bayswater North	2	Unit	\$650,000	05 Nov 2025
 13A Illawara Cr Bayswater North	3	House	\$861,000	01 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 4/20-22 Elmhurst Rd Bayswater North	3	Unit	\$625,000	01 Nov 2025
 16 Huntingdon Av Bayswater North	3	House	\$1,230,000	27 Oct 2025
 24/26-32 Elmhurst Rd Bayswater North	4	Unit	\$805,000	25 Oct 2025
 12a Byrne Rd Bayswater North	3	House	\$1,000,000	25 Oct 2025
 34 Elmhurst Rd Bayswater North	3	House	\$880,000	23 Oct 2025
 11/25-29 Glen Park Rd Bayswater North	2	Unit	\$648,800	22 Oct 2025
 3/353 Bayswater Rd Bayswater North	2	Unit	\$599,500	21 Oct 2025
 1/39 Greenhill Rd Bayswater North	3	Unit	\$752,000	21 Oct 2025
 78 Burdekin Av Bayswater North	3	House	\$947,570	20 Oct 2025
 3/309 Canterbury Rd Bayswater North	2	Flat/Unit/Apartment	\$630,000	20 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 5/17 Elmhurst Rd BAYSWATER NORTH	3	Townhouse	\$840,000	17 Oct 2025
 7/16-18 Hamilton Rd Bayswater North	2	Unit	\$610,000	14 Oct 2025
 1/37 Elmhurst Rd Bayswater North	3	Unit	\$792,000	10 Oct 2025
 6/189 Bayswater Rd Bayswater North	2	Unit	\$480,000	10 Oct 2025
 11/12-14 Hamilton Rd BAYSWATER NORTH	3	Unit	\$662,500	09 Oct 2025
 2/311 Canterbury Rd Bayswater North	2	Unit	\$626,000	09 Oct 2025
 61 Allambanan Dr Bayswater North	3	House	\$950,000	06 Oct 2025
 2/346-354 Bayswater Rd Bayswater North	2	Unit	\$651,000	04 Oct 2025
 2/346 Bayswater Rd Bayswater North	2	Flat/Unit/Apartment	\$651,000	04 Oct 2025
 7/8 Elmhurst Rd Bayswater North	2	Unit	\$702,000	29 Sep 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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