



Bayswater North

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER NORTH SUBURB REPORT

Median house price¹

Median

\$924k

Quarterly price change

2.52% ↑

Median unit price¹

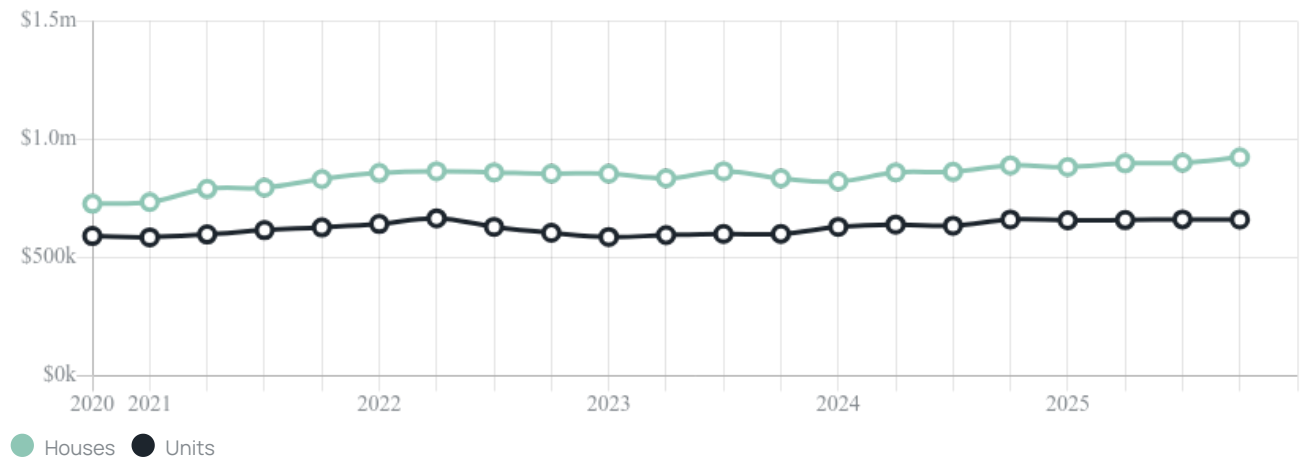
Median

\$661k

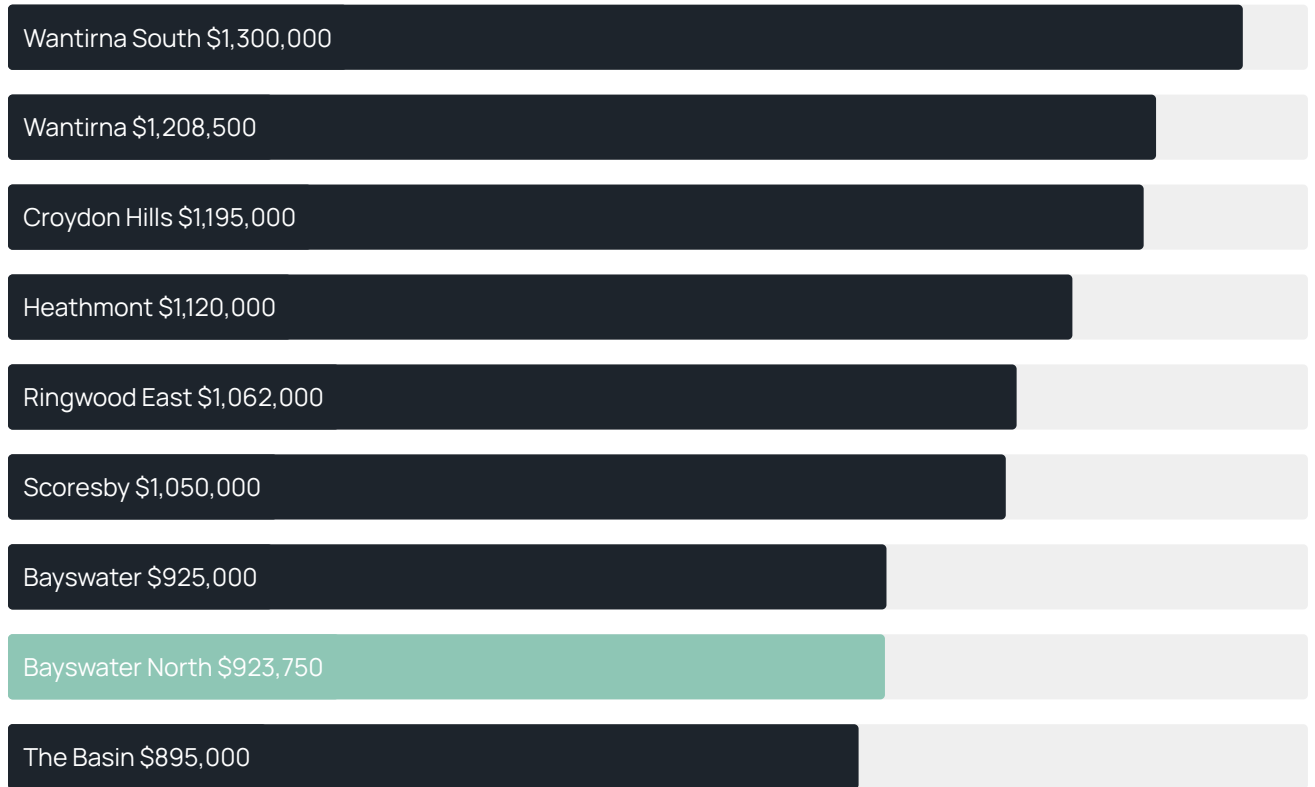
Quarterly price change

-0.03% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 32%
● Private 68%

Auction clearance rate³

90%

Median days on market³

16 days

Jellis Craig average inspection attendance per listing⁴

16 groups

Average hold period¹

6.7 years

Dwelling type⁵



● Houses 80% ● Units 20%

Ownership⁵



● Owned outright 30% ● Mortgaged 49% ● Rented 21%

Population⁵

9,014

Median asking rent¹

\$593 per week

Population growth⁵

2.56%

Rental yield¹

3.55%

Median age⁵

38 years









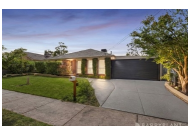

Median household size⁵

2.5 people











BAYSWATER NORTH SUBURB REPORT

Recent Bayswater North sales











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
 9/26-32 Elmhurst Rd BAYSWATER NORTH	2	Unit	\$630,000	28 Mar 2026
 86 Allambanan Dr Bayswater North	3	House	\$845,000	28 Mar 2026
 21 Kalawar Av Bayswater North	3	House	\$920,000	25 Mar 2026
 7 Sherbourne Av Bayswater North	3	House	\$800,000	21 Mar 2026
 647 Dorset Rd Bayswater North	3	House	\$850,000	18 Mar 2026
 32/26-32 Elmhurst Rd Bayswater North	2	Unit	\$625,000	13 Mar 2026
 55 Home St Bayswater North	4	House	\$1,180,000	05 Mar 2026
 9/23 Glen Park Rd Bayswater North	2	Unit	\$665,000	04 Mar 2026
 35 Blandford Cr Bayswater North	4	House	\$1,290,000	28 Feb 2026
 12/20-24 Hamilton Rd Bayswater North	3	Unit	\$730,000	24 Feb 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19/346 Bayswater Rd Bayswater North	2	Flat/Unit/Apartment	\$655,000	24 Feb 2026
 38 Blandford Cr Bayswater North	3	House	\$950,000	18 Feb 2026
 5/2-6 Hamilton Rd Bayswater North	2	Townhouse	\$600,000	11 Feb 2026
 19 Toolimerin Av Bayswater North	3	House	\$900,000	07 Feb 2026
 41 Blandford Cr Bayswater North	4	House	\$1,270,000	07 Feb 2026
 2/48 Elmhurst Rd Bayswater North	2	Unit	\$636,800	05 Feb 2026
 33 Jennings Rd Bayswater North	3	House	\$812,500	05 Feb 2026
 21 Ramsay St Bayswater North	4	House	\$905,000	31 Jan 2026
 3/346 Bayswater Rd Bayswater North	2	Unit	\$645,000	29 Jan 2026
 1/38 Central Av Bayswater North	3	House	\$805,000	28 Jan 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/39 Elmhurst Rd Bayswater North	2	Unit	\$755,000	28 Jan 2026
 4/210 Bayswater Rd Bayswater North	3	Villa	\$827,500	27 Jan 2026
 1/14 White Av Bayswater North	4	Townhouse	\$860,000	20 Jan 2026
 1 Fairford Ct BAYSWATER NORTH	3	House	\$864,000	05 Jan 2026
 10/197 Bayswater Rd Bayswater North	2	Townhouse	\$725,500	24 Dec 2025
 1/17 White Av Bayswater North	3	House	\$725,000	18 Dec 2025
 4 Toolimerin Av Bayswater North	4	House	\$972,000	13 Dec 2025
 33 Huntingdon Av Bayswater North	3	House	\$935,500	13 Dec 2025
 17 Branch Rd Bayswater North	4	House	\$1,008,000	11 Dec 2025
 3 Forbes Ct Bayswater North	3	House	\$841,000	09 Dec 2025



Jellis Craig Ringwood
90 Maroondah Hwy, Ringwood
03 9870 6211

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 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.