



Bayswater North

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER NORTH SUBURB REPORT

Median house price¹

Median

\$921k

Quarterly price change

-0.59% ↓

Median unit price¹

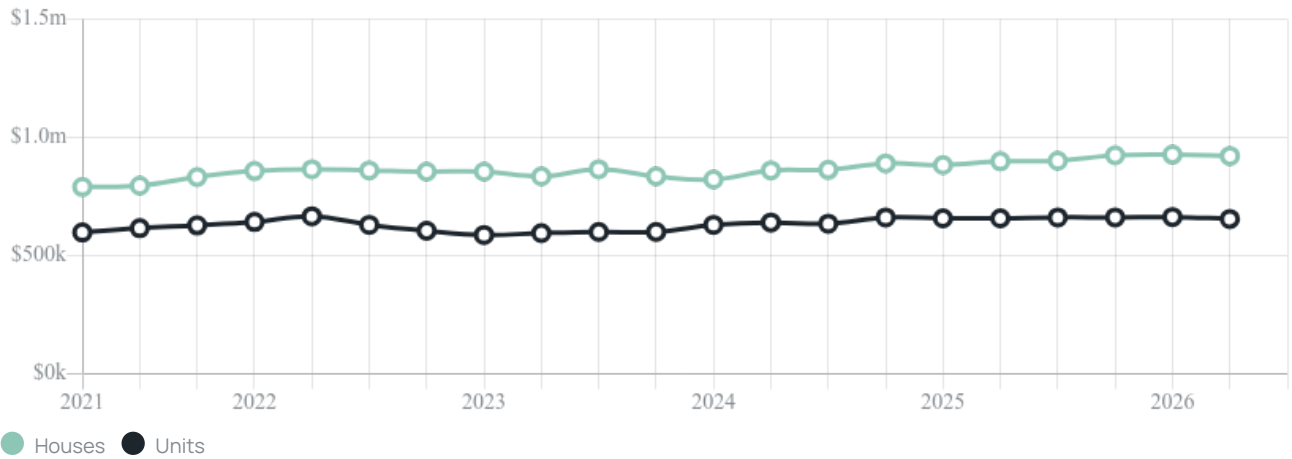
Median

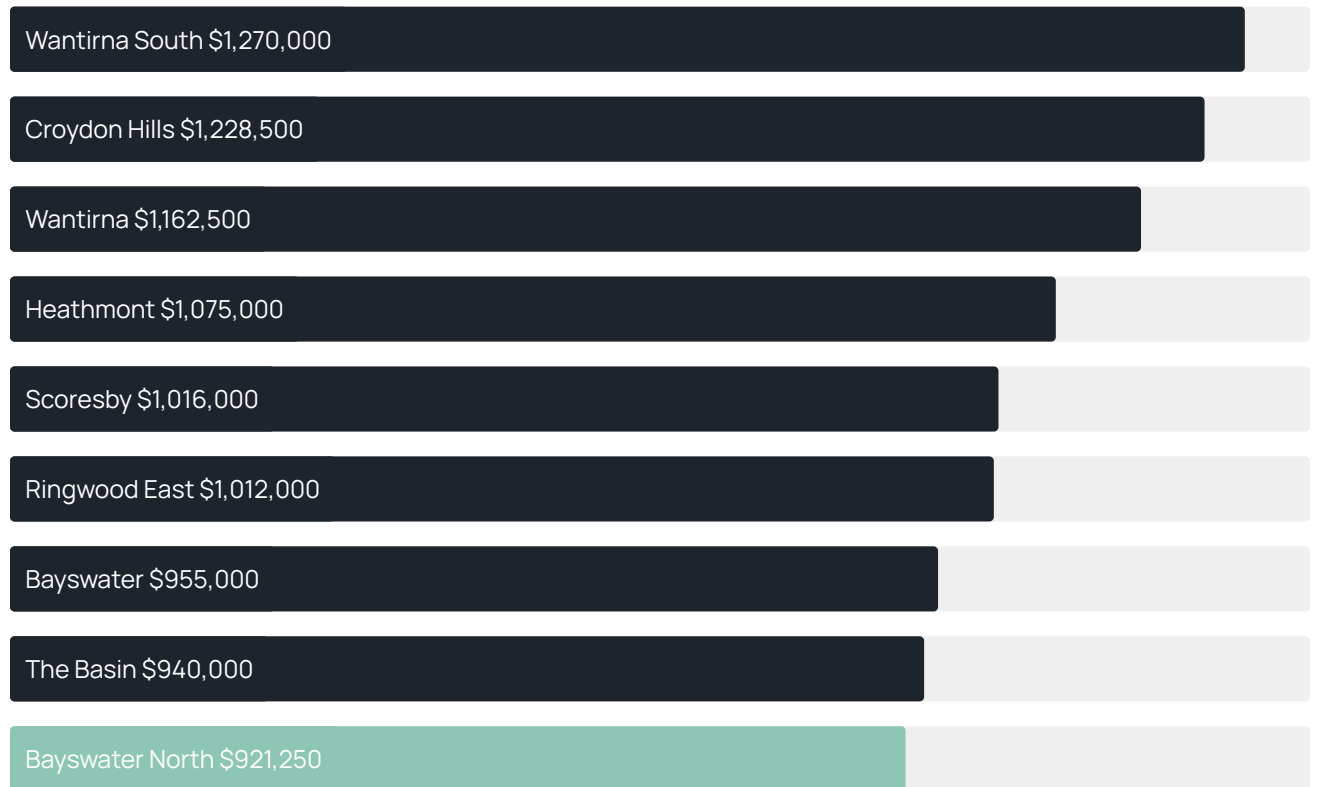
\$655k

Quarterly price change

-1.20% ↓

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 16%
● Private 84%

Auction clearance rate³

80%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 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

\$600 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4/4 Central Av Bayswater North	2	House	\$638,000	25 Jul 2026
 1/14 Branch Rd Bayswater North	3	House	\$795,000	21 Jul 2026
 17 Wattle Rd Bayswater North	2	House	\$807,000	15 Jul 2026
 95 Allambanan Dr Bayswater North	4	House	\$955,000	03 Jul 2026
 19 Illawara Cr Bayswater North	4	House	\$938,000	26 Jun 2026
 20/51 Bayfield Rd.W Bayswater North	3	House	\$780,000	25 Jun 2026
 322 Colchester Rd Bayswater North	4	House	\$967,000	20 Jun 2026
 21 Illawara Cr Bayswater North	3	House	\$772,000	11 Jun 2026
 3/15 Wattle Rd Bayswater North	3	Townhouse	\$870,000	03 Jun 2026
 2/4 Pointside Av Bayswater North	2	Unit	\$650,000	31 May 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/62 Bayfield Rd.W Bayswater North	3	Unit	\$866,000	26 May 2026
 10/51 Bayfield Rd BAYSWATER NORTH	3	Flat/Unit/Apartment	\$631,000	25 May 2026
 16 Parkstone Dr Bayswater North	5	House	\$870,000	23 May 2026
 1/41 Grant Dr Bayswater North	4	Flat/Unit/Apartment	\$880,000	21 May 2026
 1/16 White Av Bayswater North	2	Unit	\$707,050	13 May 2026
 Baker Rd Bayswater North	3	House	\$2,520,000	13 May 2026
 25 Illawara Cr Bayswater North	4	House	\$1,275,000	12 May 2026
 2/58 Bayfield Rd.W Bayswater North	5	House	\$670,000	11 May 2026
 4/2-6 Hamilton Rd BAYSWATER NORTH	2	Townhouse	\$585,000	06 May 2026
 65 Hamilton Rd Bayswater North	2	House	\$720,000	06 May 2026

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Address	Bedrooms	Type	Price	Sold
 3/47 Elmhurst Rd Bayswater North	2	Unit	\$612,000	05 May 2026
 22/241 Canterbury Rd Bayswater North	3	Flat/Unit/Apartment	\$570,000	04 May 2026
 43 Burdekin Av Bayswater North	4	House	\$1,150,000	02 May 2026
 2/30 Central Av Bayswater North	2	Unit	\$623,000	01 May 2026
 80 Burdekin Av Bayswater North	3	House	\$749,000	30 Apr 2026
 12/62-64 Hamilton Rd Bayswater North	2	Unit	\$455,000	29 Apr 2026
 2/58 Bayfield Rd Bayswater North	5	Strata Unit/Flat	\$670,000	28 Apr 2026
 332 Colchester Rd Bayswater North	4	House	\$870,000	28 Apr 2026
 11/3 Mason Ct Bayswater North	3	House	\$1,060,000	22 Apr 2026
 9 Mason Ct Bayswater North	4	House	\$1,015,000	22 Apr 2026



Jellis Craig Ringwood
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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 01/08/2026

- 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

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