



Bayswater North Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BAYSWATER NORTH SUBURB REPORT

Median house price¹

Median
\$905k

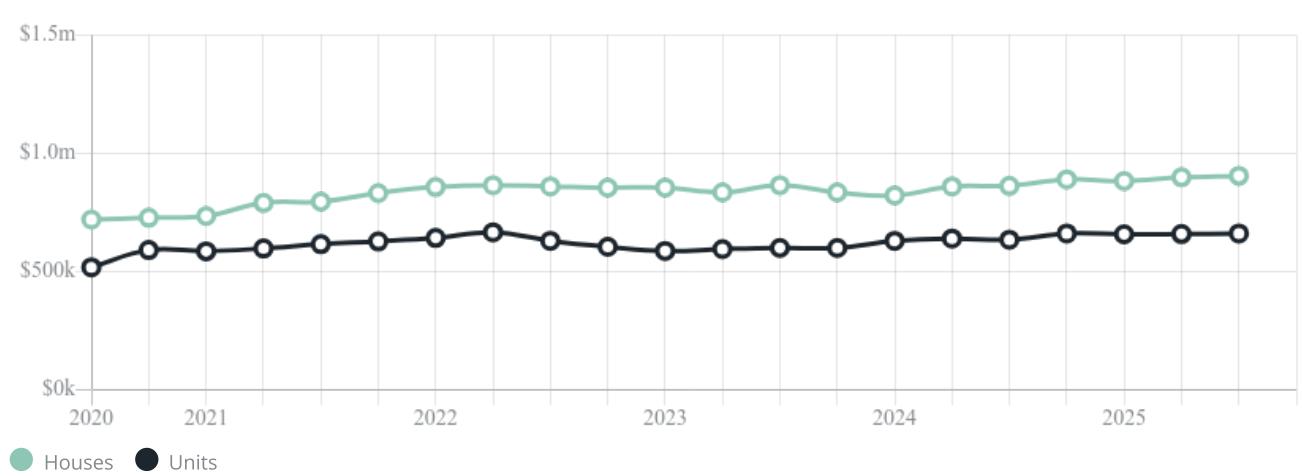
Quarterly price change
0.69% 

Median unit price¹

Median
\$662k

Quarterly price change
0.41% 

Quarterly price change¹



Surrounding Suburbs

BAYSWATER NORTH SUBURB REPORT

Median house price¹

Wantirna South \$1,265,000

Wantirna \$1,201,500

Croydon Hills \$1,200,000

Scoresby \$1,060,000

Heathmont \$1,050,000

Ringwood East \$997,500

Bayswater North \$905,000

Bayswater \$902,250

The Basin \$895,000

Median unit price¹

Scoresby \$800,690

Heathmont \$741,250

Wantirna \$725,000

Ringwood East \$715,000

Bayswater \$695,000

Boronia \$680,000

Bayswater North \$661,500

Wantirna South \$577,500

Sales Snapshot

BAYSWATER NORTH SUBURB REPORT

Sale method²



● Auction 25%
● Private 75%

Auction clearance rate³

73.33%

Median days on market³

21 days

Jellis Craig average inspection attendance per listing⁴

21 groups

Average hold period¹

6.7 years

Insights

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
 3 James Hosie Ct Bayswater North	4	House	\$1,106,000	24 Dec 2025
 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
 33 Huntingdon Av Bayswater North	3	House	\$935,500	13 Dec 2025
 4 Toolimerin Av Bayswater North	4	House	\$972,000	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
 27/56-60 Hamilton Rd Bayswater North	2	Unit	\$655,000	01 Dec 2025
 2/189 Bayswater Rd Bayswater North	2	Flat/Unit/Apartment	\$495,000	30 Nov 2025
 9/77 Greenhill Rd Bayswater North	2	Unit	\$660,000	27 Nov 2025

Sold Properties

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/197 Bayswater Rd Bayswater North	2	Townhouse	\$670,000	26 Nov 2025
 5/39 Elmhurst Rd Bayswater North	2	Unit	\$740,000	25 Nov 2025
 233 Canterbury Rd Bayswater North	3	House	\$905,000	22 Nov 2025
 1 Pardin Ct Bayswater North	4	House	\$1,025,000	21 Nov 2025
 10 Tintern Av Bayswater North	3	House	\$950,000	21 Nov 2025
 117 Allambanan Dr Bayswater North	3	House	\$940,000	15 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
 2/40 Elmhurst Rd Bayswater North	2	Flat/Unit/Apartment	\$710,000	11 Nov 2025

Sold Properties

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/45 Elmhurst Rd BAYSWATER NORTH	2	Unit	\$665,000	08 Nov 2025
 60A Bayfield Rd Bayswater North	3	House	\$750,000	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
 4/20 Elmhurst Rd Bayswater North	2	Flat/Unit/Apartment	\$625,000	01 Nov 2025
 13A Illawara Cr Bayswater North	3	House	\$861,000	01 Nov 2025
 4/20-22 Elmhurst Rd Bayswater North	3	Unit	\$625,000	01 Nov 2025
 5 Wimborne Ct Bayswater North	3	House	\$910,000	30 Oct 2025
 12/320 Canterbury Rd Bayswater North	2	Flat/Unit/Apartment	\$718,000	29 Oct 2025
 16 Huntingdon Av Bayswater North	3	House	\$1,230,000	27 Oct 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 08/01/2026

- 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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