



Bayswater North

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER NORTH SUBURB REPORT

Median house price¹

Median

\$929k

Quarterly price change

0.51% ↑

Median unit price¹

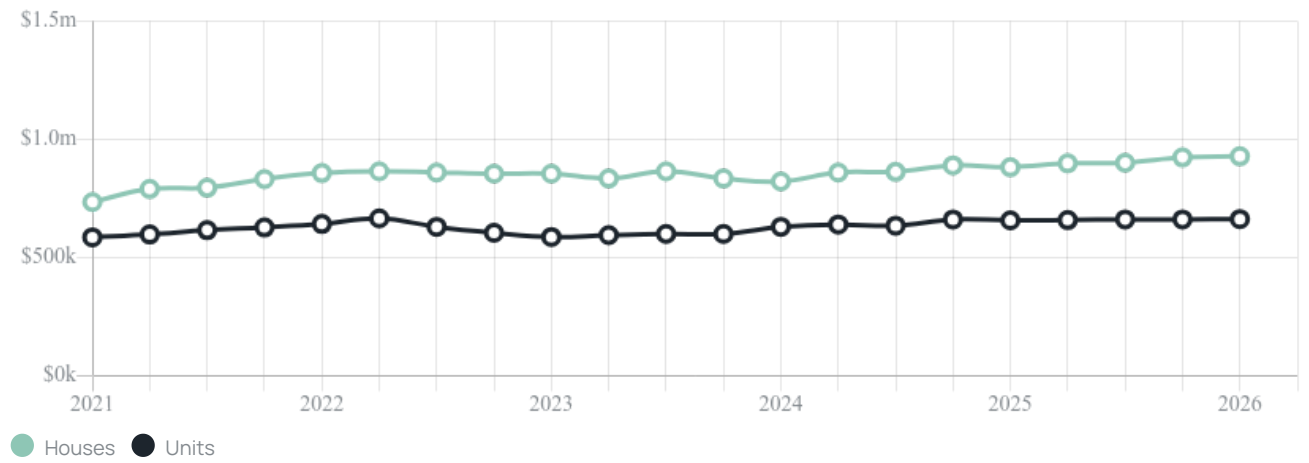
Median

\$663k

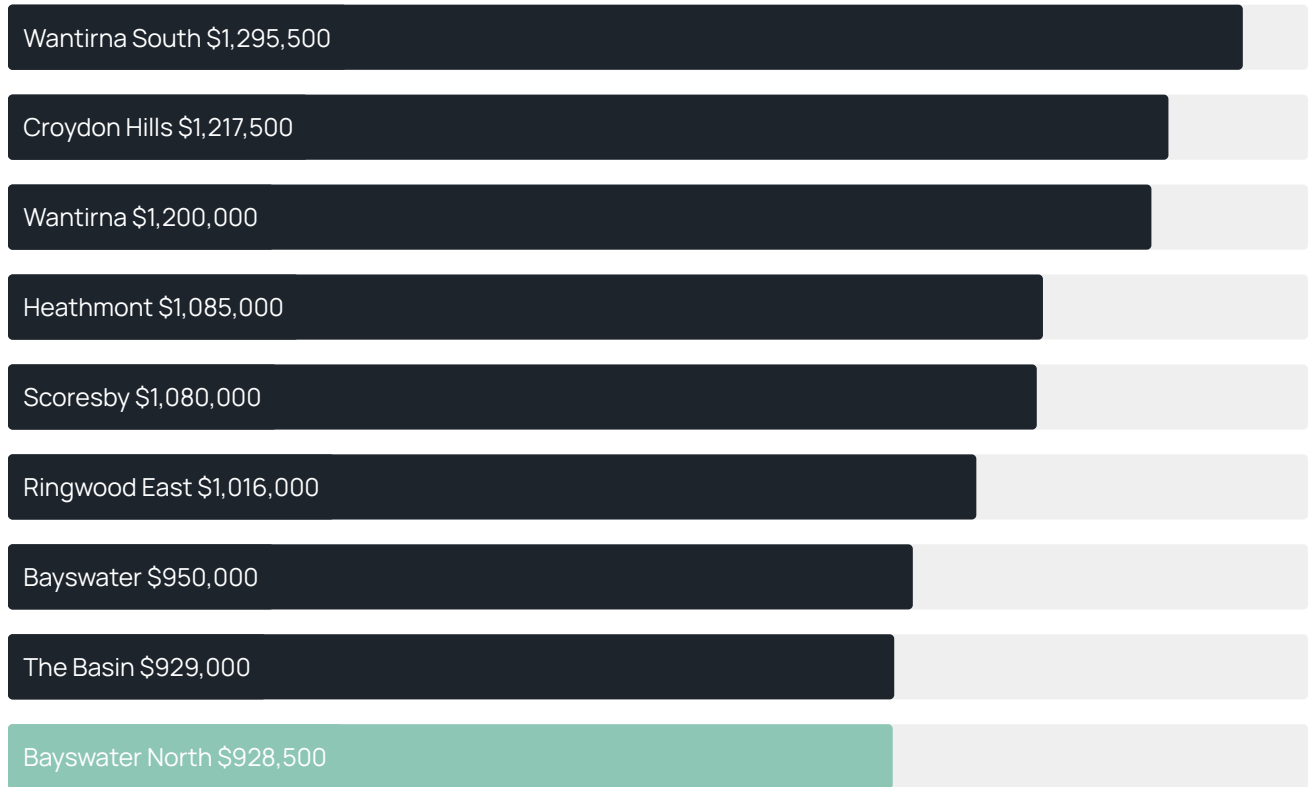
Quarterly price change

0.26% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 22%
● Private 78%

Auction clearance rate³

77.78%

Median days on market³

21 days

Jellis Craig average inspection attendance per listing⁴

21 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






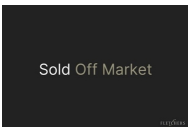


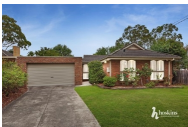

BAYSWATER NORTH SUBURB REPORT

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 16 Parkstone Dr Bayswater North	5	House	\$870,000	23 May 2026
 1/16 White Av Bayswater North	2	Unit	\$707,050	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
 3/47 Elmhurst Rd Bayswater North	2	Unit	\$612,000	05 May 2026
 43 Burdekin Av Bayswater North	4	House	\$1,150,000	02 May 2026
 12/62-64 Hamilton Rd Bayswater North	2	Unit	\$455,000	29 Apr 2026
 332 Colchester Rd Bayswater North	4	House	\$870,000	28 Apr 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Mason Ct Bayswater North	4	House	\$1,015,000	22 Apr 2026
 17 Toolimerin Av Bayswater North	4	House	\$1,154,500	20 Apr 2026
 10 Stafford Ct Bayswater North	3	House	\$960,000	18 Apr 2026
 81 Allambanan Dr Bayswater North	6	House	\$1,157,500	16 Apr 2026
 7 Kalawar Av Bayswater North	3	House	\$900,000	16 Apr 2026
 37/241 Canterbury Rd BAYSWATER NORTH	3	Townhouse	\$615,000	15 Apr 2026
 7 Skye Ct Bayswater North	3	House	\$855,000	11 Apr 2026
 1/3 Mason Ct Bayswater North	4	House	\$1,282,000	10 Apr 2026
 26 Central Av Bayswater North	3	House	\$891,000	10 Apr 2026
 3/191 Bayswater Rd Bayswater North	4	Townhouse	\$970,000	10 Apr 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/5 Berry Rd Bayswater North	4	Townhouse	\$852,000	08 Apr 2026
 100 Allambanan Dr Bayswater North	3	House	\$850,000	03 Apr 2026
 16/16-18 Hamilton Rd Bayswater North	2	Unit	\$571,000	02 Apr 2026
 1 Koorong Av Bayswater North	4	House	\$960,000	31 Mar 2026
 16 Mcgivern Ct Bayswater North	4	House	\$1,075,000	30 Mar 2026
 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
 3 Newell St Bayswater North	3	House	\$762,500	24 Mar 2026
 7 Sherbourne Av Bayswater North	3	House	\$800,000	21 Mar 2026



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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 01/06/2026

- 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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