



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

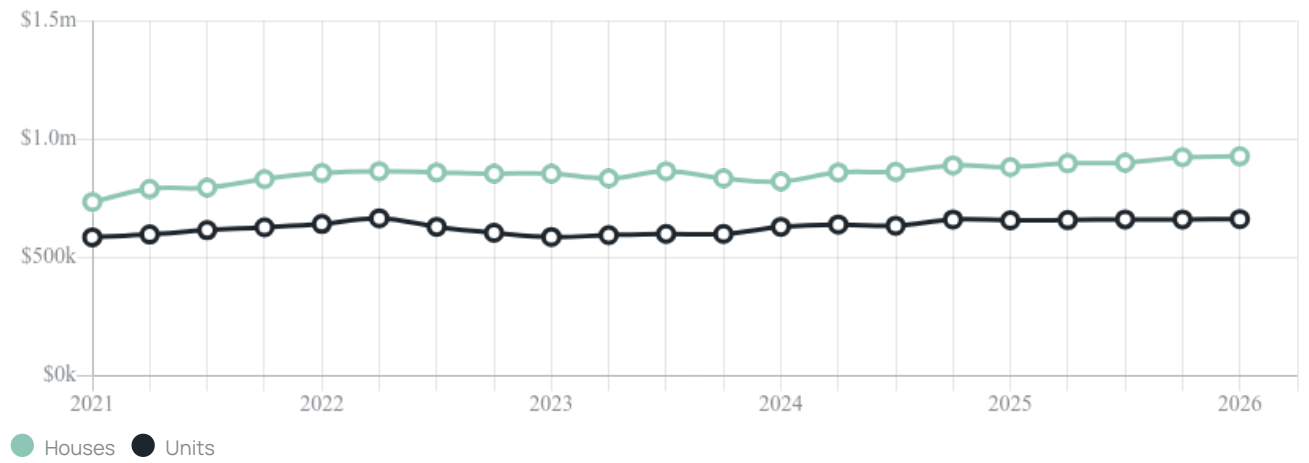
Median

\$663k

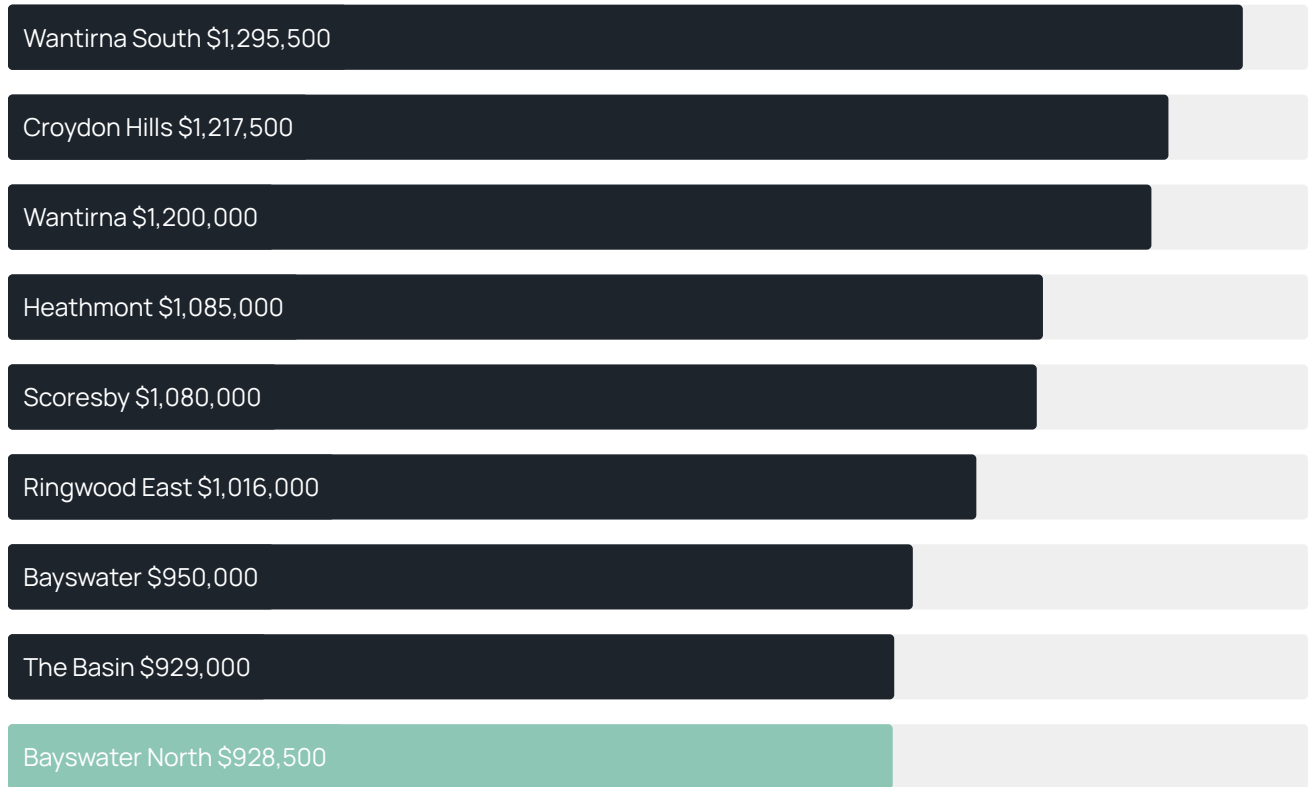
Quarterly price change

0.26% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 33%
- Private 67%

Auction clearance rate³

85.71%

Median days on market³

19 days

Jellis Craig average inspection attendance per listing⁴

19 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





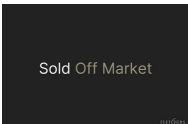





Median household size⁵

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
 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
 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
 26 Central Av Bayswater North	3	House	\$891,000	10 Apr 2026
 1/3 Mason Ct Bayswater North	4	House	\$1,282,000	10 Apr 2026
 1/5 Berry Rd Bayswater North	4	Townhouse	\$852,000	08 Apr 2026
 16/16-18 Hamilton Rd Bayswater North	2	Unit	\$571,000	02 Apr 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Koorong Av Bayswater North	4	House	\$960,000	31 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
 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
 2/273 Bayswater Rd BAYSWATER NORTH	5	House	\$1,210,000	07 Mar 2026
 55 Home St Bayswater North	4	House	\$1,180,000	05 Mar 2026

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 19/346 Bayswater Rd Bayswater North	2	Flat/Unit/Apartment	\$655,000	24 Feb 2026
 12/20 Hamilton Rd Bayswater North	3	Flat/Unit/Apartment	\$730,000	24 Feb 2026
 19A Wattle Rd Bayswater North	4	House	\$852,000	23 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



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 01/05/2026

- 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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