



Bayswater North

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER NORTH SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$920k

Quarterly price change

0.00% ↓

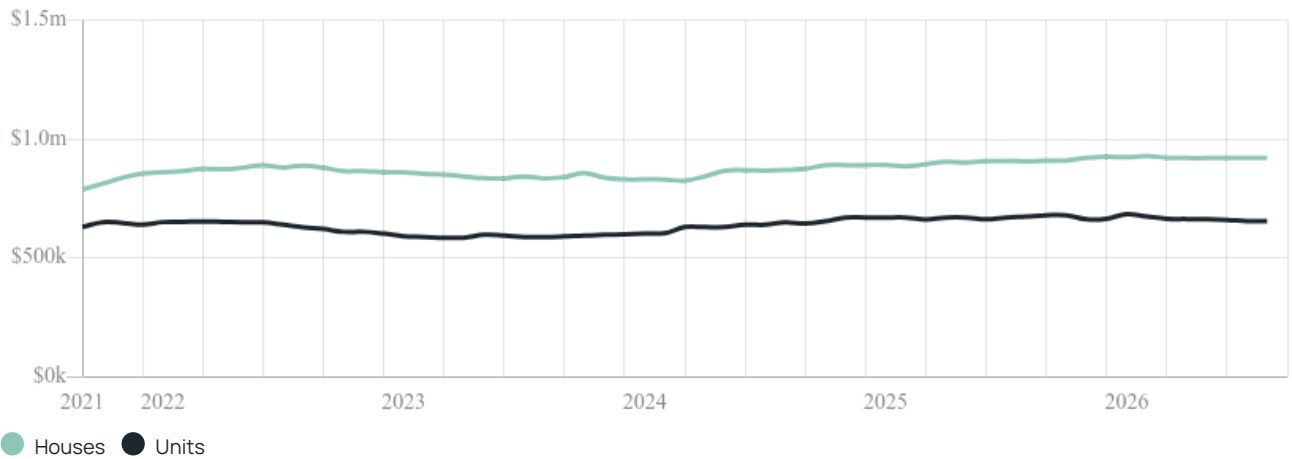
Median

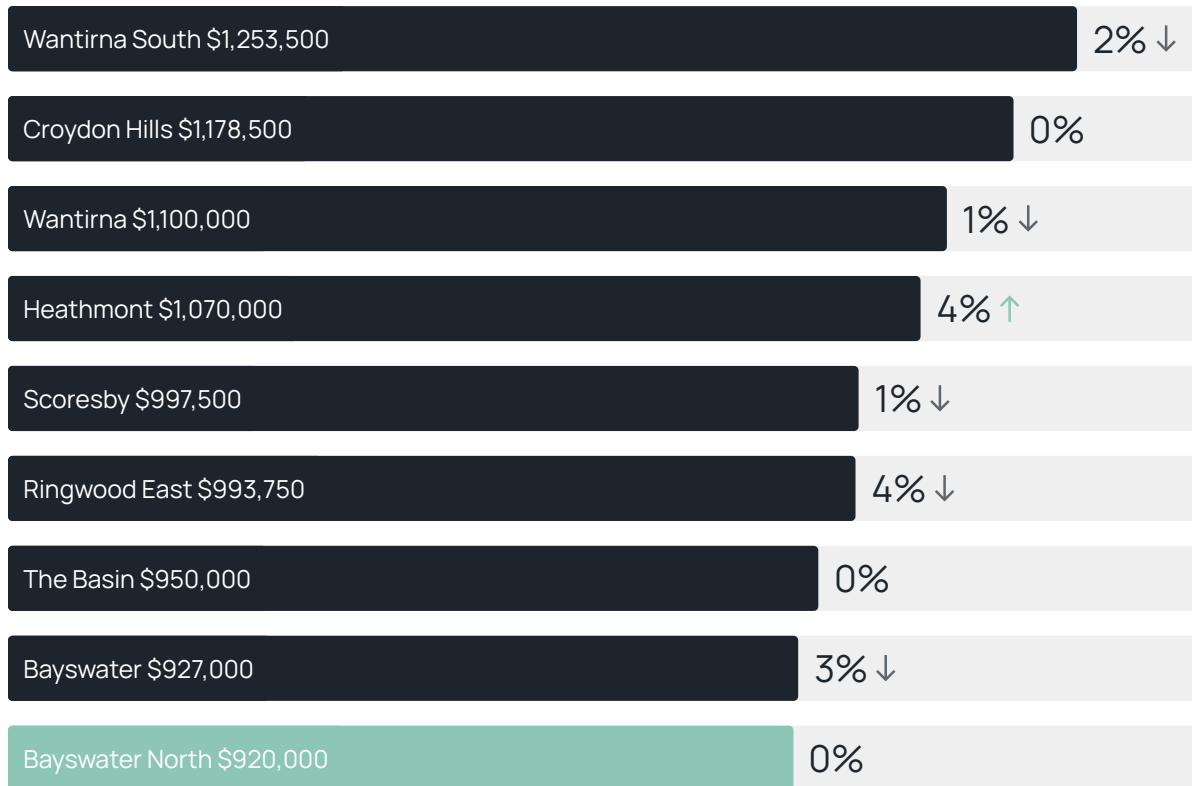
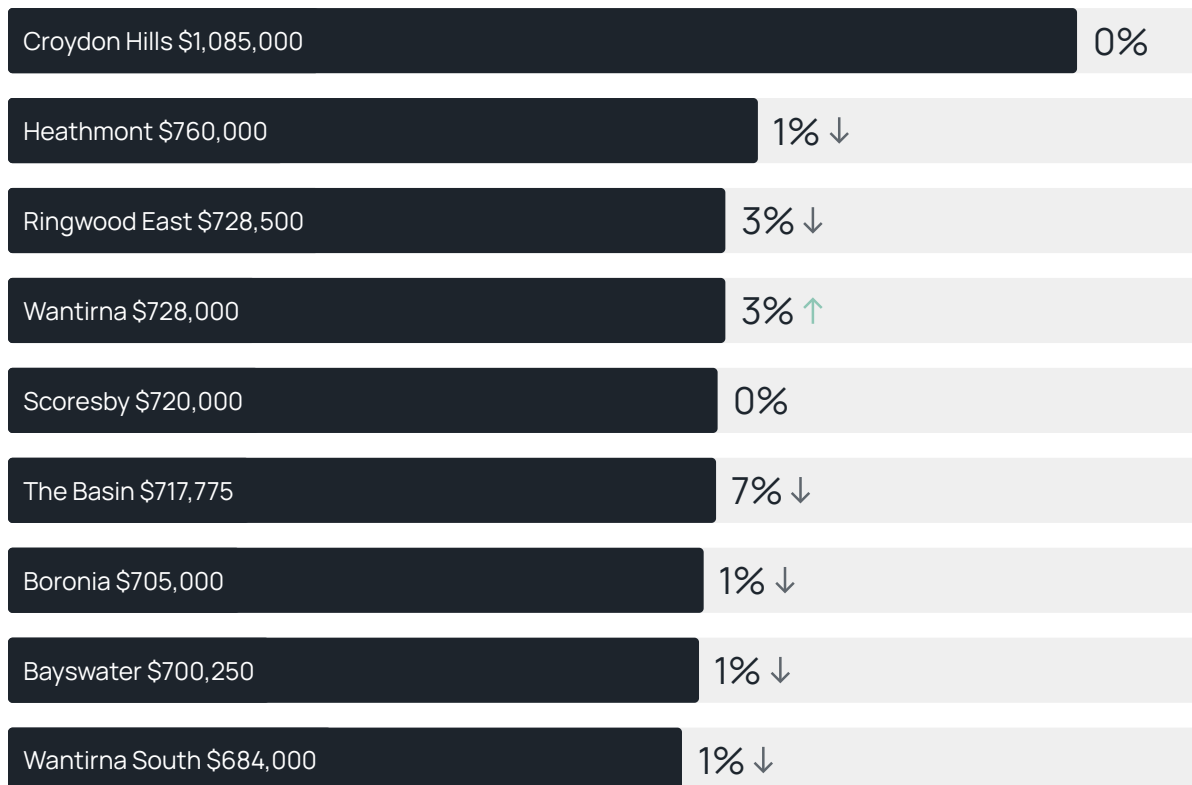
\$655k

Quarterly price change

0.00% ↓

Bayswater North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Auction clearance rate³

40%

Median days on market³

House

Unit

24 days

26 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

House

Unit

14.9 years

12.5 years

Dwelling type⁵

● Houses 98% ● Units 2%

Ownership⁵

● Owned outright 29% ● Mortgaged 46% ● Rented 25%

Population⁵

9,014

Median asking rent per week¹

Unit

\$600

\$545

Population growth⁵

2.56%

Rental yield¹

House

Unit

3.84%

4.61%

Median age⁵

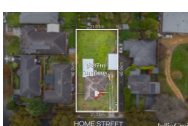
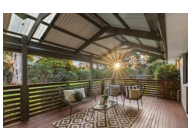
38 years

Median household size⁵

2.5 people

Recent Bayswater North sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisecraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 18 Glen Park Road Bayswater North	3	House	\$850,000	21 Sep 2026
 18/26-32 Elmhurst Road Bayswater North	2	Unit	\$570,000	19 Sep 2026
 7/22-24 Hamilton Road Bayswater North	2	Unit	\$565,000	18 Sep 2026
 38/241 Canterbury Road Bayswater North	3	Townhouse	\$555,000	17 Sep 2026
 1/47 Glen Park Road Bayswater North	3	House	\$702,000	17 Sep 2026
 14/1-3 Connolly Crescent Bayswater North	2	Unit	\$560,000	16 Sep 2026
 6/6 Elmhurst Road Bayswater North	2	Townhouse	\$663,000	10 Sep 2026
 5 Leighton Road Bayswater North	3	House	\$763,000	05 Sep 2026
 14 Home Street Bayswater North	4	House	\$920,000	27 Aug 2026
 10 Blandford Crescent Bayswater North	4	House	\$905,000	26 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 2/363 Bayswater Road Bayswater North	2	Unit	\$580,000	25 Aug 2026
 5/271 Canterbury Road Bayswater North	2	Unit	\$581,000	22 Aug 2026
 2/36 Greenhill Road Bayswater North	3	Unit	\$787,000	20 Aug 2026
 2/4 Central Avenue Bayswater North	2	Unit	\$565,000	18 Aug 2026
 1/6 Elmhurst Road Bayswater North	2	Townhouse	\$646,000	15 Aug 2026
 7 Tiverton Court Bayswater North	4	House	\$1,000,000	15 Aug 2026
 12/24-28 Glen Park Road Bayswater North	2	Unit	\$600,000	14 Aug 2026
 10 Falconer Crescent Bayswater North	4	House	\$1,020,000	11 Aug 2026
 8 Allambanan Drive Bayswater North	4	House	\$950,000	11 Aug 2026
 2 Fair Lane Bayswater North	3	House	\$965,000	10 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 16/24-28 Glen Park Road Bayswater North	2	Unit	\$580,000	09 Aug 2026
 8/60-68 Central Avenue Bayswater North	2	Unit	Undisclosed	08 Aug 2026
 1A Hamilton Road Bayswater North	3	House	\$680,000	07 Aug 2026
 2 Colbury Road Bayswater North	3	House	\$1,000,000	06 Aug 2026
 28 Day Crescent Bayswater North	3	House	\$840,000	05 Aug 2026
 3/245 Bayswater Road Bayswater North	3	Unit	Undisclosed	03 Aug 2026
 4 Ivon Street Bayswater North	3	House	\$802,555	31 Jul 2026
 37 Toolimerin Avenue Bayswater North	3	House	\$1,100,000	30 Jul 2026
 4 Home Street Bayswater North	4	House	\$680,000	28 Jul 2026
 4/4 Central Avenue Bayswater North	2	Flat	\$638,000	25 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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