



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% ↓

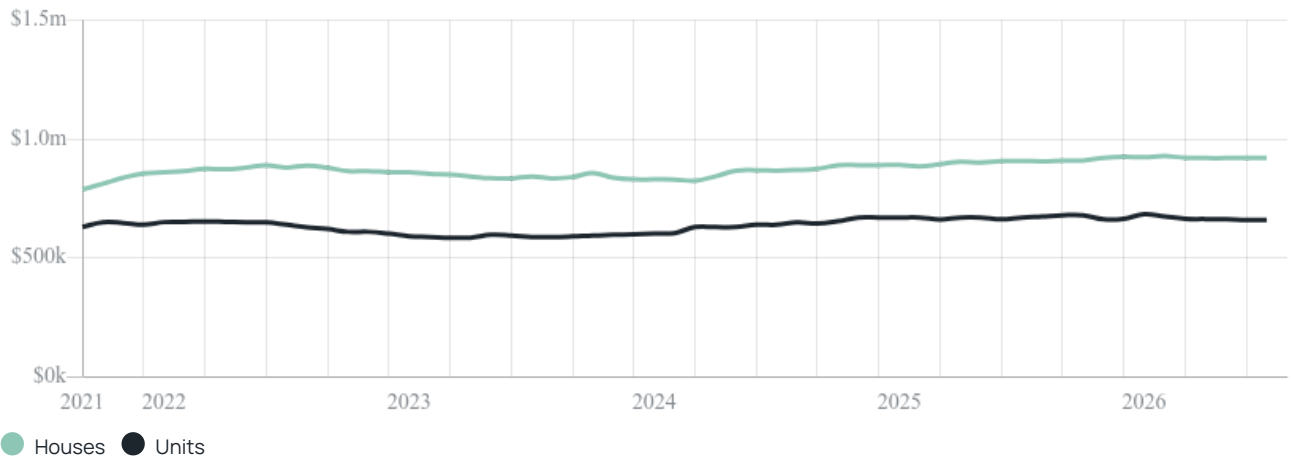
Median

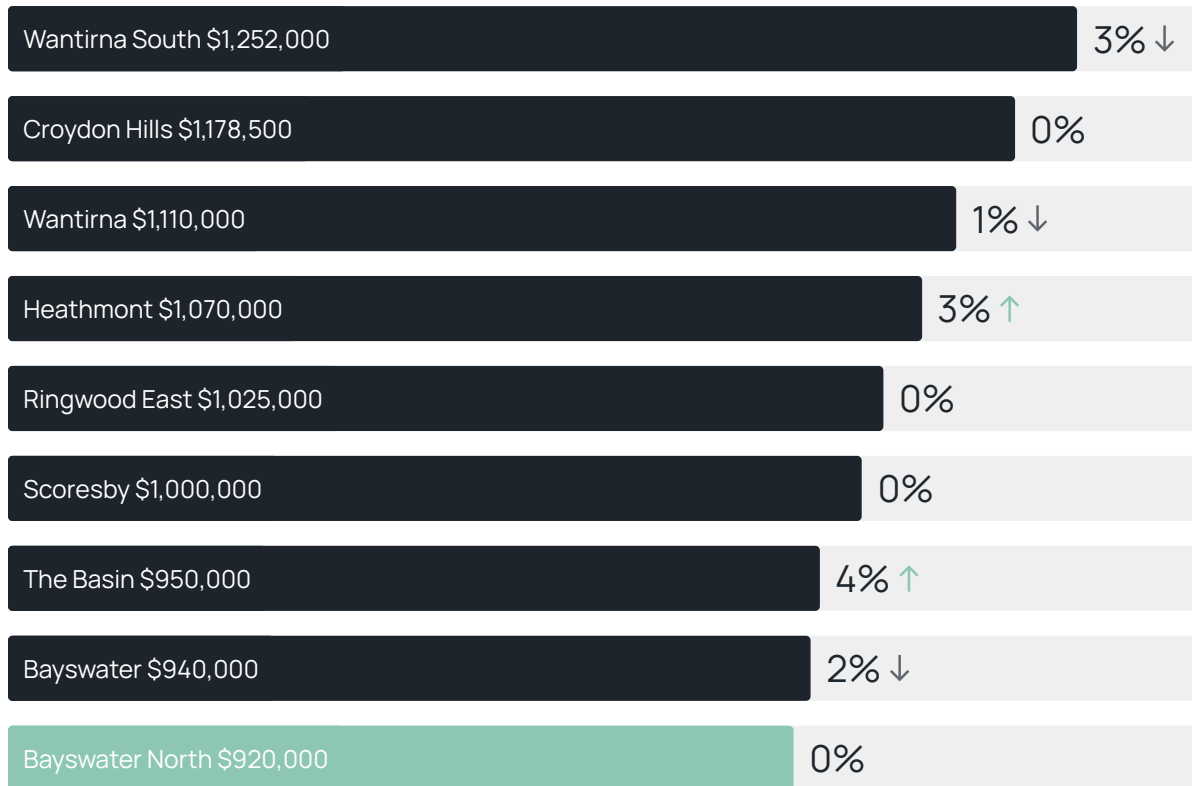
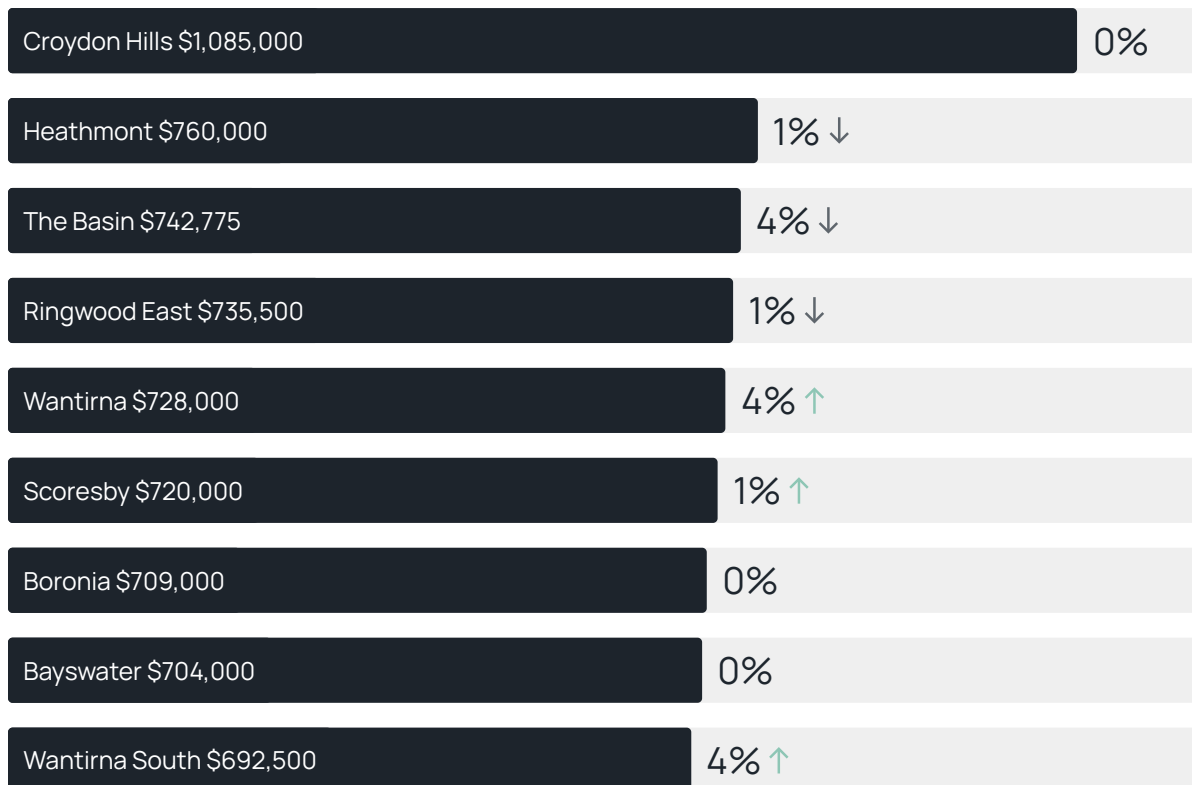
\$660k

Quarterly price change

0.00% ↓

Bayswater North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 22%
● Private 78%

Auction clearance rate³

66.67%

Median days on market³

House

Unit

24 days

25 days

Jellis Craig average inspection attendance per listing⁴

34 groups

Average hold period¹

House

Unit

14.8 years

12.0 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

\$525

Population growth⁵

2.56%

Rental yield¹

House

Unit

3.78%

4.58%

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 14 Home Street Bayswater North	4	House	\$920,000	27 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
 2 Fair Lane Bayswater North	3	House	\$965,000	10 Aug 2026
 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

BAYSWATER NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 26/241 Canterbury Road Bayswater North	3	Unit	\$557,000	25 Jul 2026
 3 Custer Grove Bayswater North	3	House	\$830,000	24 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 7/24-28 Glen Park Road Bayswater North	2	Unit	\$580,000	23 Jul 2026
 10/43 Glen Park Road Bayswater North	2	Unit	\$585,000	21 Jul 2026
 1/14 Branch Road Bayswater North	3	House	\$795,000	21 Jul 2026
 17 Wattle Road Bayswater North	2	House	\$807,000	15 Jul 2026
 4/16 White Avenue Bayswater North	2	Unit	Undisclosed	11 Jul 2026
 95 Allambanan Drive Bayswater North	4	House	\$955,000	03 Jul 2026
 19 Illawara Crescent Bayswater North	4	House	\$938,000	02 Jul 2026
 13 Allambanan Drive Bayswater North	3	House	Undisclosed	02 Jul 2026
 20/51 Bayfield Road West Bayswater North	3	House	\$780,000	01 Jul 2026
 25A Greenhill Road Bayswater North	0	Residential_land	\$350,000	26 Jun 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 01/09/2026

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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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