



Bayswater

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER SUBURB REPORT

Median house price¹

Median

\$925k

Quarterly price change

2.35% ↑

Median unit price¹

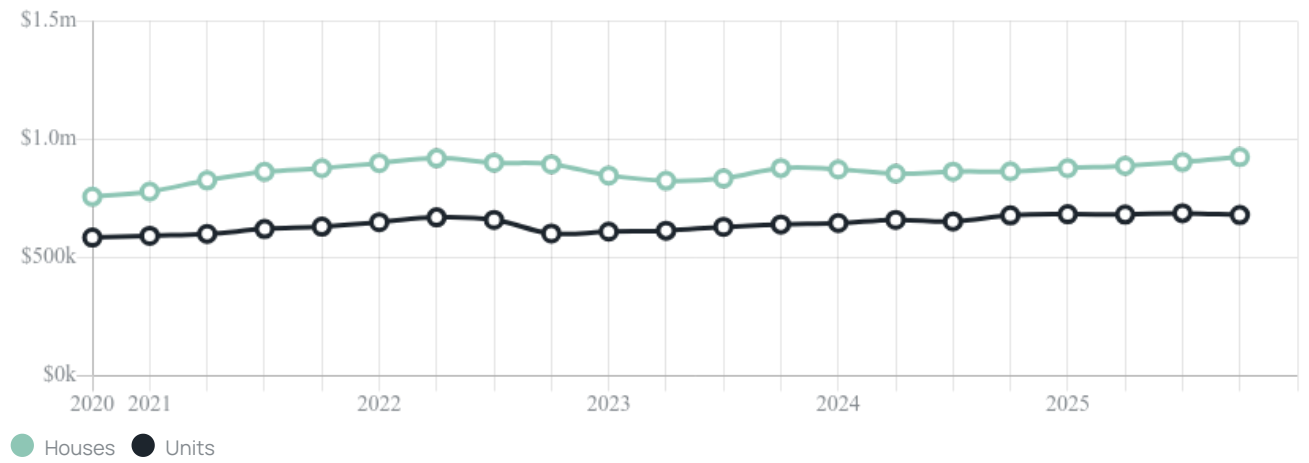
Median

\$680k

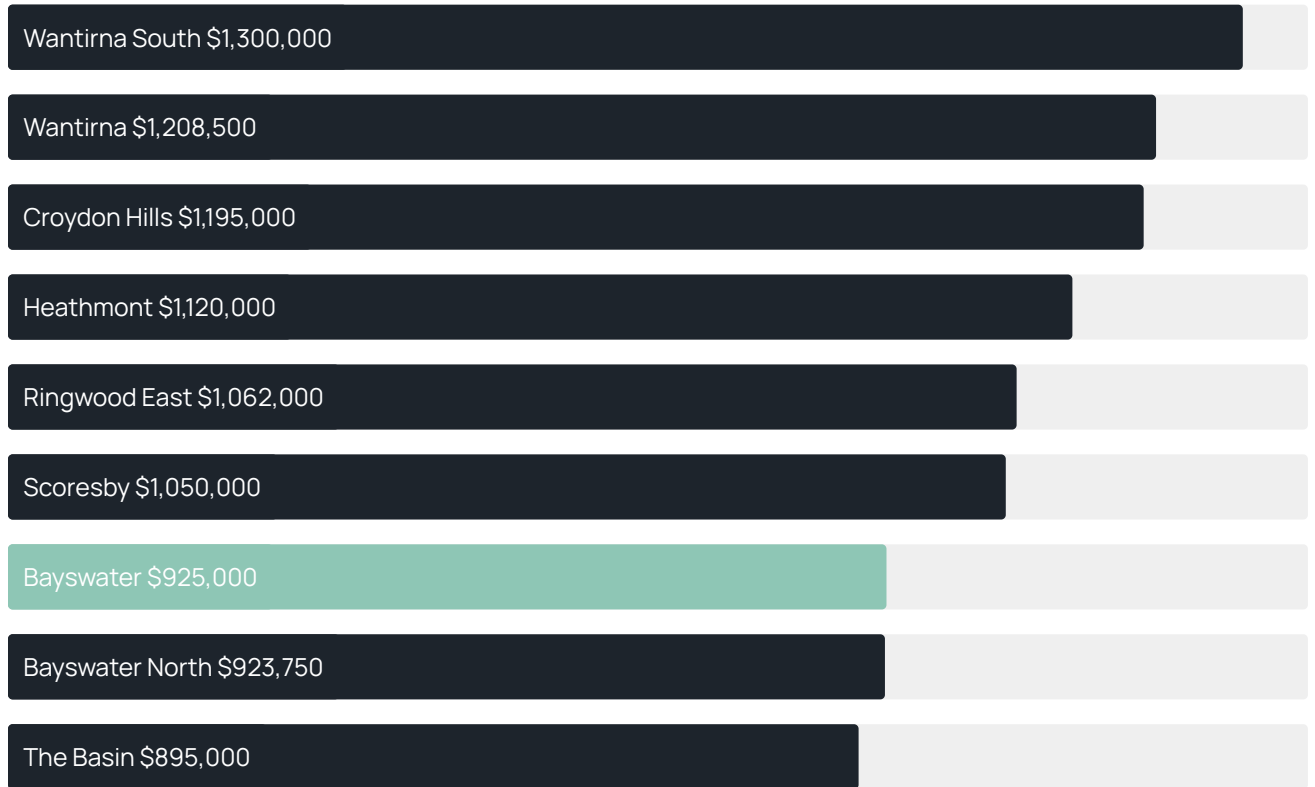
Quarterly price change

-1.16% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 53%
● Private 47%

Auction clearance rate³

68%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

Dwelling type⁵



● Houses 62% ● Units 38%

Ownership⁵



● Owned outright 30% ● Mortgaged 40% ● Rented 30%

Population⁵

12,262

Median asking rent¹

\$590 per week

Population growth⁵

4.29%

Rental yield¹

3.33%

Median age⁵

38 years











Median household size⁵

2.4 people











BAYSWATER SUBURB REPORT

Recent Bayswater 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
 30 Coolibah Cr Bayswater	3	House	\$878,000	28 Mar 2026
 42 Elm St Bayswater	4	House	\$913,000	28 Mar 2026
 18 Pindari Dr Bayswater	4	House	\$965,000	24 Mar 2026
 2 Bona Vista Rd Bayswater	3	House	\$870,000	21 Mar 2026
 42 Kumala Rd Bayswater	4	House	\$980,000	19 Mar 2026
 14 Warriem Ct Bayswater	3	House	\$990,000	19 Mar 2026
 28 Ozone Rd Bayswater	4	House	\$1,070,000	18 Mar 2026
 35 Armstrong Rd Bayswater	3	House	\$880,000	18 Mar 2026
 2/19 Marlborough Rd Bayswater	3	House	\$960,000	14 Mar 2026
 20 Beilby St Bayswater	4	House	\$955,000	14 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 G04/7 Birch St Bayswater	2	Apartment	\$492,000	10 Mar 2026
 102/1a Highmoor Av Bayswater	2	Apartment	\$490,000	10 Mar 2026
 6 Wilhelma Av Bayswater	3	House	\$951,000	06 Mar 2026
 204/18 Myrtle St Bayswater	2	Apartment	\$490,000	02 Mar 2026
 203/37 King St Bayswater	2	Apartment	\$500,000	28 Feb 2026
 33 Kings College Dr Bayswater	4	House	\$1,128,000	28 Feb 2026
 2/20 Marlborough Rd Bayswater	3	Unit	\$803,500	24 Feb 2026
 1/48 Orange Gr Bayswater	3	Townhouse	\$846,000	23 Feb 2026
 15 Clifford St Bayswater	4	House	\$927,000	23 Feb 2026
 19 Ozone Rd Bayswater	4	House	\$1,145,000	21 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 5/2 Coorie Av Bayswater	2	Unit	\$585,000	19 Feb 2026
 12/25 King St Bayswater	2	Apartment	\$535,000	16 Feb 2026
 6 Elizabeth St Bayswater	4	Townhouse	\$1,024,000	14 Feb 2026
 3 Martin Pl Bayswater	4	House	\$1,146,800	09 Feb 2026
 1/16 Elm St BAYSWATER	2	Unit	\$816,000	07 Feb 2026
 1/9 Wiltshire Av Bayswater	3	Unit	\$780,000	06 Feb 2026
 21 Lance Rd BAYSWATER	3	House	\$950,000	03 Feb 2026
 1/22 Elm St Bayswater	3	Townhouse	\$940,000	31 Jan 2026
 5/16 John St Bayswater	2	Unit	\$718,000	31 Jan 2026
 2/28 John St Bayswater	2	Townhouse	\$770,000	29 Jan 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 01/04/2026

- 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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