



Bayswater

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER SUBURB REPORT

Median house price¹

Median

\$955k

Quarterly price change

0.52% ↑

Median unit price¹

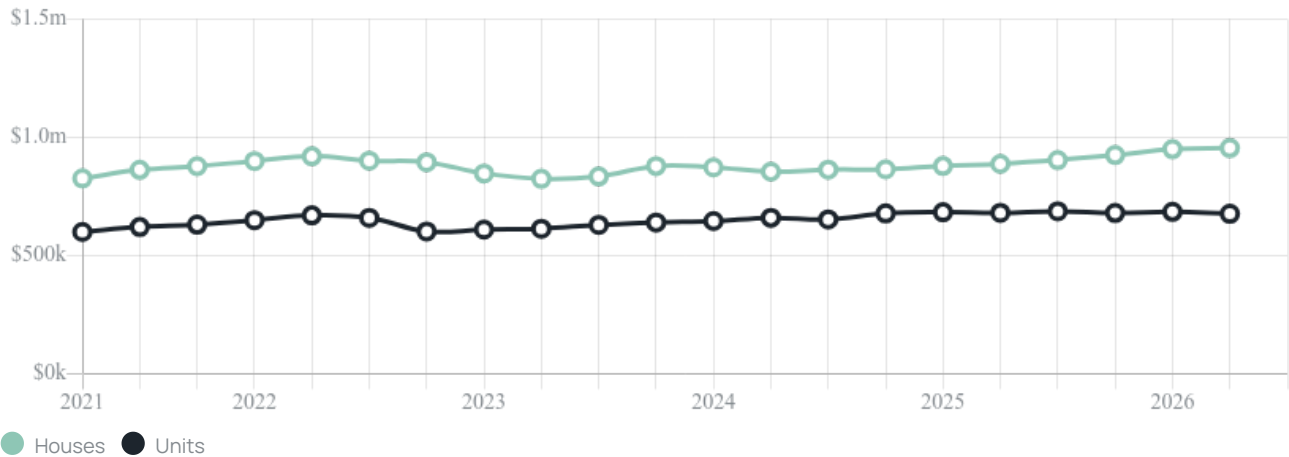
Median

\$677k

Quarterly price change

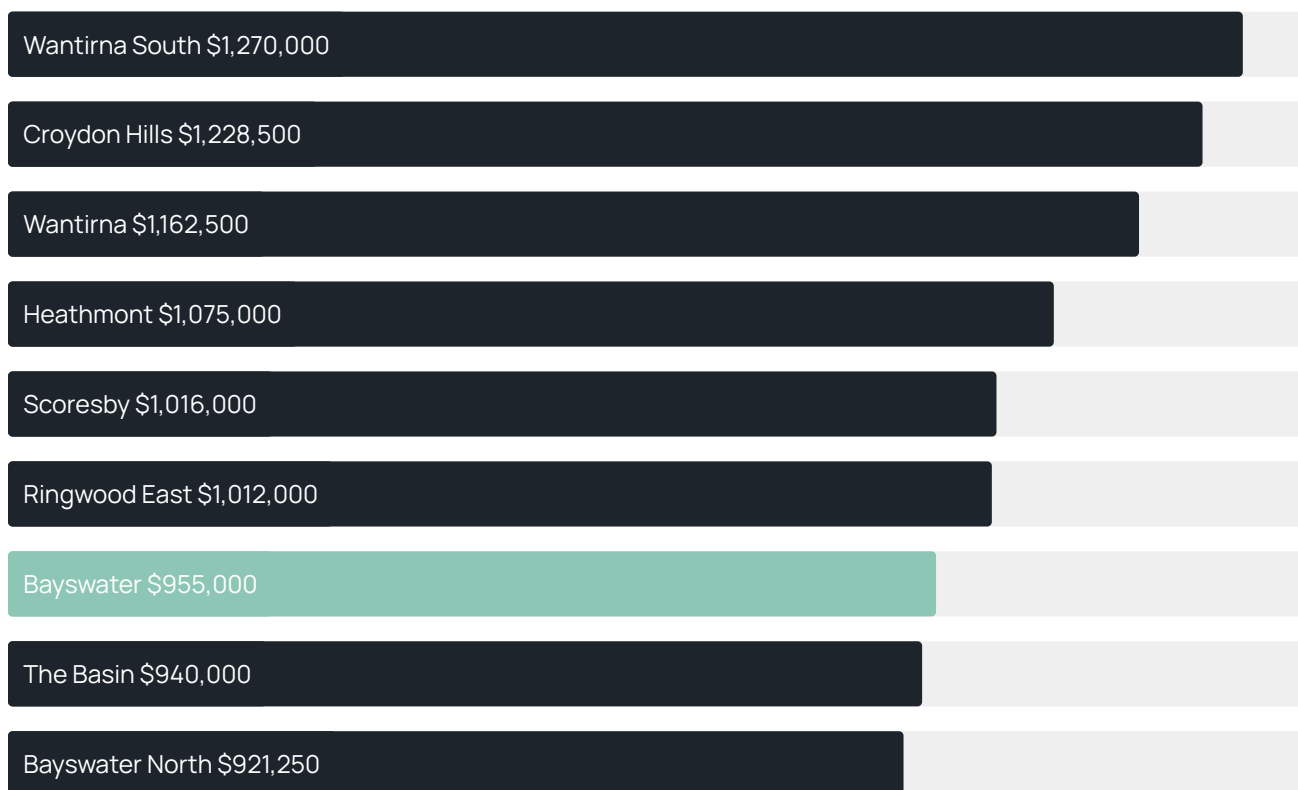
-1.16% ↓

Quarterly price change¹



BAYSWATER SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 35%
● Private 65%

Auction clearance rate³

77.27%Median days on market³

26 daysJellis Craig average inspection attendance per listing⁴

26 groupsAverage hold period¹

6.5 yearsDwelling type⁵

● Houses 62% ● Units 38%

Ownership⁵

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

Population⁵

12,262Median asking rent¹

\$630 per weekPopulation growth⁵

4.29%Rental yield¹

3.33%Median age⁵

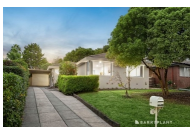
38 yearsMedian household size⁵

2.4 people

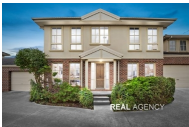
BAYSWATER SUBURB REPORT

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 49 Leonard St BAYSWATER	4	House	\$1,215,000	24 Jul 2026
 50 Orchard Rd Bayswater	3	House	\$748,000	22 Jul 2026
 1/29 Orchard Rd Bayswater	2	Unit	\$670,000	20 Jul 2026
 33 King St BAYSWATER	0	Land	\$1,050,000	18 Jul 2026
 53 Tamar St Bayswater	3	House	\$825,000	18 Jul 2026
 78 Orange Gr Bayswater	3	House	\$795,000	13 Jul 2026
 8 St Andrews Rd Bayswater	3	House	\$860,000	09 Jul 2026
 38 Tamar St Bayswater	3	House	\$840,000	03 Jul 2026
 1/19 Cumberland Av Bayswater	3	House	\$822,000	01 Jul 2026
 7/1a Orchard Rd Bayswater	2	Townhouse	\$640,000	30 Jun 2026

BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/22 Maida Av Bayswater	2	Unit	\$685,000	30 Jun 2026
 2/13 Armstrong Rd BAYSWATER	3	Unit	\$715,000	27 Jun 2026
 8/18 Alwyn St Bayswater	3	Unit	\$727,500	26 Jun 2026
 2/9 Coorie Av Bayswater	3	Unit	\$800,000	25 Jun 2026
 6/13 View Rd Bayswater	3	Townhouse	\$740,000	25 Jun 2026
 2/33 High St Bayswater	2	Unit	\$535,000	23 Jun 2026
 37 Enfield Dr Bayswater	3	House	\$899,000	21 Jun 2026
 28 Fairlawn Pl Bayswater	5	House	\$920,000	20 Jun 2026
 5 Coolibah Cr Bayswater	4	House	\$875,000	16 Jun 2026
 2/41 High St Bayswater	2	Townhouse	\$595,500	15 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 36 Pindari Dr Bayswater	4	House	\$940,000	13 Jun 2026
 4/44 Sinclair Rd Bayswater	2	Unit	\$652,000	13 Jun 2026
 9/5 Alwyn St Bayswater	2	Townhouse	\$530,000	11 Jun 2026
 2/2 Elm St BAYSWATER	2	Townhouse	\$672,500	10 Jun 2026
 19/641 Mountain Hwy Bayswater	3	Townhouse	\$710,000	05 Jun 2026
 3/14 Highmoor Av Bayswater	3	Townhouse	\$720,000	05 Jun 2026
 1/78 Bona Vista Rd Bayswater	3	Flat/Unit/Apartment	\$790,000	04 Jun 2026
 1/49 Orange Gr Bayswater	3	House	\$770,000	03 Jun 2026
 5/16 Orchard Rd Bayswater	2	Unit	\$670,000	02 Jun 2026
 31 Warruga Av Bayswater	4	House	\$1,010,000	30 May 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 01/08/2026

- 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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