

# JellisCraig

BAYSWATER

# Suburb Report

Know your neighbourhood.



BAYSWATER SUBURB REPORT

Median House Price\*

Median

\$902k

Quarterly Price Change

1.60% ↑

Median Unit Price\*

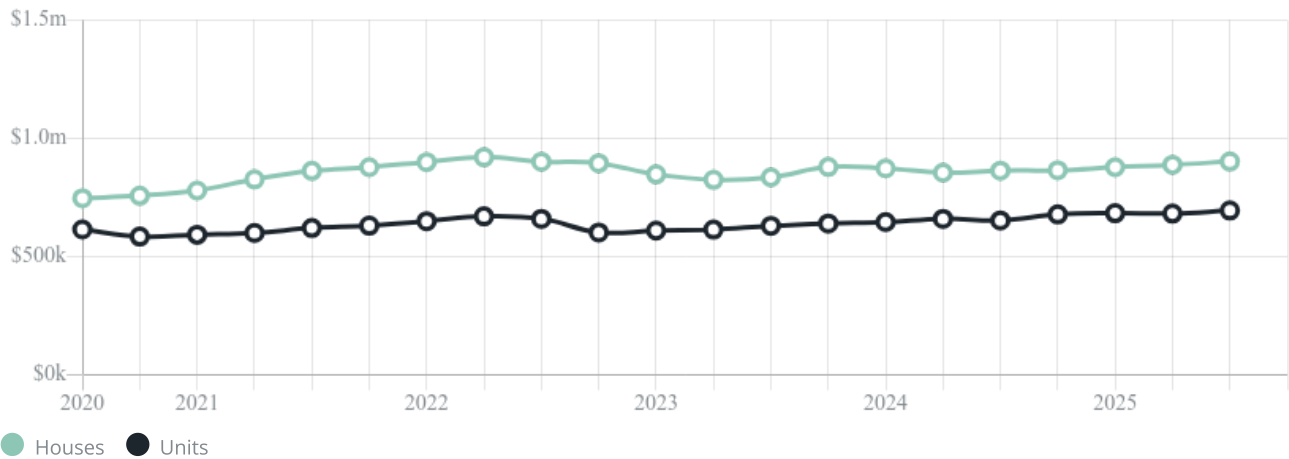
Median

\$695k

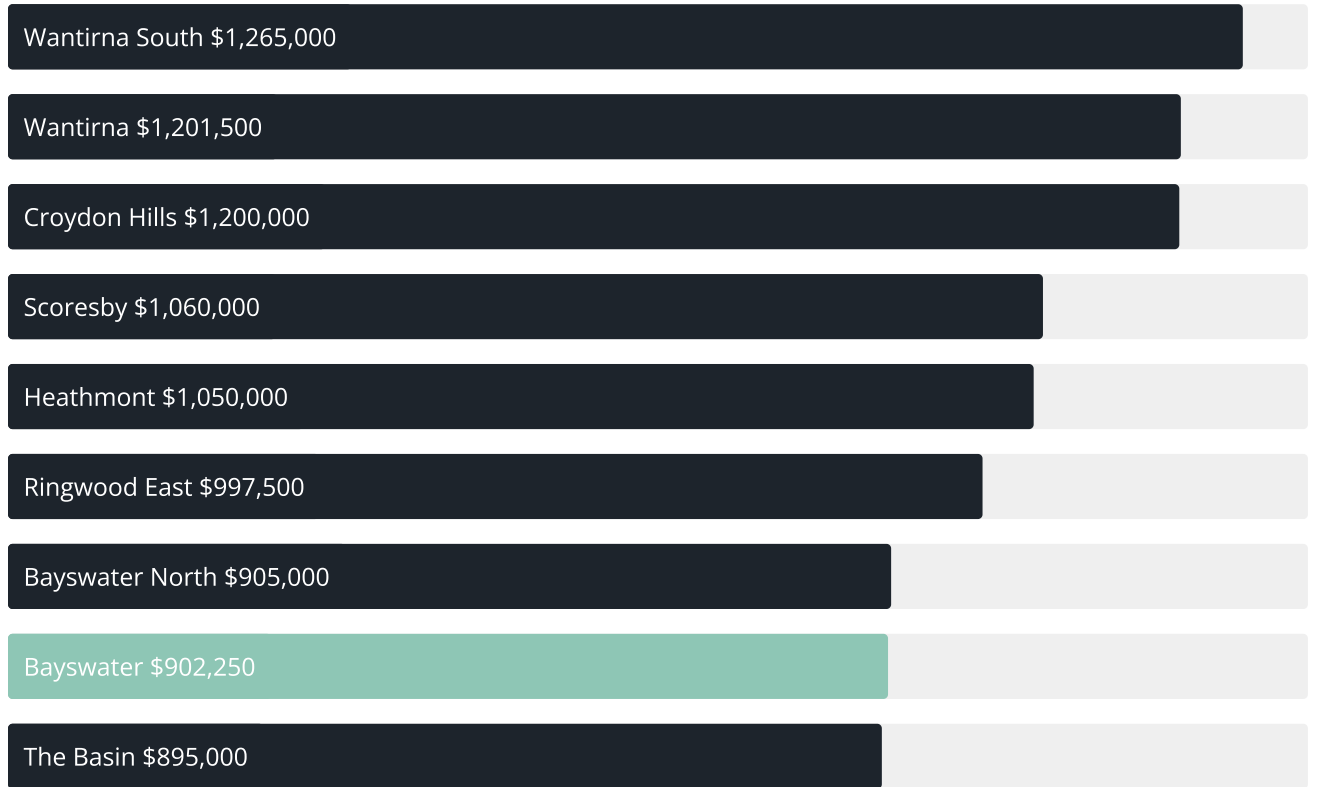
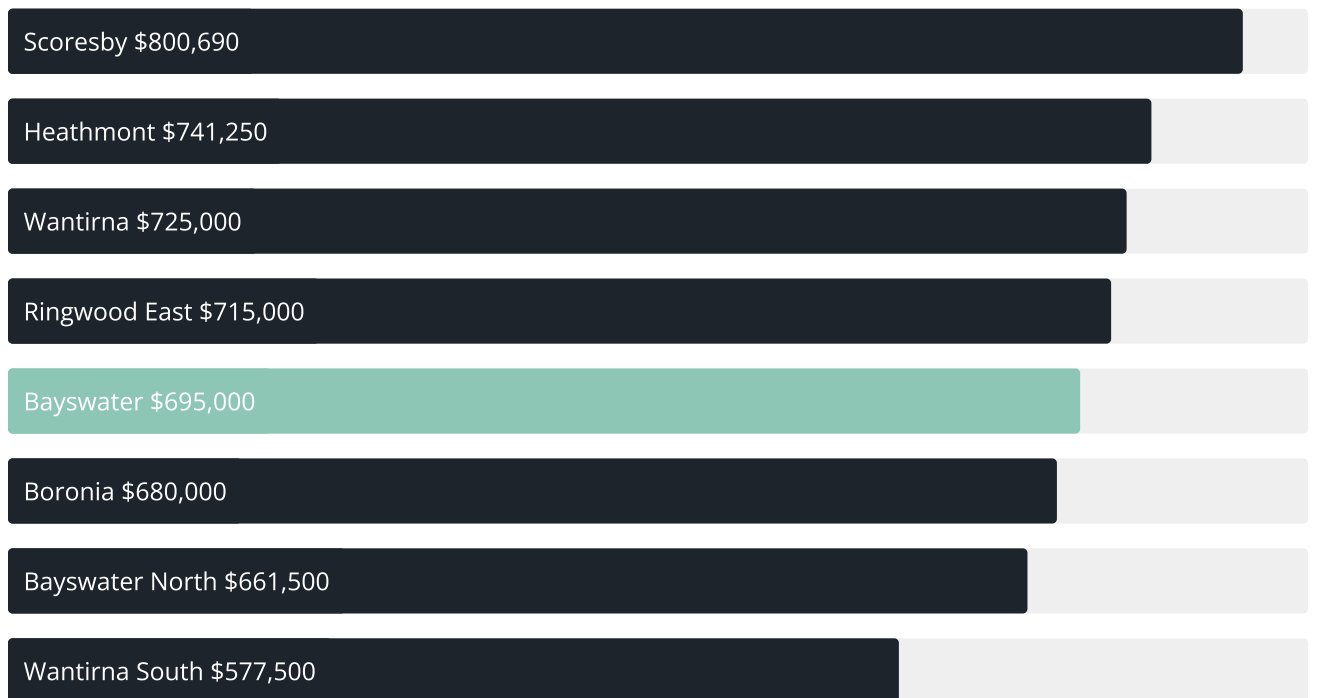
Quarterly Price Change

1.90% ↑

Quarterly Price Change\*



## BAYSWATER SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BAYSWATER SUBURB REPORT

## Sale Method\*



● Auction 51%

● Private 49%

## Auction Clearance Rate\*

92.5%

## Median Days on Market^

24 days

## Average Hold Period\*

6.5 years

## Dwelling Type^



● Houses 62%

● Units 38%

## Ownership^



● Owned Outright 30%

● Mortgaged 40%

● Rented 30%

## Population^

12,262

## Median Asking Rent per week\*

\$590

## Population Growth^

4.29%

## Rental Yield\*

3.33%

## Median Age^











38 years

## Median Household Size^







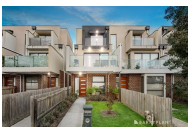



2.4 people

## BAYSWATER SUBURB REPORT

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisrcraig.com.au/suburbinsights](https://jellisrcraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 35 Jeanette St Bayswater	4	House	\$1,260,000	29 Nov 2025
 4 Suffern Av Bayswater	3	House	\$900,000	27 Nov 2025
 109/7 Birch St Bayswater	2	Apartment	\$485,000	25 Nov 2025
 3/22 Maple St Bayswater	3	Townhouse	\$875,000	24 Nov 2025
 3/36 Orange Gr Bayswater	3	Townhouse	\$900,000	20 Nov 2025
 3 Neal St Bayswater	3	House	\$1,072,500	15 Nov 2025
 71 Begonia Av Bayswater	4	House	\$981,000	15 Nov 2025
 23 Patterson St Bayswater	5	House	\$1,155,000	08 Nov 2025
 564 Mountain Hwy Bayswater	3	House	\$905,000	08 Nov 2025
 205/13 Highmoor Av Bayswater	2	Apartment	\$425,000	08 Nov 2025

## BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/4 Maple St Bayswater	3	House	\$925,000	07 Nov 2025
 6/16 Orchard Rd Bayswater	3	Townhouse	\$825,000	07 Nov 2025
 48 Victoria Rd Bayswater	4	House	\$995,000	06 Nov 2025
 25 Begonia Av Bayswater	4	House	\$1,106,888	02 Nov 2025
 103/13 King St Bayswater	2	Unit	\$500,000	31 Oct 2025
 1/38 Sinclair Rd Bayswater	2	Unit	\$711,000	31 Oct 2025
 5/12 Highmoor Av Bayswater	3	Townhouse	\$660,000	30 Oct 2025
 1 Cadle Ct Bayswater	4	House	\$1,200,000	29 Oct 2025
 6/30 High St Bayswater	2	Unit	\$592,000	29 Oct 2025
 1/9 Essex Ct Bayswater	3	House	\$705,000	29 Oct 2025



## BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/30 Elizabeth St Bayswater	2	Flat/Unit/Apartment	\$580,000	27 Oct 2025
 27 John St Bayswater	3	House	\$1,000,000	26 Oct 2025
 10/11 The Haven Bayswater	2	Unit	\$760,000	25 Oct 2025
 5 Rowan Pl Bayswater	4	House	\$848,000	25 Oct 2025
 12 Comrie Ct Bayswater	4	House	\$1,269,000	25 Oct 2025
 205/18 Myrtle St Bayswater	2	Apartment	\$524,548	21 Oct 2025
 17/30 Elizabeth St Bayswater	2	Flat/Unit/Apartment	\$550,000	21 Oct 2025
 47 Kumala Rd Bayswater	4	House	\$1,242,000	18 Oct 2025
 14 Peck St Bayswater	3	House	\$740,000	16 Oct 2025
 2/16 John St Bayswater	2	Unit	\$752,800	13 Oct 2025



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Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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