



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

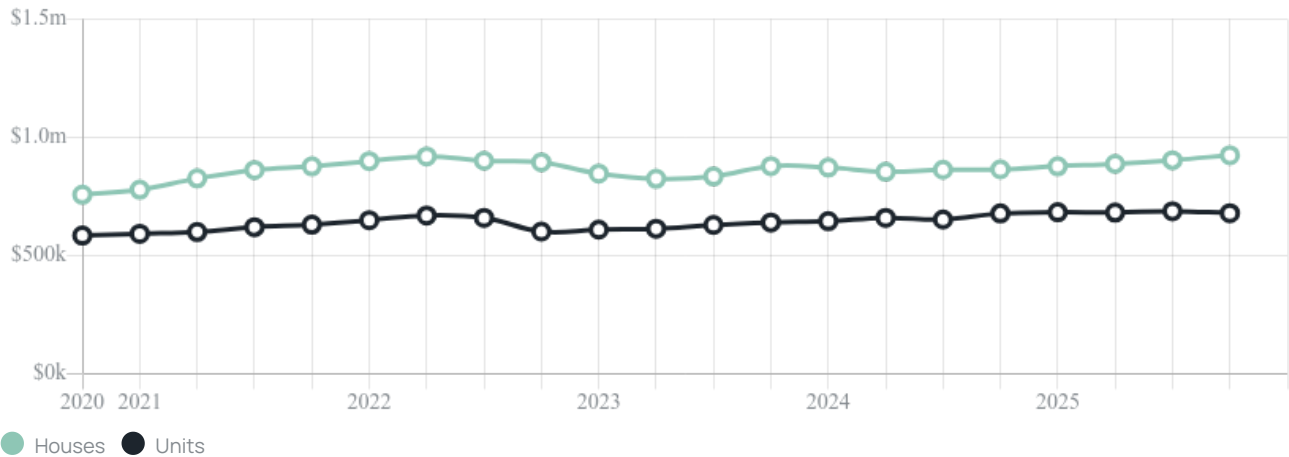
Median

\$680k

Quarterly price change

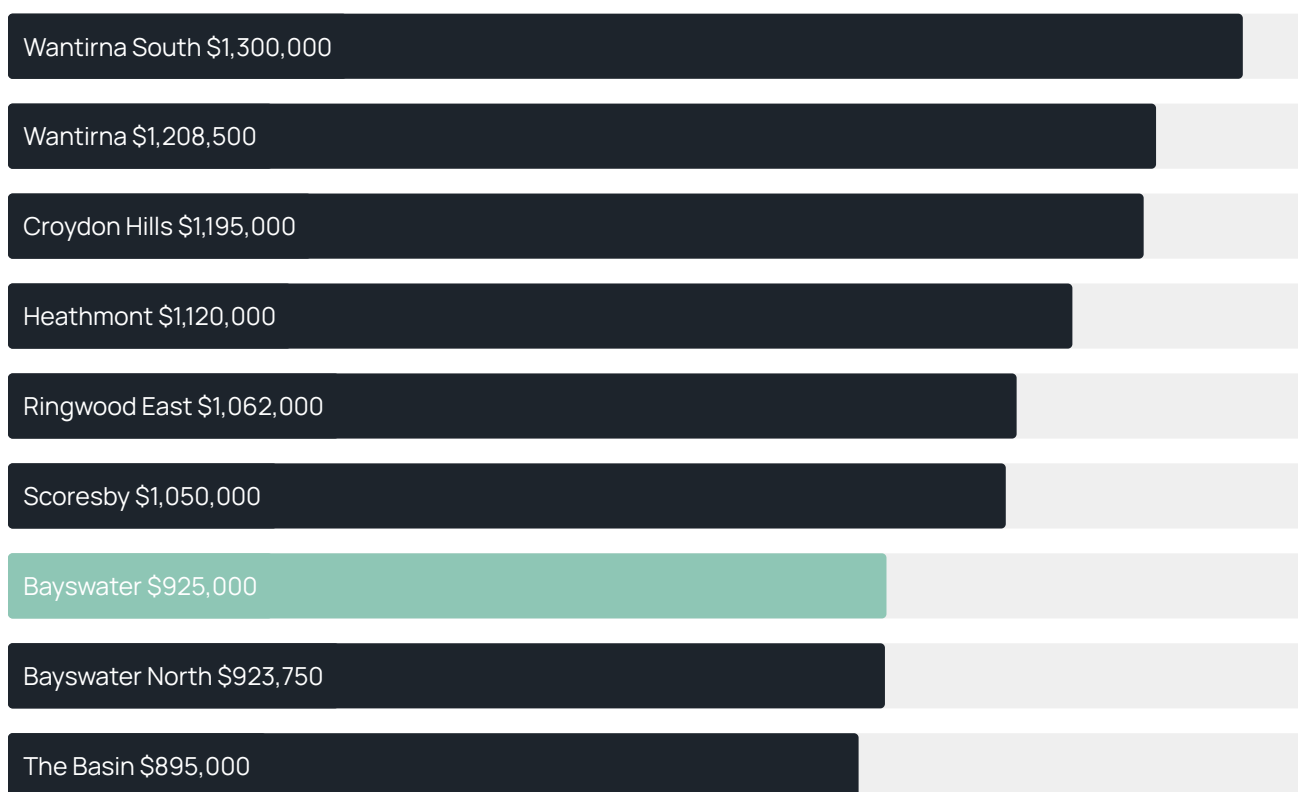
-1.16% ↓

Quarterly price change¹



BAYSWATER SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²Auction clearance rate³

88%

Median days on market³

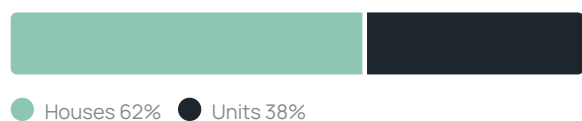
26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

6.5 years

Dwelling type⁵Ownership⁵Population⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 5/16 John St Bayswater	2	Unit	\$718,000	31 Jan 2026
 3 Larne Av Bayswater	3	House	\$1,005,000	16 Jan 2026
 207/7 Birch St Bayswater	2	Unit	\$470,000	08 Jan 2026
 1/2 Burton Ct Bayswater	3	Townhouse	\$850,000	24 Dec 2025
 68 Sassas Av Bayswater	4	House	\$1,055,000	20 Dec 2025
 1/7 Cumberland Av Bayswater	4	Townhouse	\$1,020,000	17 Dec 2025
 29 Marlborough Rd Bayswater	3	House	\$800,000	15 Dec 2025
 1/2 Percival St Bayswater	4	House	\$900,000	14 Dec 2025
 39 Jeanette St Bayswater	5	House	\$1,172,000	13 Dec 2025
 1/16 Farnham Rd Bayswater	3	House	\$765,000	13 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 5/20 Maple St Bayswater	4	Flat/Unit/Apartment	\$1,105,000	11 Dec 2025
 1 Dalpura Dr Bayswater	3	House	\$738,000	10 Dec 2025
 2/85 Orange Gr Bayswater	2	Unit	\$704,000	09 Dec 2025
 43 Terama Cr Bayswater	3	House	\$958,500	08 Dec 2025
 22 Begonia Av Bayswater	3	House	\$1,073,000	06 Dec 2025
 4/18 Neilson St Bayswater	2	Unit	\$542,583	06 Dec 2025
 6 Princess St Bayswater	4	House	\$1,031,000	06 Dec 2025
 80 Farnham Rd Bayswater	3	House	\$825,000	05 Dec 2025
 11/24-28 Stud Rd Bayswater	3	Townhouse	\$830,000	04 Dec 2025
 11 Comrie Ct Bayswater	3	House	\$856,500	04 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 1/4 Wallace Av Bayswater	2	Unit	\$585,000	04 Dec 2025
 10/21 King St BAYSWATER	2	Apartment	\$477,000	03 Dec 2025
 2/26 Keeler Av Bayswater	4	Strata Unit/Flat	\$950,000	02 Dec 2025
 2/50 Orange Gr Bayswater	5	Flat/Unit/Apartment	\$1,288,000	01 Dec 2025
 34 Mareeba Cr Bayswater	3	House	\$890,000	29 Nov 2025
 35 Jeanette St Bayswater	4	House	\$1,260,000	29 Nov 2025
 1 Percival St Bayswater	4	House	\$1,900,000	28 Nov 2025
 4 Suffern Av Bayswater	3	House	\$900,000	27 Nov 2025
 6 Fallons Way Bayswater	5	House	\$1,370,000	25 Nov 2025
 109/7 Birch St Bayswater	2	Apartment	\$485,000	25 Nov 2025



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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 01/02/2026

- 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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