

JellisCraig

BAYSWATER

Suburb Report

Know your neighbourhood.



BAYSWATER SUBURB REPORT

Median House Price*

Median

\$902k

Quarterly Price Change

1.60% ↑

Median Unit Price*

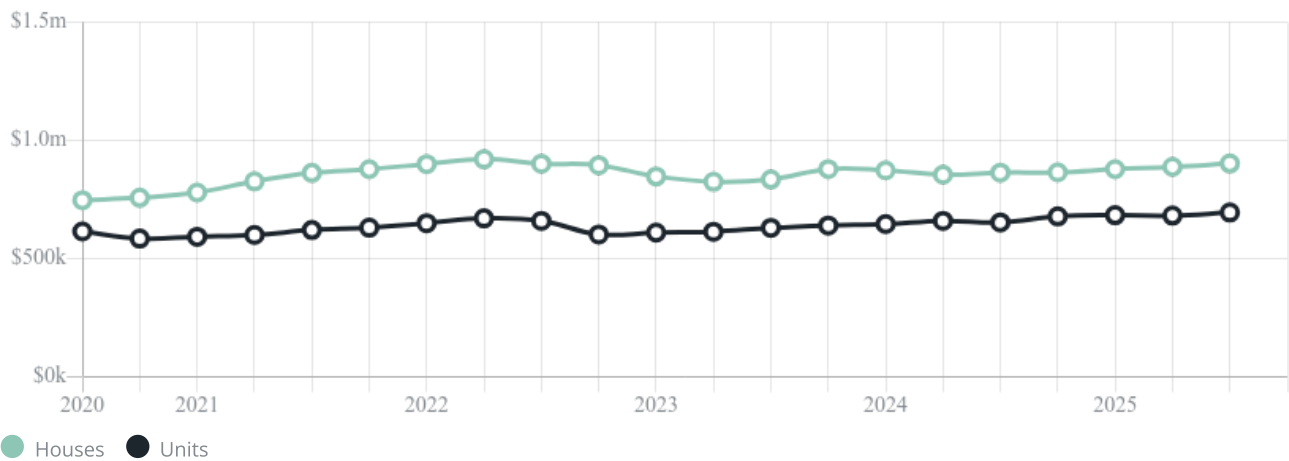
Median

\$695k

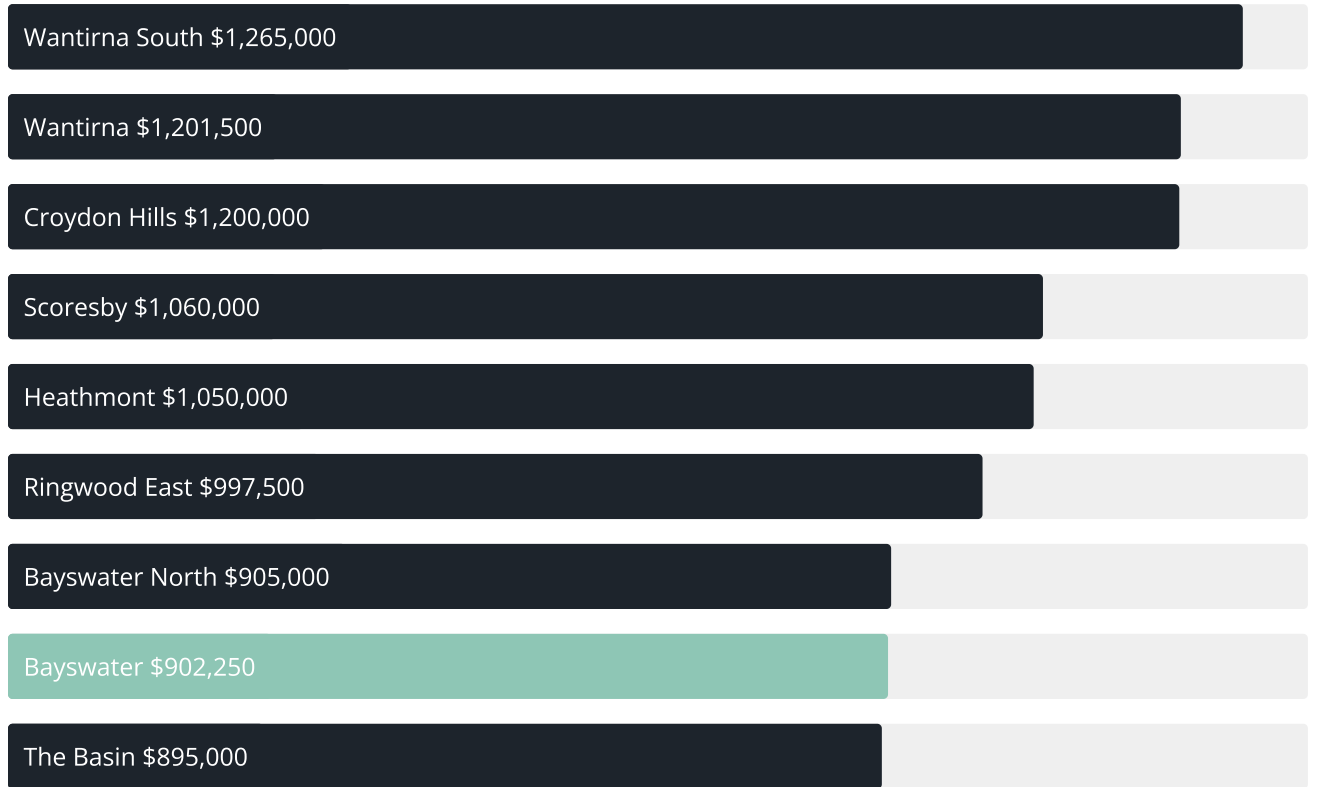
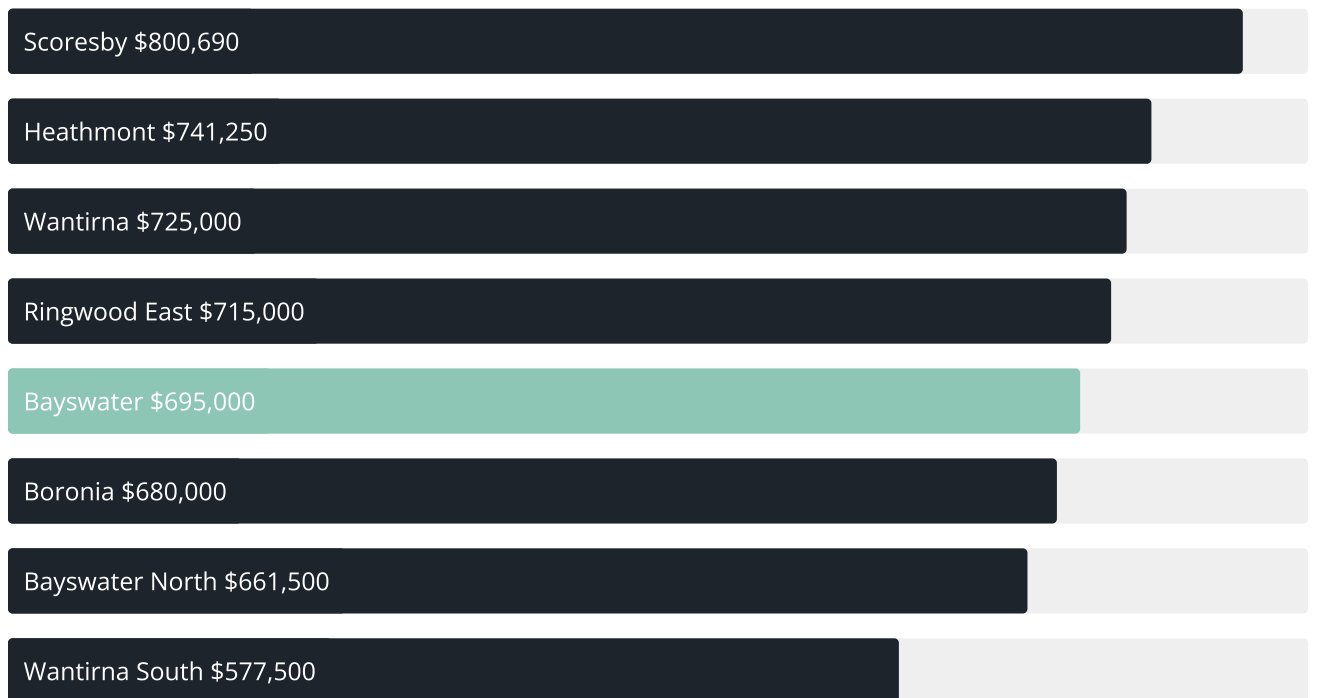
Quarterly Price Change

1.90% ↑

Quarterly Price Change*



BAYSWATER SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BAYSWATER SUBURB REPORT

Sale Method*



● Auction 44%

● Private 56%

Auction Clearance Rate*

91.67%

Median Days on Market^

25 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 jellisicraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  1/2 Burton Ct Bayswater | 3 | Townhouse | \$850,000 | 24 Dec 2025 |
|  68 Sasses Av Bayswater | 4 | House | \$1,055,000 | 20 Dec 2025 |
|  1/7 Cumberland Av Bayswater | 4 | Townhouse | \$1,020,000 | 17 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 |
|  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 |

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| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  6 Princess St Bayswater | 4 | House | \$1,031,000 | 06 Dec 2025 |
|  4/18 Neilson St Bayswater | 2 | Unit | \$542,583 | 06 Dec 2025 |
|  80 Farnham Rd Bayswater | 3 | House | \$825,000 | 05 Dec 2025 |
|  11 Comrie Ct Bayswater | 3 | House | \$856,500 | 04 Dec 2025 |
|  11/24-28 Stud Rd Bayswater | 3 | Townhouse | \$830,000 | 04 Dec 2025 |
|  1/4 Wallace Av Bayswater | 2 | Unit | \$585,000 | 04 Dec 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 |
|  109/7 Birch St Bayswater | 2 | Apartment | \$485,000 | 25 Nov 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  2/5 Alwyn St Bayswater | 2 | Townhouse | \$605,000 | 25 Nov 2025 |
|  3/22 Maple St Bayswater | 3 | Townhouse | \$875,000 | 24 Nov 2025 |
|  36 Orchard Rd BAYSWATER | 3 | House | \$840,000 | 22 Nov 2025 |
|  3/36 Orange Gr Bayswater | 3 | Townhouse | \$900,000 | 20 Nov 2025 |
|  108/18 Myrtle St Bayswater | 2 | Unit | \$475,000 | 17 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 |



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Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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