



Bayswater

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER SUBURB REPORT

Median house price¹

Median

\$950k

Quarterly price change

2.70% ↑

Median unit price¹

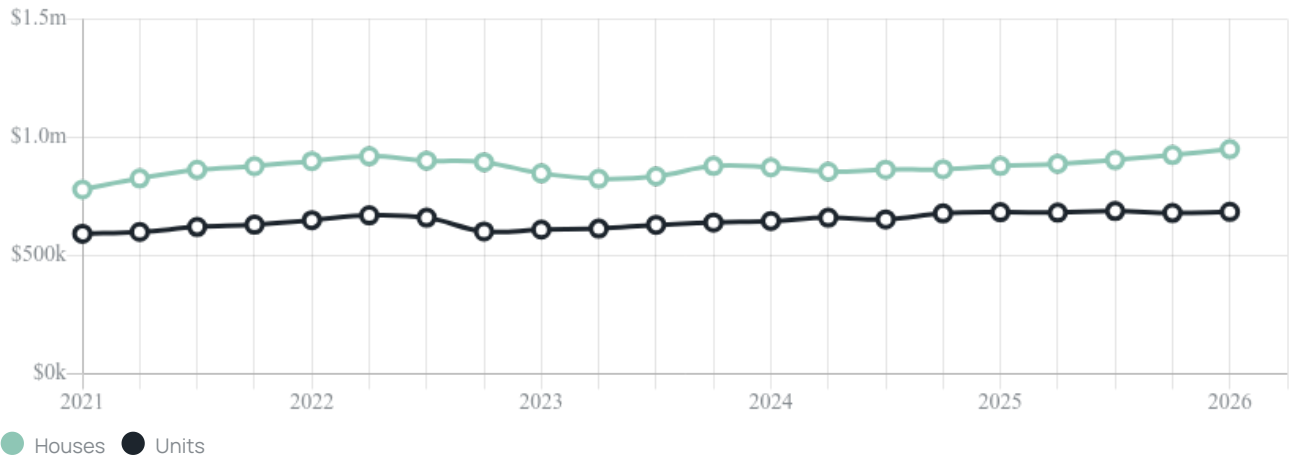
Median

\$685k

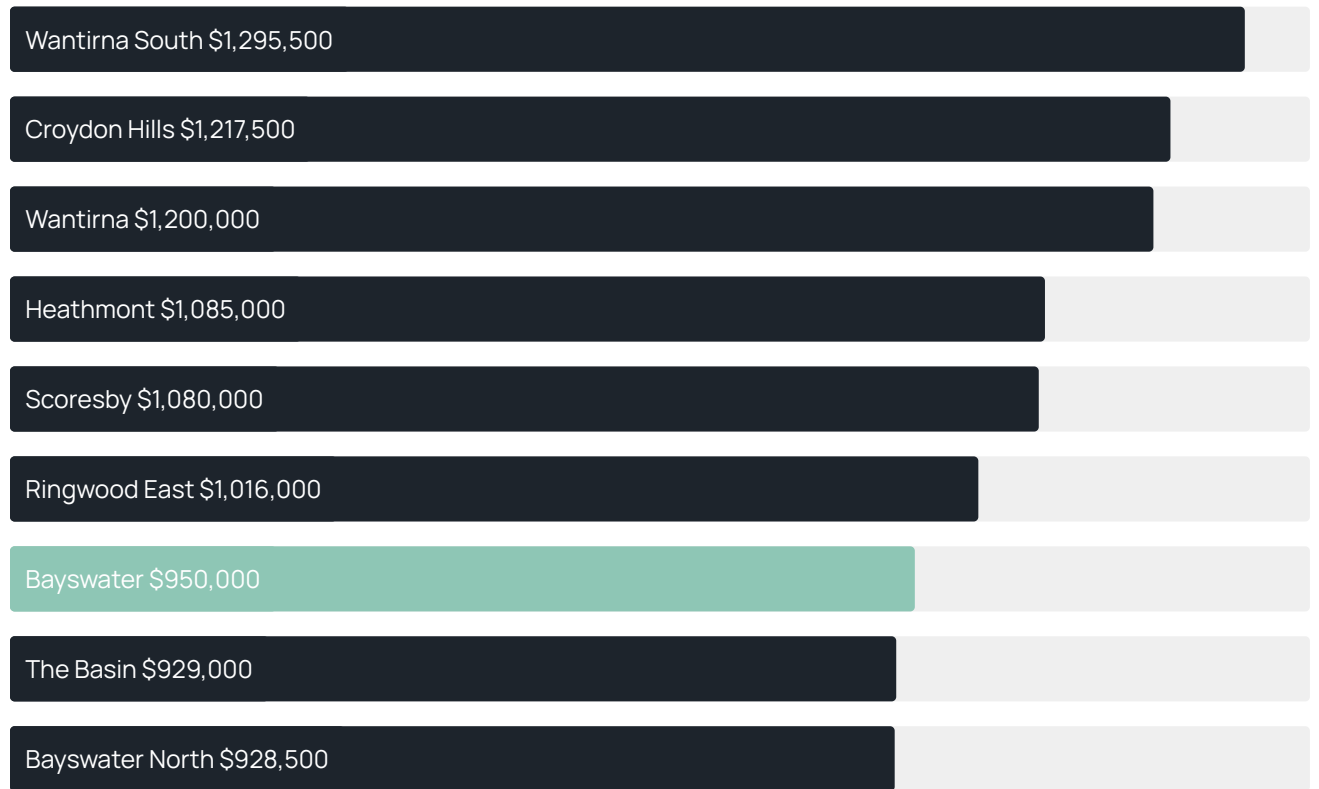
Quarterly price change

0.73% ↑

Quarterly price change¹



BAYSWATER SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 22%
● Private 78%

Auction clearance rate³

93.33%Median days on market³

31 daysJellis Craig average inspection attendance per listing⁴

31 groupsAverage hold period¹

6.5 yearsDwelling type⁵

● Houses 62% ● Units 38%

Ownership⁵

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

Population⁵

12,262Median asking rent¹

\$610 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 jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/13 Armstrong Rd BAYSWATER	3	Unit	\$715,000	27 Jun 2026
 2/9 Coorie Av Bayswater	3	Unit	\$800,000	25 Jun 2026
 2/33 High St Bayswater	2	Unit	\$535,000	24 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
 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

BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19/641 Mountain Hwy Bayswater	3	Townhouse	\$710,000	05 Jun 2026
 3/14 Highmoor Av Bayswater	3	Townhouse	\$720,000	05 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
 47 Terama Cr Bayswater	3	House	\$851,500	19 May 2026
 1/2 Maple St BAYSWATER	3	Unit	\$765,000	18 May 2026
 3/18 Neilson St Bayswater	1	Unit	\$520,000	15 May 2026
 2/23 Coolibah Cr BAYSWATER	3	Unit	\$915,000	12 May 2026
 42 Scoresby Rd Bayswater	4	House	\$975,000	12 May 2026
 3/5 Alwyn St Bayswater	2	Townhouse	\$550,000	09 May 2026

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Address	Bedrooms	Type	Price	Sold
 4/89 Stud Rd Bayswater	3	Unit	\$906,000	09 May 2026
 5 Terama Cr Bayswater	4	House	\$952,000	07 May 2026
 21/30 Elizabeth St Bayswater	2	Flat/Unit/Apartment	\$593,000	07 May 2026
 33 Marlborough Rd Bayswater	3	House	\$921,000	07 May 2026
 8/27 King St Bayswater	2	Unit	\$515,000	06 May 2026
 12 Greenglade Ct Bayswater	4	House	\$940,000	29 Apr 2026
 2/12 Lance Rd Bayswater	3	Unit	\$791,000	29 Apr 2026
 5 Bolac St Bayswater	3	House	\$810,000	24 Apr 2026
 7/44 Sinclair Rd Bayswater	4	Townhouse	\$772,000	24 Apr 2026
 1/86 Bona Vista Rd Bayswater	2	Unit	\$674,000	24 Apr 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 01/07/2026

- 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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