



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

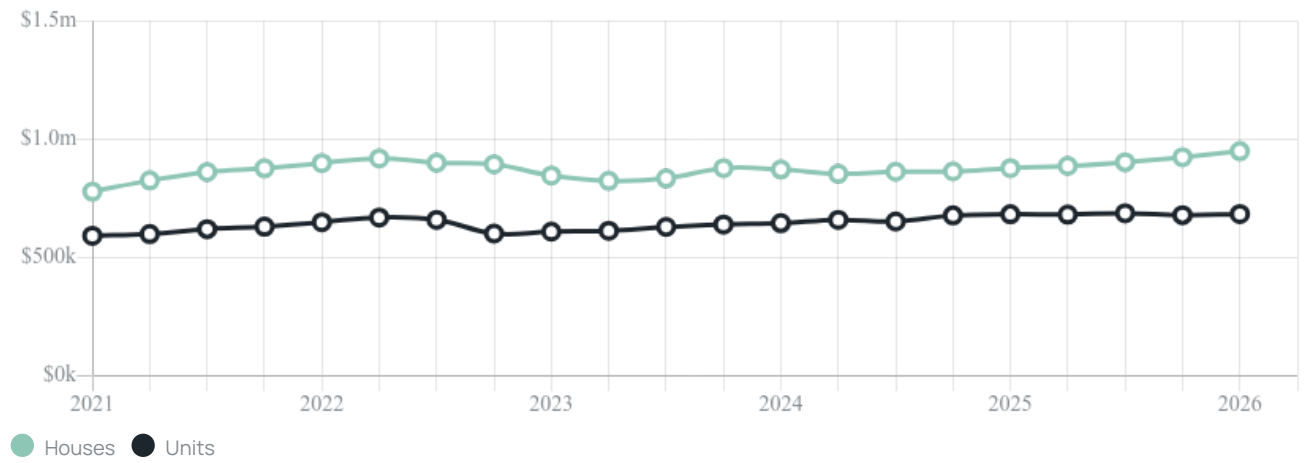
Median

\$685k

Quarterly price change

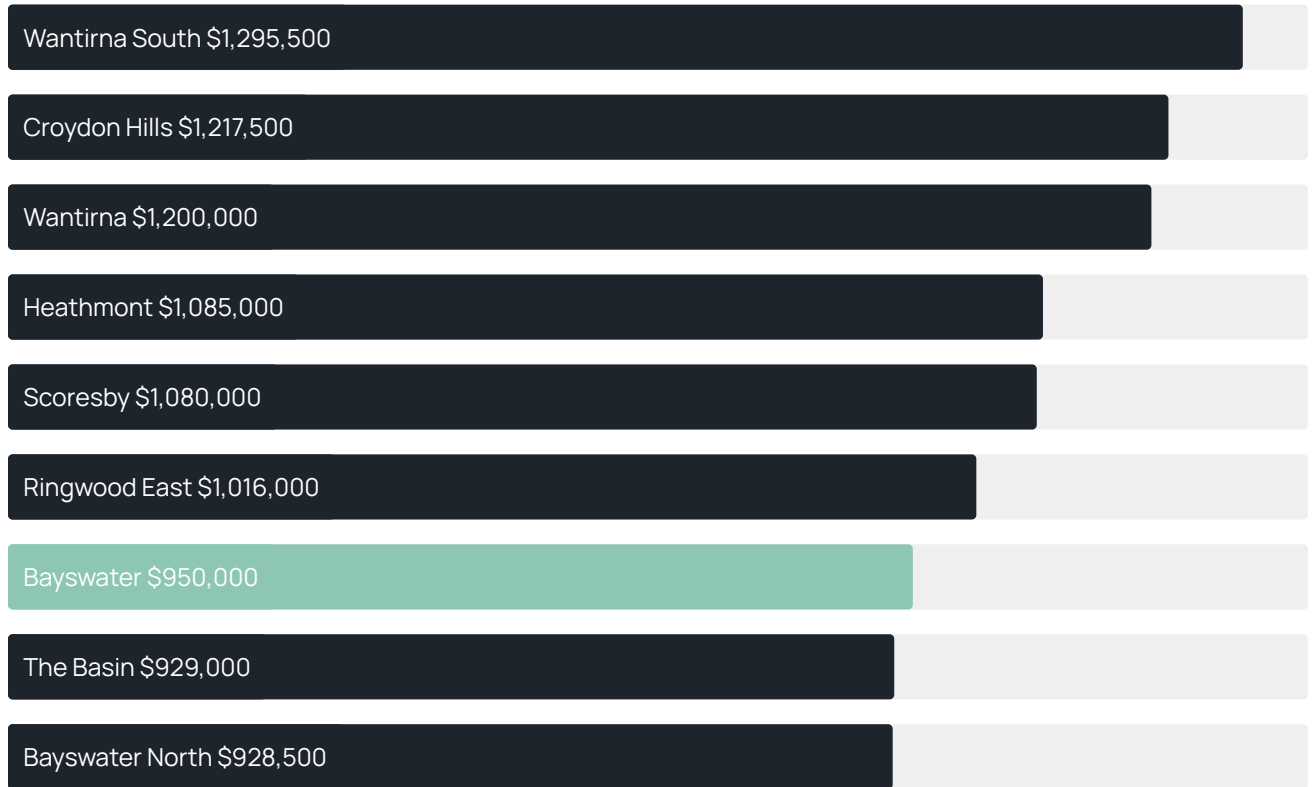
0.73% ↑

Quarterly price change¹



BAYSWATER SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 37%
● Private 63%

Auction clearance rate³

77.27%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

6.5 years

Dwelling type⁵



● Houses 62% ● Units 38%

Ownership⁵



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

Population⁵

12,262

Median asking rent¹

\$610 per week

Population growth⁵

4.29%

Rental yield¹

3.33%

Median age⁵

38 years









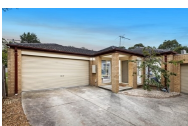

Median household size⁵

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 2/23 Coolibah Cr BAYSWATER	3	Unit	\$915,000	12 May 2026
 4/89 Stud Rd Bayswater	3	Unit	\$906,000	09 May 2026
 5 Terama Cr Bayswater	4	House	\$952,000	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

BAYSWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 91 Orange Gr Bayswater	5	House	\$1,040,000	23 Apr 2026
 5/24 Stud Rd Bayswater	2	Strata Unit/Townhouse	\$625,000	21 Apr 2026
 2/1 Martin Pl Bayswater	2	Unit	\$630,000	20 Apr 2026
 1/633 Mountain Hwy Bayswater	2	Townhouse	\$660,000	18 Apr 2026
 4 Lynway Ct Bayswater	5	House	\$1,305,000	17 Apr 2026
 3/26 Sinclair Rd Bayswater	3	Unit	\$740,000	17 Apr 2026
 1/22 Maida Av BAYSWATER	3	Unit	\$780,000	16 Apr 2026
 125 Scoresby Rd Bayswater	3	House	\$785,000	16 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 3/32 High St Bayswater	2	Unit	\$600,000	15 Apr 2026
 4 Mitre Cr Bayswater	3	House	\$830,000	15 Apr 2026
 6 Essex Ct Bayswater	3	House	\$825,000	10 Apr 2026
 73 Bona Vista Rd Bayswater	3	House	\$860,000	09 Apr 2026
 10 Bimbadeen Ct Bayswater	4	House	\$1,190,000	03 Apr 2026
 16 Beilby St Bayswater	3	House	\$987,000	02 Apr 2026
 77 Sasses Av Bayswater	5	House	\$1,110,000	30 Mar 2026
 30 Coolibah Cr Bayswater	3	House	\$878,000	28 Mar 2026
 3/54 Sinclair Rd Bayswater	3	Unit	\$760,000	28 Mar 2026
 42 Elm St Bayswater	4	House	\$913,000	28 Mar 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 01/06/2026

- 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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