Bayswater

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$921k

Monthly median price change[2]

-0.43% ↓

Median unit price

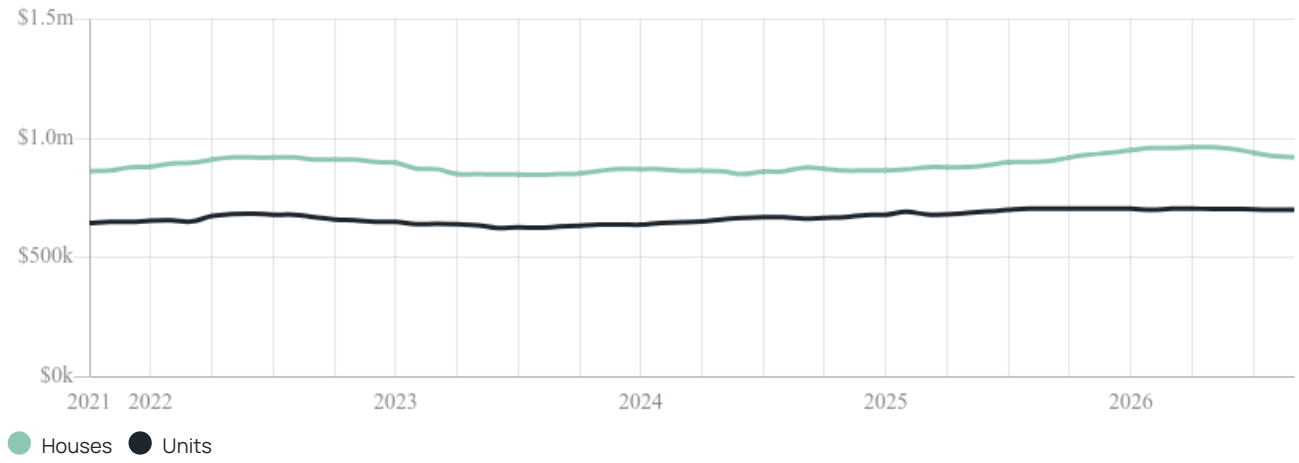
Median[1]

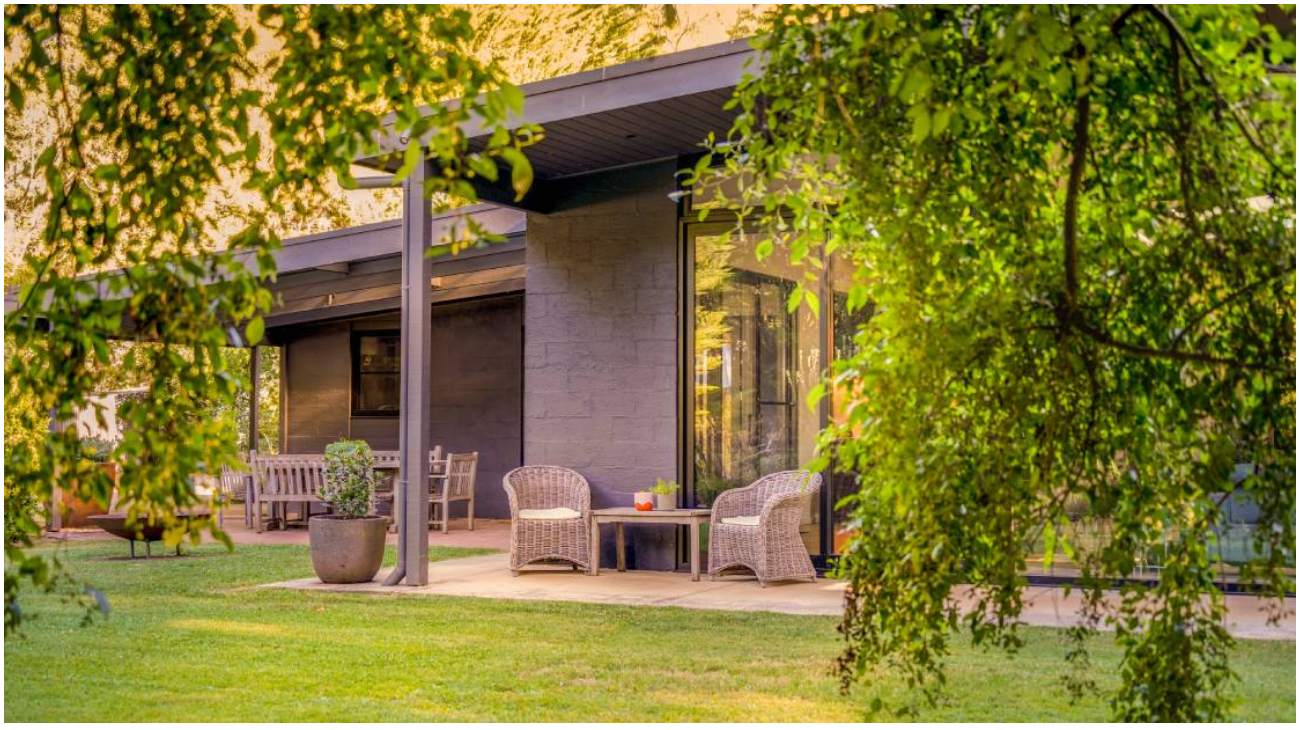
$700k

Monthly median price change[2]

-0.07% ↓

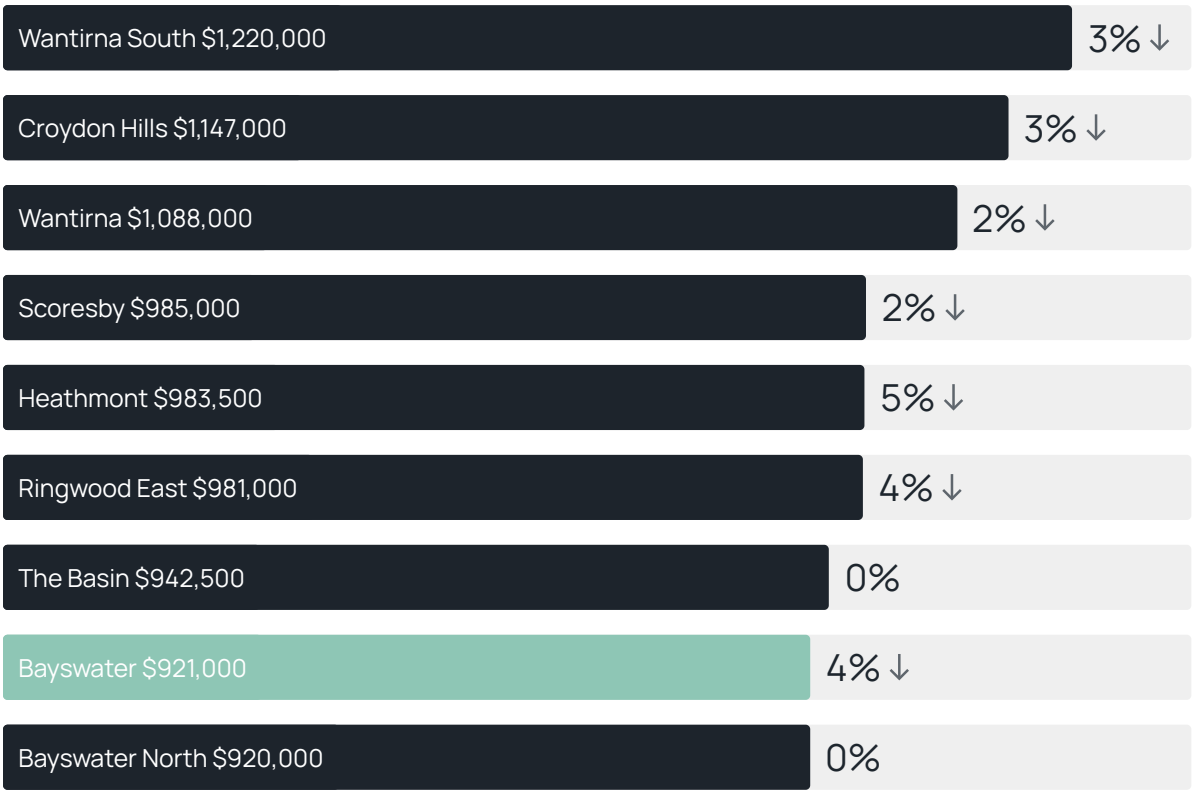
Bayswater monthly median property prices[3]



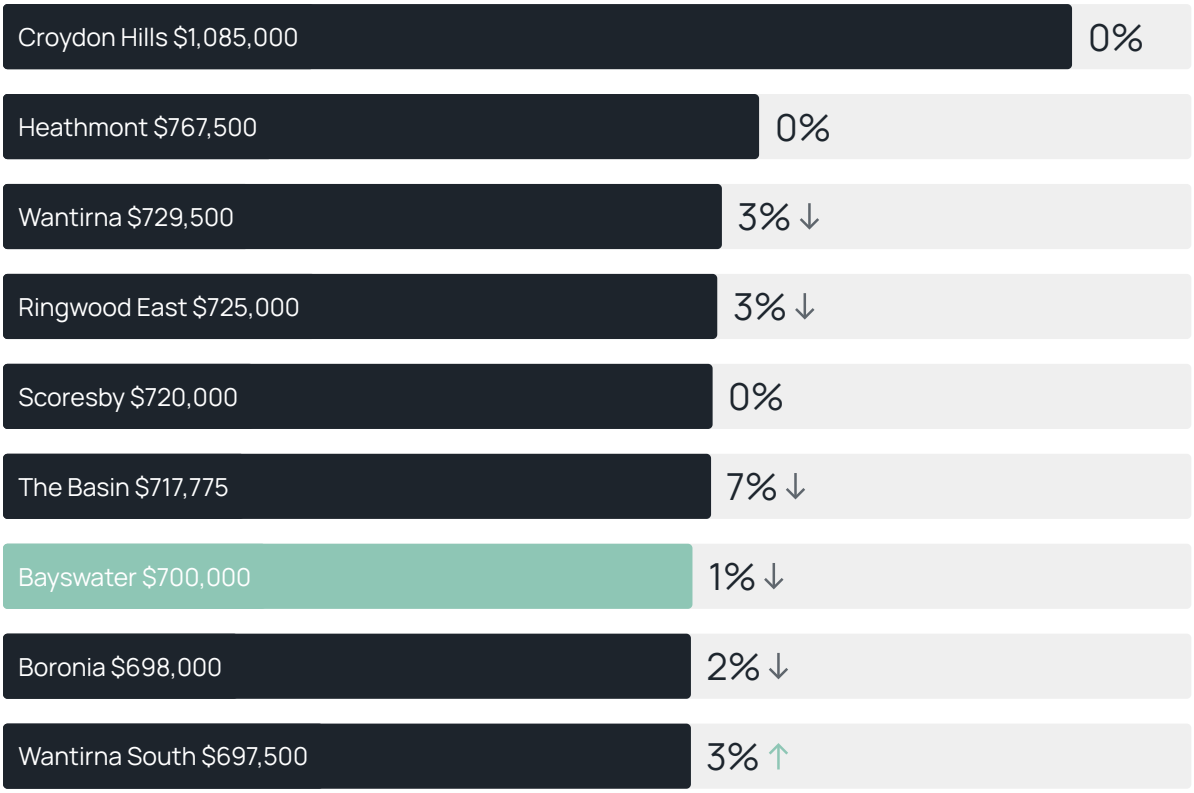


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

60%

Median days on market[5]

House	Unit
26 days	26 days

Jellis Craig average inspection attendance per listing[6]

29 groups

Average hold period[1]

House	Unit
13.9 years	11.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

12,262

Population growth[7]

4.29%

Median age[7]

38 years

Median household size[7]

2.4 people

Median asking rent per week[1]

House	Unit
$650	$580

Rental yield[8]

House	Unit
3.97%	4.54%

Recent Bayswater sales[5]

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
	1/34 Farnham Road Bayswater	2	Unit	$688,700	28 Oct 2026
	2 Bolac Street Bayswater	4	House	$825,000	26 Oct 2026
	9 Mitre Crescent Bayswater	5	House	$826,000	19 Oct 2026
	3A Yarran Grove Bayswater	3	House	$810,000	19 Oct 2026
	205/3 Birch Street Bayswater	2	Apartment	$480,000	18 Oct 2026
	22/30 Elizabeth Street Bayswater	2	Unit	$504,000	17 Oct 2026
	56 Scoresby Road Bayswater	3	House	Undisclosed	16 Oct 2026
	2-4 Willison Street Bayswater	5	House	$1,635,000	16 Oct 2026
	1/10 John Street Bayswater	2	Unit	$670,000	16 Oct 2026
	11 Clifford Street Bayswater	3	House	$692,500	14 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	2/42 Mareeba Crescent Bayswater	3	Townhouse	$785,000	14 Oct 2026
	2/25 Marlborough Road Bayswater	4	Townhouse	$850,000	13 Oct 2026
	7/631 Mountain Highway Bayswater	2	Townhouse	$580,000	13 Oct 2026
	2/37 Phyllis Street Bayswater	3	Townhouse	$852,600	12 Oct 2026
	35 Jeanette Street Bayswater	4	House	$1,100,000	10 Oct 2026
	1/16 Lance Road Bayswater	3	Unit	$680,000	08 Oct 2026
	1/25 Maple Street Bayswater	3	Unit	$775,000	08 Oct 2026
	2/24 Cullis Parade Bayswater	2	Unit	$605,000	07 Oct 2026
	11A Railway Parade Bayswater	3	House	$715,000	06 Oct 2026
	101 Stud Road Bayswater	3	House	Undisclosed	01 Oct 2026

Address	Bedrooms	Type	Price	Sold
 2/2 Maple Street Bayswater	3	Unit	$832,000	01 Oct 2026
 1/635 Mountain Highway Bayswater	2	Townhouse	$575,000	29 Sep 2026
 43 Birch Street Bayswater	3	House	$888,000	29 Sep 2026
 3/34 Farnham Road Bayswater	3	Unit	$714,000	25 Sep 2026
 1/5 Myrtle Street Bayswater	2	Unit	$692,500	22 Sep 2026
 4 Rodney Street Bayswater	4	House	$1,010,000	21 Sep 2026
 2 Elizabeth Street Bayswater	4	House	$876,000	19 Sep 2026
 927 Mountain Highway Bayswater	2	House	$717,850	17 Sep 2026
 1/8 Farnham Road Bayswater	2	Unit	$690,000	15 Sep 2026
 25 Grandview Grove Bayswater	4	House	Undisclosed	12 Sep 2026

Jellis Craig Ringwood
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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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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