



Bayswater

Suburb Report



Your connection to property insights



JellisCraig

BAYSWATER SUBURB REPORT

Median house price¹

Median

\$927k

Quarterly price change

-1.38% ↓

Median unit price¹

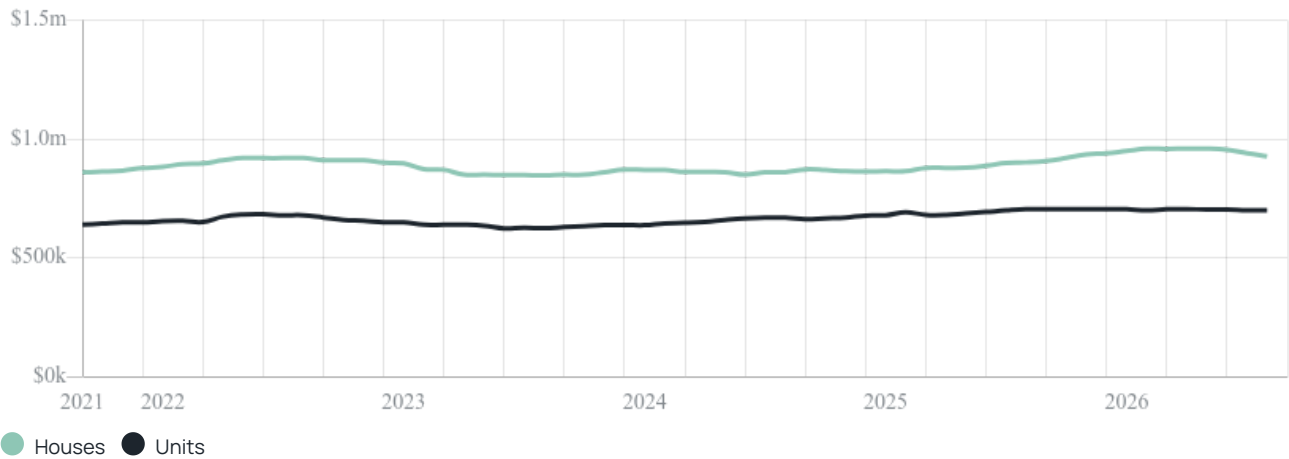
Median

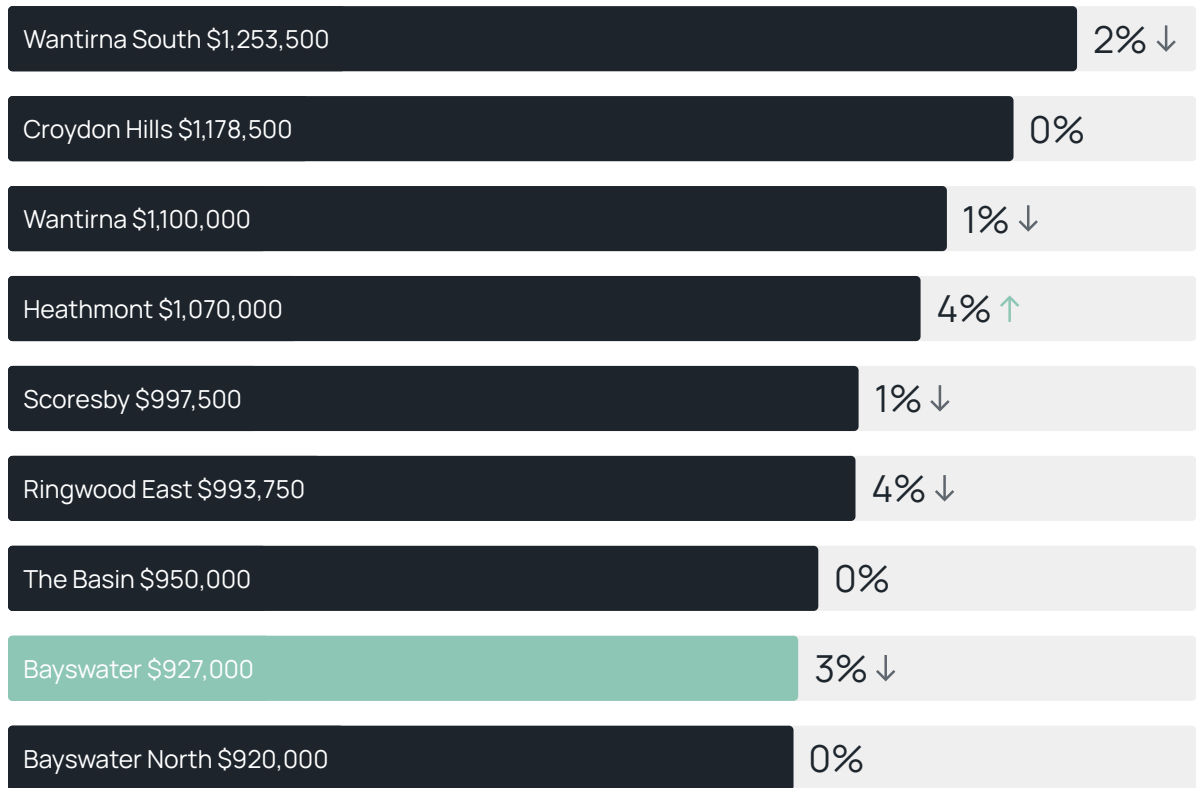
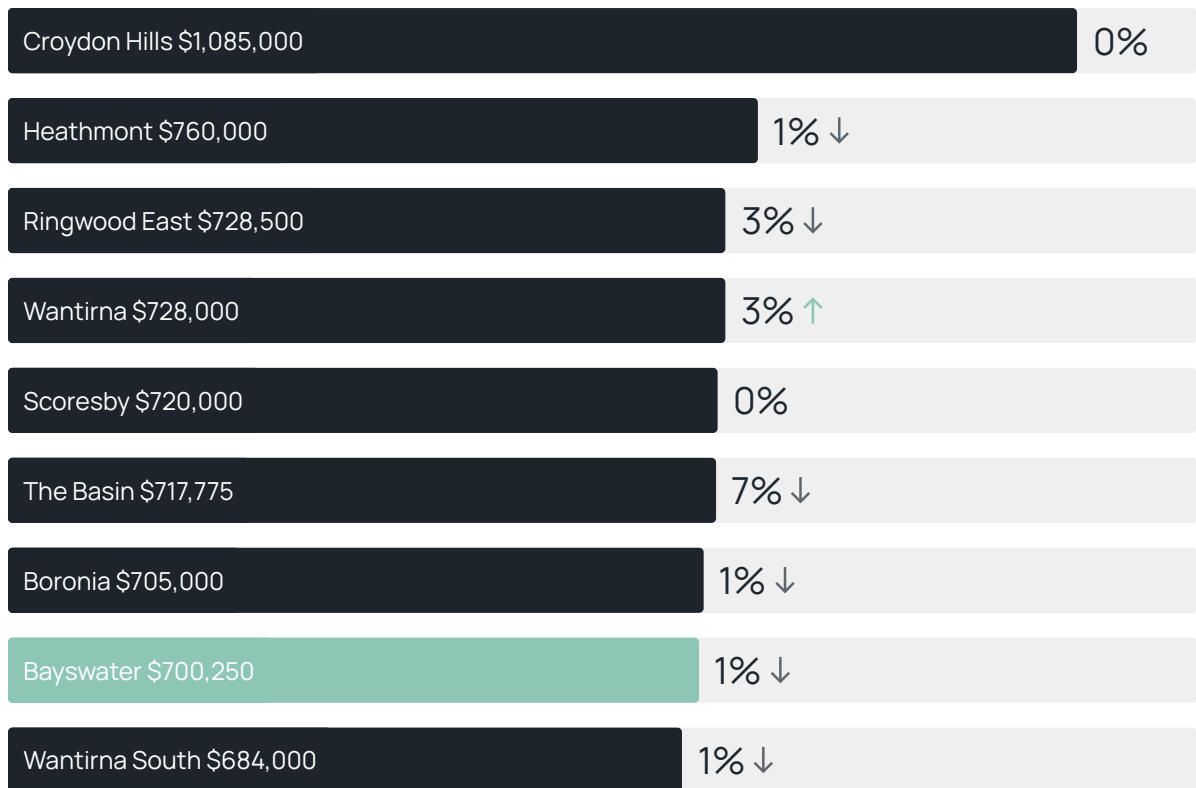
\$700k

Quarterly price change

-0.04% ↓

Bayswater quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 38%
● Private 62%

Auction clearance rate³

56.76%

Median days on market³

House

Unit

26 days

26 days

Jellis Craig average inspection attendance per listing⁴

34 groups

Average hold period¹

House

Unit

14.1 years

11.1 years

Dwelling type⁵

● Houses 85% ● Units 15%

Ownership⁵

● Owned outright 28% ● Mortgaged 37% ● Rented 35%

Population⁵

12,262

Median asking rent per week¹

Unit

\$650

\$580

Population growth⁵

4.29%

Rental yield¹

House

Unit

3.88%

4.45%

Median age⁵

38 years

Median household size⁵

2.4 people

Recent Bayswater sales²

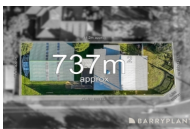
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6/44 Sinclair Road Bayswater	2	Unit	\$665,088	05 Sep 2026
 49 Jeanette Street Bayswater	4	House	\$828,000	03 Sep 2026
 2/3 Wiltshire Avenue Bayswater	3	Unit	\$823,000	02 Sep 2026
 1/31 Kumala Road Bayswater	4	House	\$1,280,000	31 Aug 2026
 9 Enfield Drive Bayswater	4	House	\$876,000	28 Aug 2026
 4/45 King Street Bayswater	2	Townhouse	\$605,000	25 Aug 2026
 584 Mountain Highway Bayswater	4	House	\$1,090,000	24 Aug 2026
 2/14 Yarran Grove Bayswater	3	Unit	Undisclosed	24 Aug 2026
 3B Hoskin Street Bayswater	3	House	\$897,000	19 Aug 2026
 6/16 John Street Bayswater	4	Townhouse	\$920,000	19 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 54 Elizabeth Street Bayswater	3	House	\$842,000	19 Aug 2026
 107/13 Highmoor Avenue Bayswater	2	Apartment	\$480,000	18 Aug 2026
 13D Railway Parade Bayswater	3	Townhouse	\$650,000	17 Aug 2026
 3/31 Farnham Road Bayswater	3	Unit	\$798,800	14 Aug 2026
 2/5 Bertram Road Bayswater	2	Unit	Undisclosed	14 Aug 2026
 2/10 Burton Court Bayswater	2	Unit	\$650,000	13 Aug 2026
 11 Marie Wallace Way Bayswater	4	House	\$812,500	13 Aug 2026
 2/2 Lance Road Bayswater	2	Unit	\$670,000	13 Aug 2026
 6/8 Myrtle Street Bayswater	1	Unit	\$508,000	13 Aug 2026
 2/16 Stud Road Bayswater	2	Unit	\$650,000	11 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 23 John Street Bayswater	3	House	\$877,000	10 Aug 2026
 9 Elizabeth Street Bayswater	4	House	\$908,500	08 Aug 2026
 19A Wilhelma Avenue Bayswater	5	House	\$1,120,000	06 Aug 2026
 16 Keeler Avenue Bayswater	3	House	\$812,000	05 Aug 2026
 35 Farnham Road Bayswater	4	House	\$930,000	05 Aug 2026
 1/10 Grogan Court Bayswater	3	Unit	\$720,000	04 Aug 2026
 97 Stud Road Bayswater	2	House	\$830,000	04 Aug 2026
 2/1 Leonard Street Bayswater	3	Townhouse	\$820,000	04 Aug 2026
 4/7 Coorie Avenue Bayswater	3	Unit	\$710,000	01 Aug 2026
 3/20 Maple Street Bayswater	4	Townhouse	Undisclosed	30 Jul 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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