

Community report

Bayside (C)

Prepared from Community Explorer topic selections for briefing, planning and reporting use.

AREA

Bayside (C)

COMPARISON

Greater Melbourne

POPULATION

Persons

GENERATED

31 March 2026

Included sections

1 selected topic will be included in this report.

01 Dwelling type

Sources and method

- Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 and, where available, 2016 comparison data.
- Percentages are calculated from the denominator supplied for each topic. Change (pp) is the 2021 percentage minus the 2016 percentage when the topic is comparable across years.
- Enumerated topics describe where people or dwellings were counted on Census night.

Dwelling type

Bayside (C) | Greater Melbourne comparison | Persons

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Key takeaway

In 2021, separate houses was the most common dwelling type among dwellings in Bayside (C), accounting for 62.1% (24,333 dwellings). This share was lower than Greater Melbourne (67.3%). Since 2016, the biggest change was in separate houses, which increased by 1,496 dwellings.

About this topic

Dwelling type shows the structure of dwellings, such as separate houses, medium density housing, and higher density housing. It is a core measure of built form and residential density within an area.

This topic helps explain the housing role of an area and the kinds of households it may attract. It is best read with household size, household type, tenure, and age structure, because built form and population characteristics are closely related.

Interpretation notes

– Dwelling structure describes the physical form of dwellings counted on Census night rather than tenure, housing condition, or household makeup.

– It is strongest when read alongside household size and tenure, because structure alone does not show who lives there.

Dwelling structure

Bayside (C) - Dwellings (Enumerated)

Category	2021			2016			Change	
	Count	%	Greater Melbourne %	Count	%	Greater Melbourne %	Count	pp
Separate house	24,333	62.1%	67.3%	22,837	62.1%	66.8%	+1,496	0.0
Medium density	11,186	28.5%	21.2%	11,059	30.1%	22.7%	+127	-1.6
High density	3,343	8.5%	11.0%	2,496	6.8%	9.7%	+847	+1.7
Caravans, cabin, houseboat	3	0.0%	0.1%	0	0.0%	0.2%	+3	0.0
Other	274	0.7%	0.3%	217	0.6%	0.3%	+57	+0.1
Not stated	41	0.1%	0.1%	164	0.4%	0.3%	-123	-0.3
Total Occupied Private Dwellings	39,190	100.0%	100.0%	36,776	100.0%	100.0%	+2,414	0.0

Data basis: enumerated.