

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

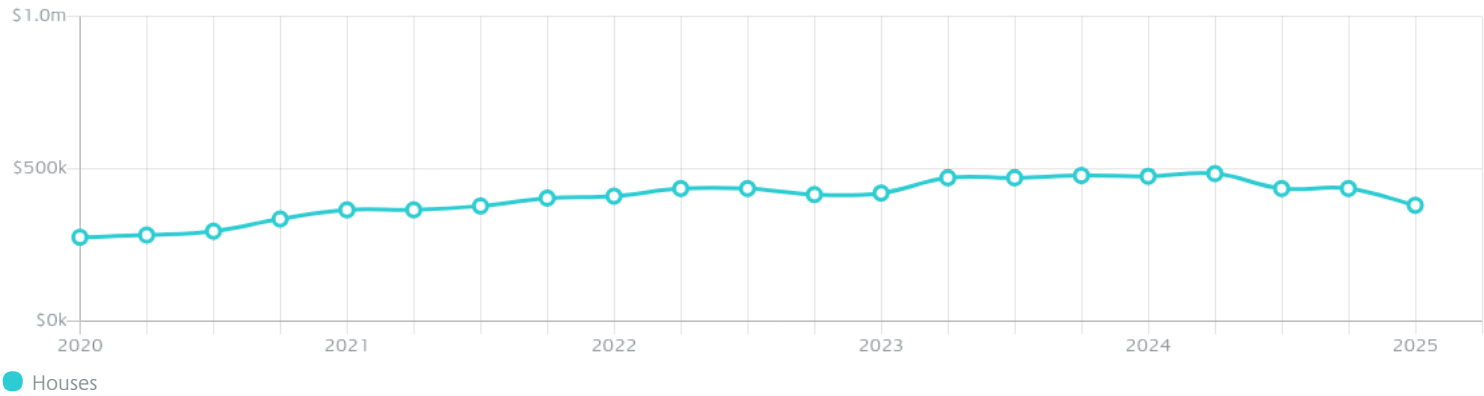
Median

\$380k

Quarterly Price Change

-12.64% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price^{*}

Miners Rest \$575,000

Linton \$520,500

Beaufort \$435,000

Sales Snapshot

Sale Method^{*}



● Auction 29%
● Private 71%

Median Days on Market[^]

84 days

Average Hold Period^{*}

3.2 years

Insights

Dwelling Type[^]



● Houses 97% ● Units 3%

Ownership[^]



● Owned Outright 57% ● Mortgaged 34% ● Rented 9%

Population[^]

1,712

Median Asking Rent per week^{*}

\$410

Population Growth[^]

11.24%

Rental Yield^{*}

5.13%

Median Age[^]













51 years

Median Household Size[^]













2.1 people

Sold Properties~











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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 43 High St Beaufort	3	House	\$285,000	08 May 2025
 102 Stockyard Hill Rd Beaufort	4	House	\$1,089,000	29 Apr 2025
 46 Lawrence St Beaufort	3	House	\$360,000	03 Apr 2025
 21 Warburton St Beaufort	4	House	\$465,000	28 Mar 2025
 8 Stuart St Beaufort	2	House	\$360,000	21 Mar 2025
 108 Neill St Beaufort	3	House	\$265,000	14 Mar 2025
 8 Sawpit Gully La Beaufort	3	House	\$600,000	14 Mar 2025
 15 Olinda St Beaufort	3	House	\$575,000	25 Feb 2025
 31 Cummins St Beaufort	3	House	\$475,000	21 Feb 2025
 24 Eyre St Beaufort	3	House	\$355,000	10 Feb 2025
 469 Old Shirley Rd Beaufort	4	House	\$510,000	04 Feb 2025
 2 Mitchell St Beaufort	3	House	\$460,000	03 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 117 Neill St Beaufort	2	House	\$475,000	29 Jan 2025
 12 Speke St Beaufort	3	House	\$275,000	24 Jan 2025
 35 LAWRENCE St BEAUFORT	3	House	\$593,000	20 Dec 2024
 10 Wills St Beaufort	2	House	\$710,000	18 Dec 2024
 5 Halpin St Beaufort	3	House	\$380,000	17 Dec 2024
 48 Lawrence St Beaufort	2	House	\$350,000	09 Dec 2024
 17 Back Raglan Rd Beaufort	3	House	\$285,000	15 Nov 2024
 21A Lawrence St Beaufort	2	House	\$400,000	14 Nov 2024
 62 High St Beaufort	3	House	\$230,000	31 Oct 2024
 33 Rifle Butts Rd Beaufort	4	House	\$690,000	08 Oct 2024
 1 Halpin St Beaufort	3	House	\$340,000	19 Sep 2024
 31 Pratt St Beaufort	3	House	\$435,000	14 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 49 Lawrence St Beaufort	2	House	\$285,000	02 Sep 2024
 33 Lawrence St Beaufort	2	House	\$345,000	30 Aug 2024
 2 Parker St Beaufort	3	House	\$365,000	30 Aug 2024
 8 Eucalyptus Ct Beaufort	4	House	\$600,000	30 Aug 2024
 1 Leichardt St Beaufort	3	House	\$429,000	20 Aug 2024
 66 High St Beaufort	3	House	\$172,500	08 Aug 2024
 86 Neill St Beaufort	3	House	\$340,000	26 Jul 2024
 7 Wills St Beaufort	4	House	\$455,000	09 Jul 2024
 95 Centre Rd Beaufort	5	House	\$600,000	28 Jun 2024
 9 Banksia Ct Beaufort	3	House	\$660,000	21 Jun 2024



jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.