

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.99m

Quarterly Price Change

1.50% ↑

Median Unit Price*

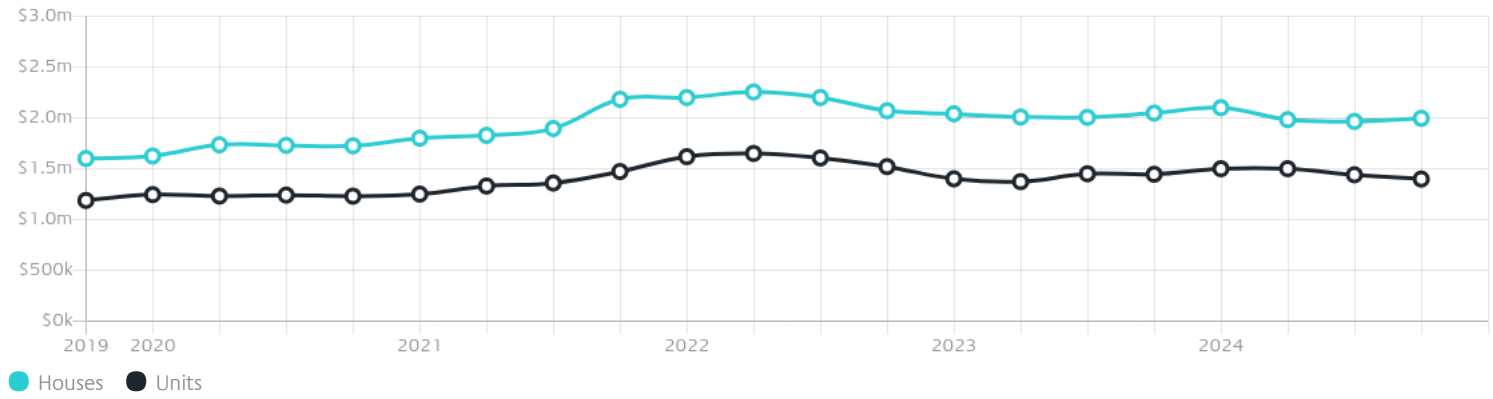
Median

\$1.40m

Quarterly Price Change

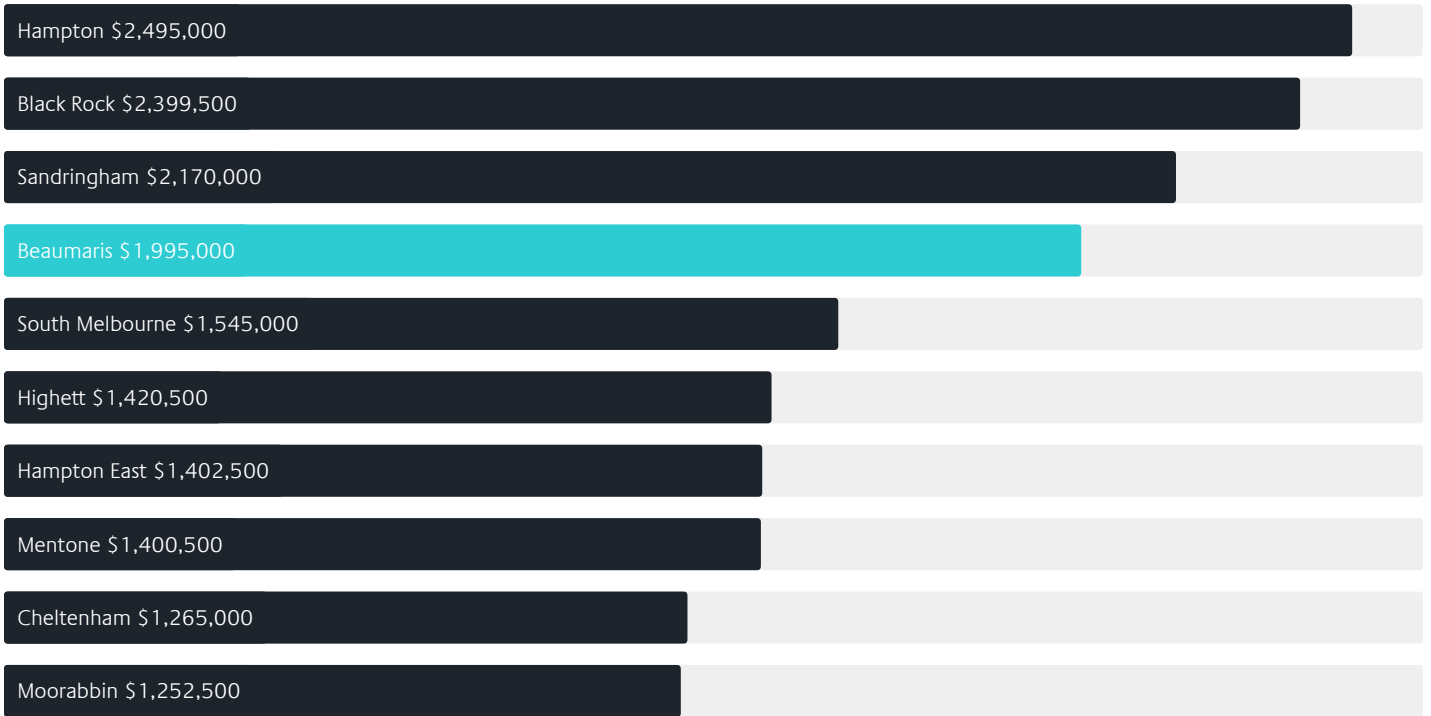
-2.91% ↓

Quarterly Price Change*

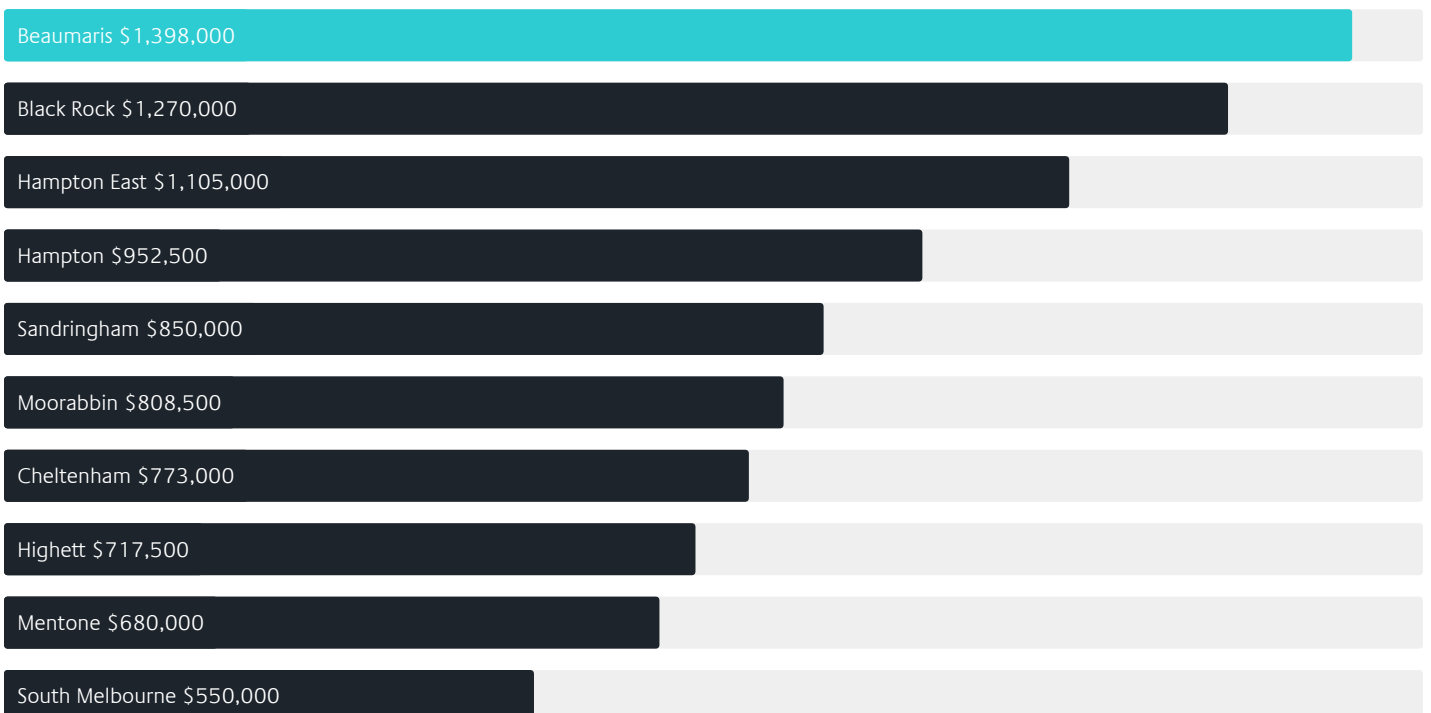


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

70.27%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.6 years

Insights

Dwelling Type[^]



● Houses 79% ● Units 21%

Ownership[^]



● Owned Outright 51% ● Mortgaged 39% ● Rented 11%

Population[^]

13,947

Median Asking Rent per week^{*}

\$950

Population Growth[^]

4.48%

Rental Yield^{*}

2.64%

Median Age[^]













48 years

Median Household Size[^]






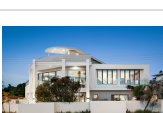

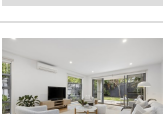
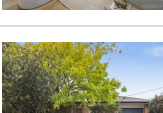


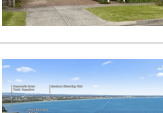
2.7 people

Sold Properties~











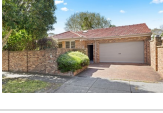

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9 Hutchison Av Beaumaris	4	House	\$1,835,000	29 Mar 2025
 366 Balcombe Rd Beaumaris	4	House	\$1,800,000	29 Mar 2025
 4/434 Balcombe Rd Beaumaris	3	Unit	\$1,175,000	25 Mar 2025
 7 Deauville St Beaumaris	5	House	\$2,555,000	22 Mar 2025
 25 Summerhill Rd Beaumaris	3	House	\$1,745,000	22 Mar 2025
 150 Pellatt St Beaumaris	3	House	\$1,700,000	20 Mar 2025
 20 John St Beaumaris	3	House	\$1,800,000	19 Mar 2025
 2 Lileura Av Beaumaris	3	House	\$1,886,000	19 Mar 2025
 21 Gareth Av Beaumaris	4	House	\$1,777,000	15 Mar 2025
 18 Tramway Pde Beaumaris	4	House	\$1,965,000	12 Mar 2025
 32 Bodley St Beaumaris	3	House	\$1,810,000	11 Mar 2025
 2/3 Wilkins Av Beaumaris	2	Unit	\$850,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/31 Alfred St Beaumaris	2	Unit	\$665,000	17 Feb 2025
 30 Beach Rd BEAUMARIS	4	House	\$2,850,000	13 Feb 2025
 383 Balcombe Rd Beaumaris	4	House	\$2,550,000	08 Feb 2025
 5 Gordon St Beaumaris	1	House	\$1,473,000	01 Feb 2025
 10/464 Beach Rd Beaumaris	2	Apartment	\$810,000	31 Jan 2025
 417 Beach Rd Beaumaris	4	House	\$4,500,000	30 Jan 2025
 77a Reserve Rd Beaumaris	3	Flat/Unit/Apartment	\$1,335,000	25 Jan 2025
 17 Vardon Av Beaumaris	3	Townhouse	\$1,556,000	24 Jan 2025
 6 Howell Av Beaumaris	2	House	\$1,025,000	21 Jan 2025
 10 Cavell Ct Beaumaris	3	House	\$1,500,000	15 Jan 2025
 3 Bonanza Rd Beaumaris	5	House	\$2,450,000	10 Jan 2025
 3/462 Beach Rd Beaumaris	3	Townhouse	\$1,370,000	01 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Mcnamara St Beaumaris	4	House	\$1,715,000	21 Dec 2024
 5 McNaught St Beaumaris	4	House	\$2,033,000	18 Dec 2024
 427 Balcombe Rd Beaumaris	3	House	\$1,894,000	14 Dec 2024
 8 Valmont Av Beaumaris	4	House	\$1,765,000	12 Dec 2024
 3/10 Towers St Beaumaris	2	Unit	\$720,000	09 Dec 2024
 26 Spicer St Beaumaris	3	House	\$1,450,000	07 Dec 2024
 21 Rosemary Rd Beaumaris	4	House	\$2,150,000	07 Dec 2024
 6 Biarritz Av Beaumaris	2	House	\$1,220,000	05 Dec 2024
 13 Wellington Av Beaumaris	5	House	\$4,265,000	04 Dec 2024
 2/92 Oak St Beaumaris	2	Townhouse	\$814,500	02 Dec 2024
 2A John St Beaumaris	2	Flat/Unit/Apartment	\$1,500,000	02 Dec 2024
 9 Wellington Av Beaumaris	5	House	\$2,700,000	30 Nov 2024

Jellis Craig

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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