

JellisCraig

BEAUMARIS

Suburb Report

Know your neighbourhood.



BEAUMARIS SUBURB REPORT

Median House Price*

Median

\$2.06m

Quarterly Price Change

3.29% ↑

Median Unit Price*

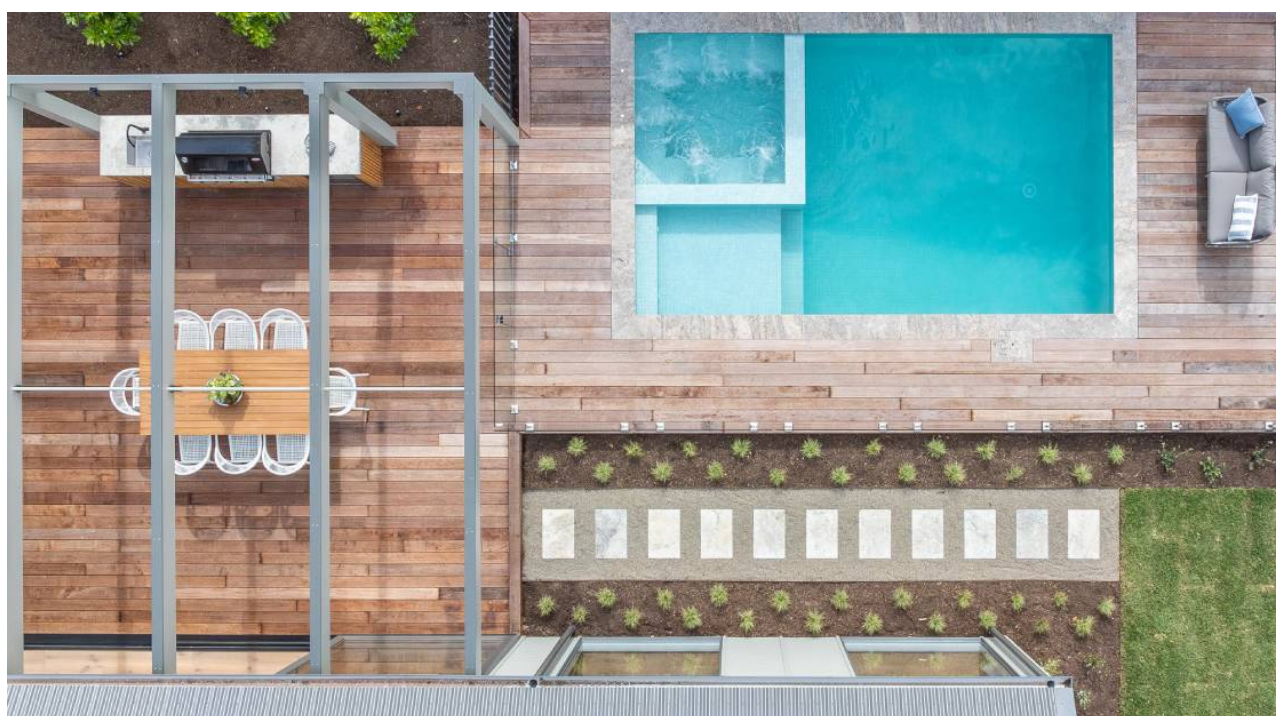
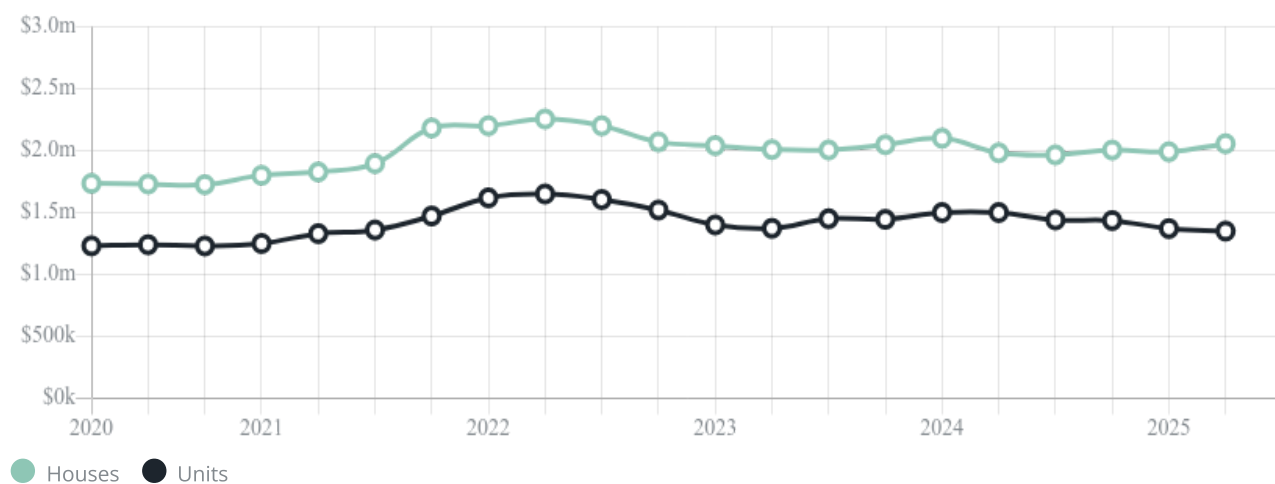
Median

\$1.35m

Quarterly Price Change

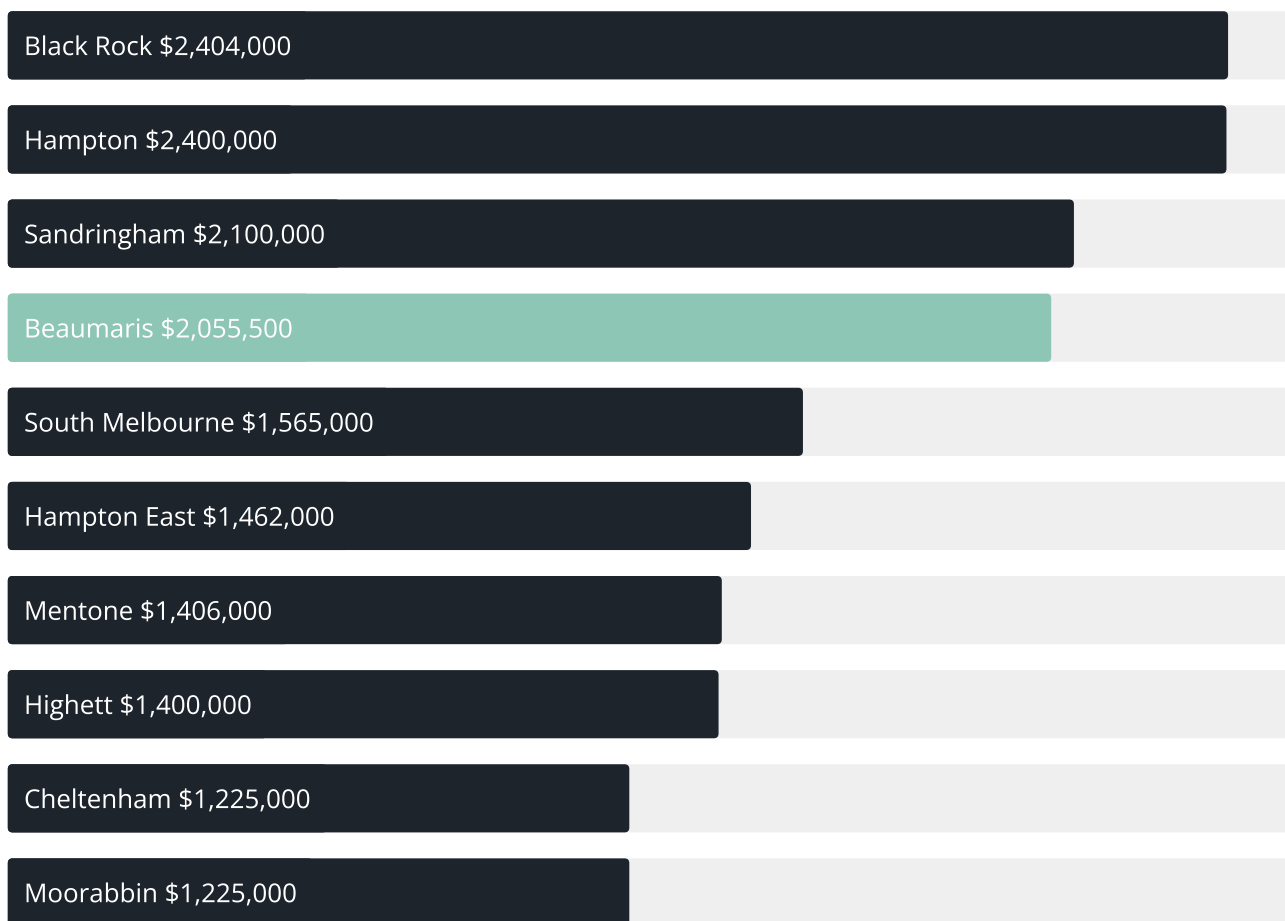
-1.45% ↓

Quarterly Price Change*

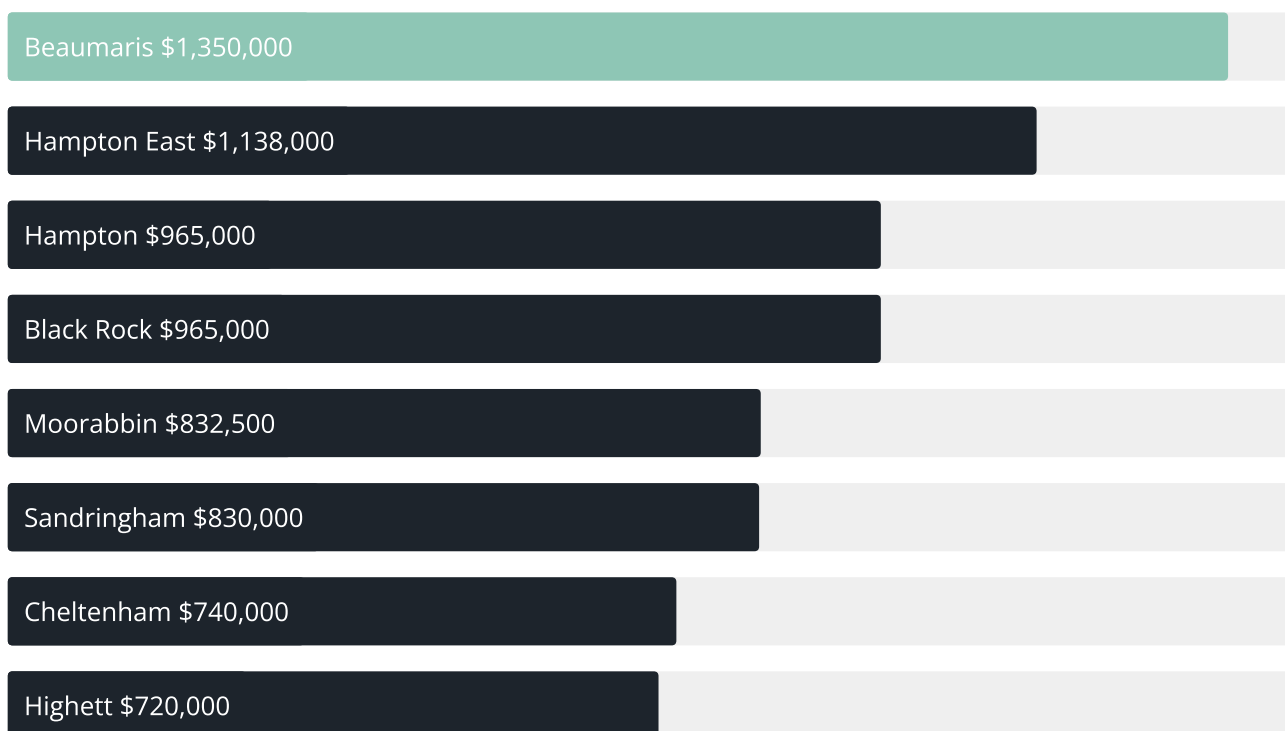


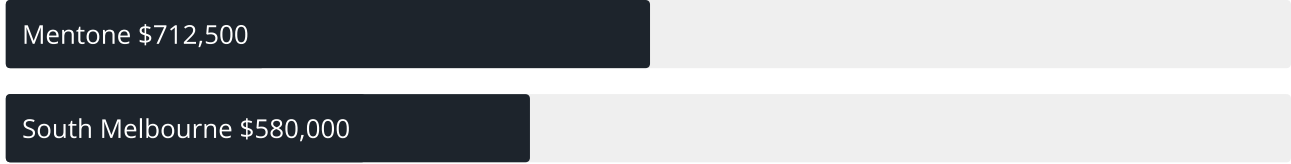
BEAUMARIS SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*





BEAUMARIS SUBURB REPORT

Sale Method*



● Auction 52%
● Private 48%

Auction Clearance Rate*

75%

Median Days on Market^

33 days

Average Hold Period*

7.6 years

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^







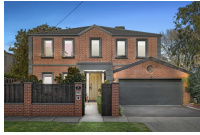



48 years

Median Household Size^











2.7 people

BEAUMARIS SUBURB REPORT











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
 34 Martin St Beaumaris	4	House	\$1,855,000	23 Jul 2025
 2/3 Coles Ct Beaumaris	1	Unit	\$450,000	22 Jul 2025
 28 Scott St Beaumaris	3	House	\$1,700,000	15 Jul 2025
 7/464 Beach Rd Beaumaris	2	Townhouse	\$955,000	14 Jul 2025
 26 Wattle Av Beaumaris	4	House	\$2,675,000	11 Jul 2025
 1/11a McNaught St Beaumaris	4	Townhouse	\$1,960,000	11 Jul 2025
 10 Hugo St Beaumaris	5	House	\$2,910,000	06 Jul 2025
 2 Reid St Beaumaris	4	House	\$1,925,000	29 Jun 2025
 43/472 Beach Rd Beaumaris	2	Apartment	\$1,240,000	29 Jun 2025
 104 Wells Rd Beaumaris	4	House	\$1,975,000	14 Jun 2025

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 54/34 Bodley St Beaumaris	2	Apartment	\$850,000	13 Jun 2025
 11B Bayview Rd Beaumaris	4	Townhouse	\$2,150,000	12 Jun 2025
 18 Hutchison Av Beaumaris	5	House	\$2,205,000	10 Jun 2025
 1A Raymond St Beaumaris	2	Villa	\$1,100,000	07 Jun 2025
 1/45 Reserve Rd Beaumaris	3	House	\$1,425,000	04 Jun 2025
 8 Bayview Rd Beaumaris	2	House	\$1,520,000	01 Jun 2025
 1b Comport St Beaumaris	3	Townhouse	\$2,400,000	31 May 2025
 9 Oak St Beaumaris	3	House	\$1,810,000	31 May 2025
 21 Hastings Av Beaumaris	4	House	\$2,100,000	29 May 2025
 27/33 Bodley St Beaumaris	3	Subdivided Flat - Single OYO Flat	\$1,300,000	24 May 2025

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 130 Reserve Rd Beaumaris	4	House	\$1,775,000	24 May 2025
 18a Dalgetty Rd Beaumaris	3	Townhouse	\$1,820,000	24 May 2025
 10 Valmont Av Beaumaris	3	House	\$2,275,000	18 May 2025
 24 Michael St Beaumaris	4	House	\$2,310,000	17 May 2025
 180 Reserve Rd Beaumaris	3	House	\$1,410,000	13 May 2025
 108 Reserve Rd Beaumaris	4	House	\$1,755,000	10 May 2025
 1/99 Pellatt St Beaumaris	4	Townhouse	\$1,416,000	10 May 2025
 1/43 Cromer Rd Beaumaris	3	Unit	\$1,370,000	10 May 2025
 2/117 Cromer Rd Beaumaris	2	Unit	\$805,000	09 May 2025
 13 Cannes Gr Beaumaris	4	House	\$1,995,000	06 May 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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