

Suburb **INSIGHTS**

3193
BEAUMARIS



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.97m

Quarterly Price Change

-0.85% ↓

Median Unit Price*

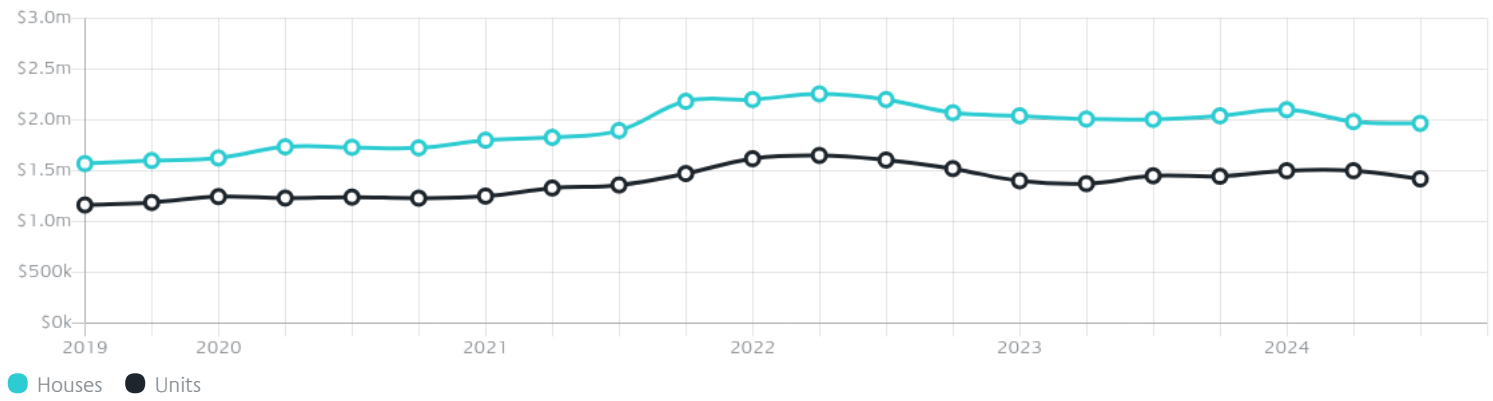
Median

\$1.42m

Quarterly Price Change

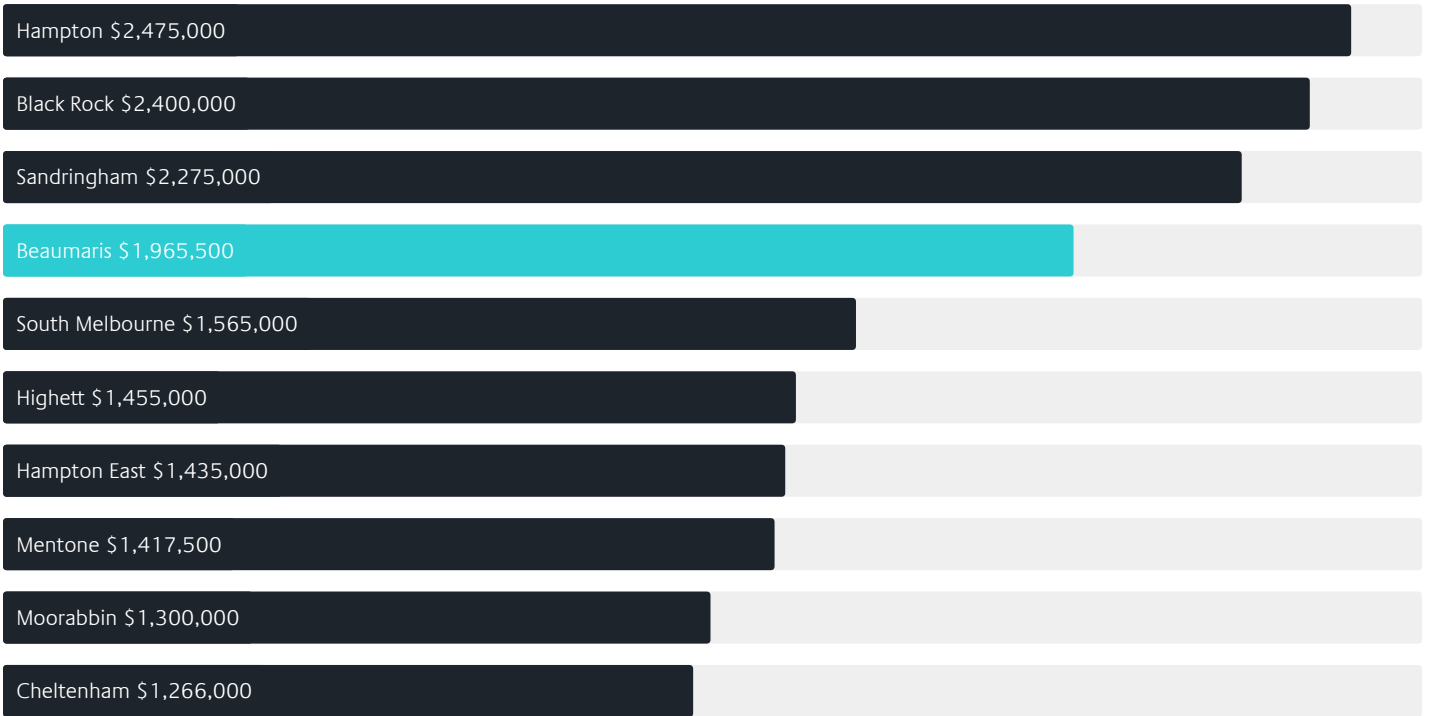
-5.40% ↓

Quarterly Price Change*

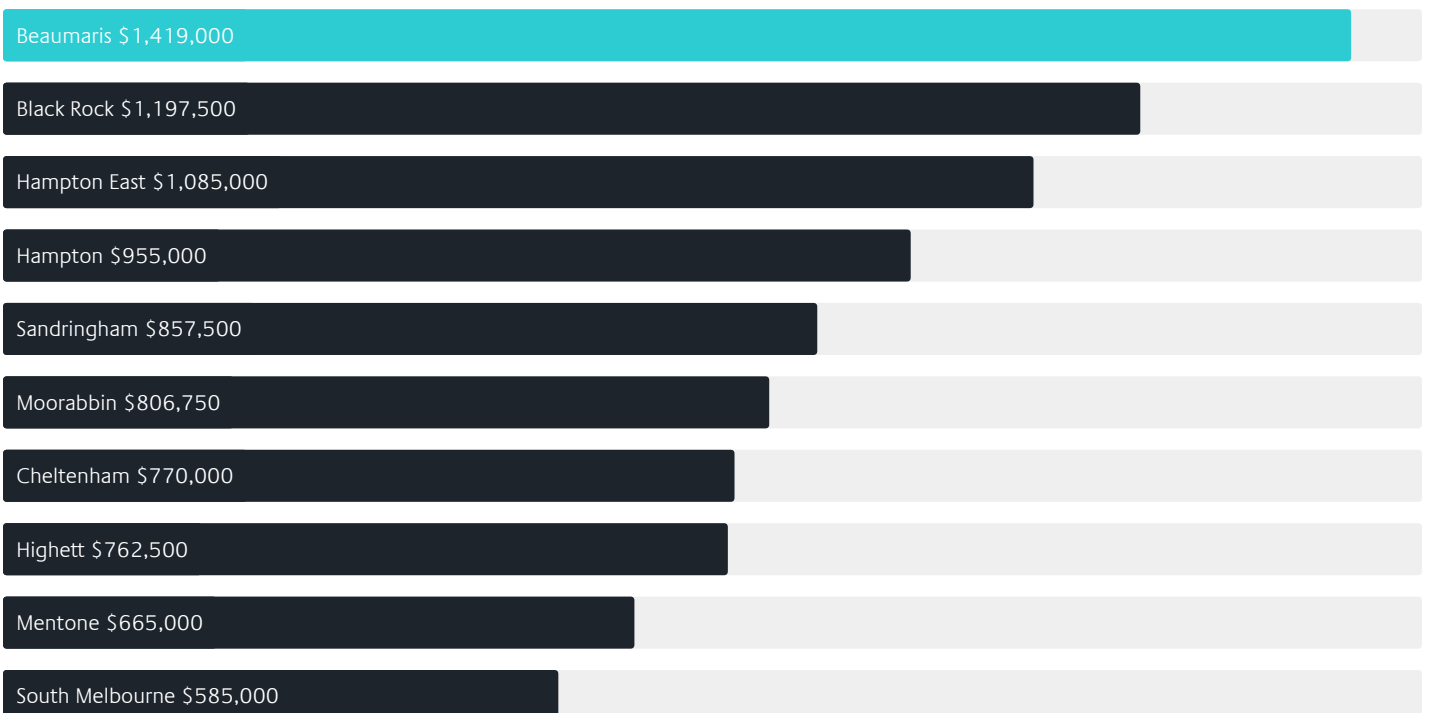


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 80%
● Private 20%

Auction Clearance Rate^{*}

68.42%

Median Days on Market[^]

27 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^{*}

\$995

Population Growth[^]

4.48%

Rental Yield^{*}

2.64%

Median Age[^]







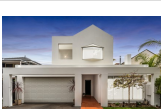



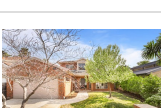

48 years

Median Household Size[^]











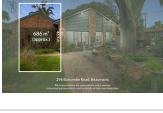

2.7 people

Sold Properties~









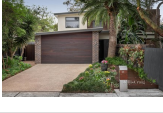
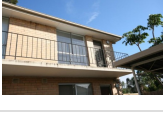
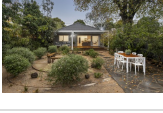

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 4 Wilkins Av Beaumaris	3	Unit	\$1,100,000	25 Nov 2024
 88 Haydens Rd Beaumaris	4	House	\$2,109,000	23 Nov 2024
 82 Haldane St Beaumaris	4	House	\$1,810,000	19 Nov 2024
 8 Haydens Rd Beaumaris	3	House	\$3,130,000	16 Nov 2024
 8 Oakley St Beaumaris	3	Townhouse	\$1,280,000	09 Nov 2024
 6 / 390 Balcombe Rd Beaumaris	3	Townhouse	\$1,325,000	08 Nov 2024
 23 Charman Rd Beaumaris	4	House	\$2,200,000	26 Oct 2024
 25 Spicer St Beaumaris	4	House	\$1,680,000	26 Oct 2024
 18 White St Beaumaris	3	House	\$1,850,000	19 Oct 2024
 23 Surf Av Beaumaris	3	Townhouse	\$1,810,000	18 Oct 2024
 23 Oak St Beaumaris	4	House	\$2,620,000	12 Oct 2024
 2 / 18 Alfred St Beaumaris	3	Flat / Unit / Apartment	\$1,175,000	12 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 100 Wells Rd Beaumaris	3	House	\$1,620,000	12 Oct 2024
 2/20 Alfred St Beaumaris	3	Unit	\$1,175,000	12 Oct 2024
 4 John St Beaumaris	4	House	\$1,700,000	11 Oct 2024
 11b McNaught St Beaumaris	4	House	\$2,200,000	01 Oct 2024
 27a Cherbourg Av Beaumaris	4	Townhouse	\$2,100,000	21 Sep 2024
 80a Oak St Beaumaris	3	House	\$1,190,000	19 Sep 2024
 12 Raymond St Beaumaris	4	House	\$1,981,000	07 Sep 2024
 8A Reserve Rd Beaumaris	4	Townhouse	\$2,480,000	05 Sep 2024
 1 Charman Rd Beaumaris	4	House	\$2,435,000	05 Sep 2024
 9a Scarborough Gr Beaumaris	3	House	\$1,500,000	03 Sep 2024
 296 Balcombe Rd Beaumaris	3	House	\$1,660,000	31 Aug 2024
 10 Oak St Beaumaris	5	House	\$2,575,000	24 Aug 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/104 Cromer Rd Beaumaris	1	Unit	\$428,000	24 Aug 2024
 2/10 Church St Beaumaris	2	Unit	\$777,500	24 Aug 2024
 88 Dalgetty Rd Beaumaris	4	House	\$2,250,000	23 Aug 2024
 162 Tramway Pde Beaumaris	5	House	\$2,200,000	17 Aug 2024
 1/6 Keith St Beaumaris	2	Unit	\$845,000	16 Aug 2024
 3/117 Cromer Rd Beaumaris	2	Unit	\$695,000	12 Aug 2024
 1/53 Reserve Rd Beaumaris	4	Townhouse	\$1,770,000	11 Aug 2024
 8 Bonanza La Beaumaris	2	House	\$1,316,000	10 Aug 2024
 29 Haldane St Beaumaris	3	Townhouse	\$1,961,000	10 Aug 2024
 16/85 Charman Rd Beaumaris	1	Strata Unit/Flat	\$258,000	10 Aug 2024
 92 Wells Rd Beaumaris	3	House	\$1,940,000	10 Aug 2024
 1a Hepburn Av Beaumaris	4	Townhouse	\$2,080,000	10 Aug 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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