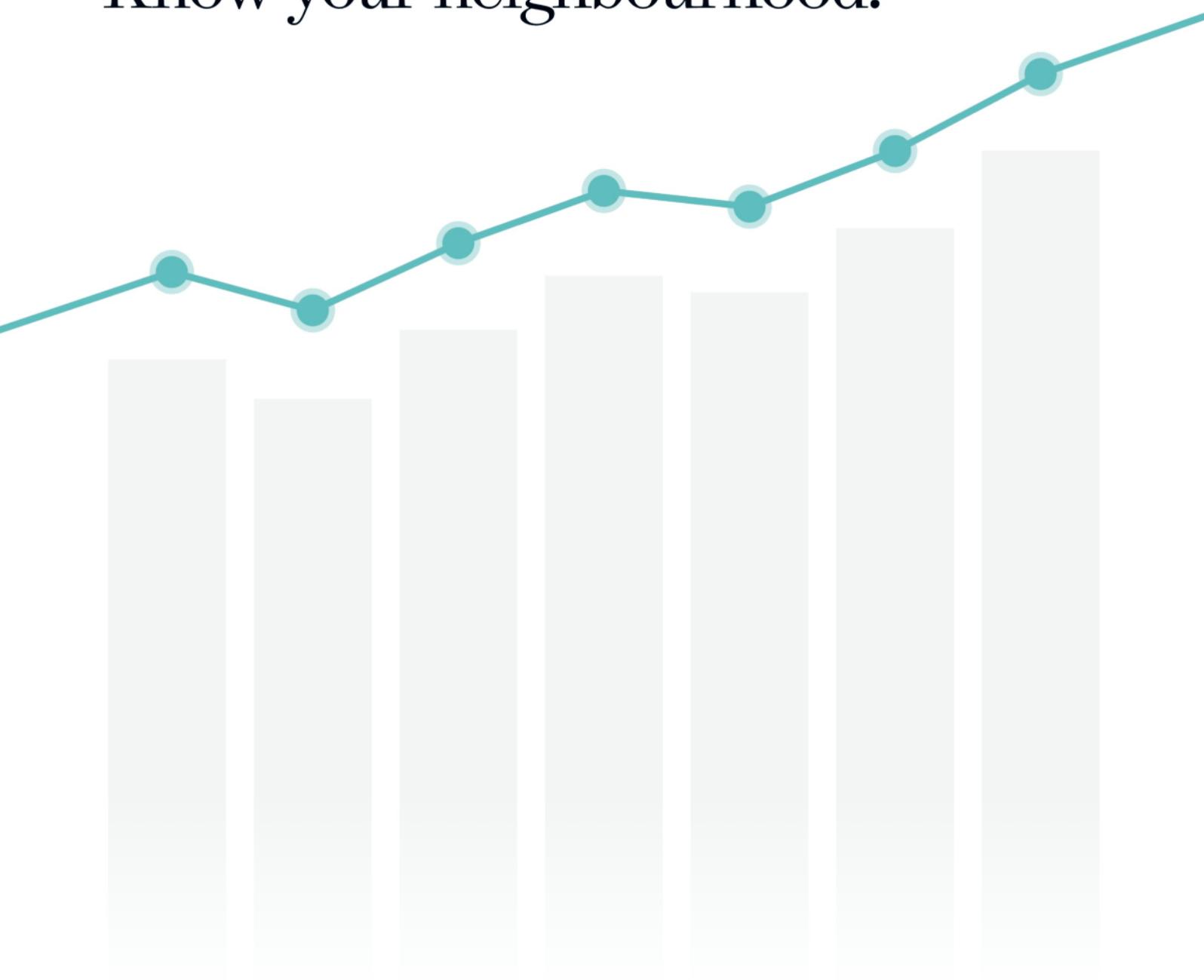


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.99m

Quarterly Price Change

1.50% ↑

Median Unit Price*

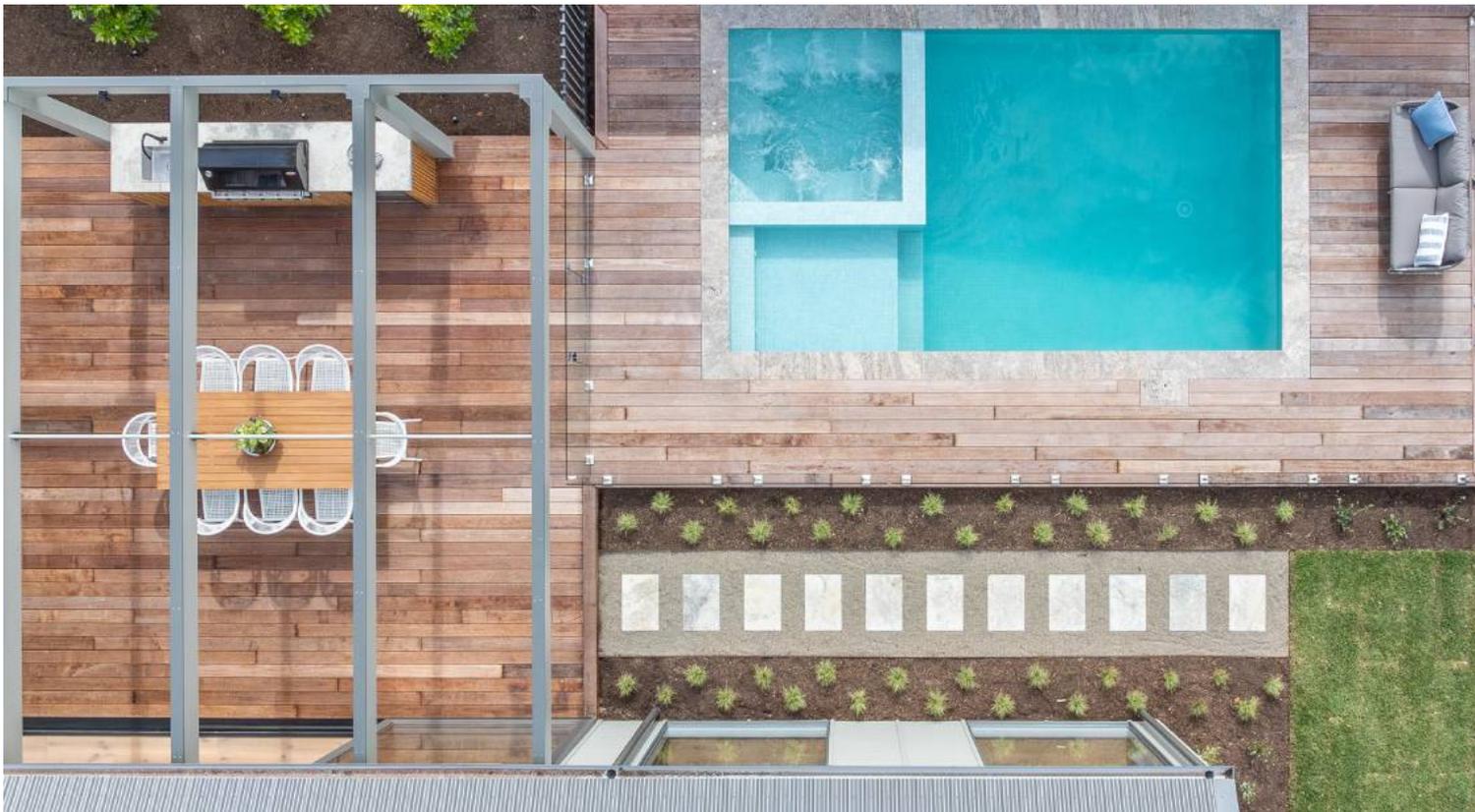
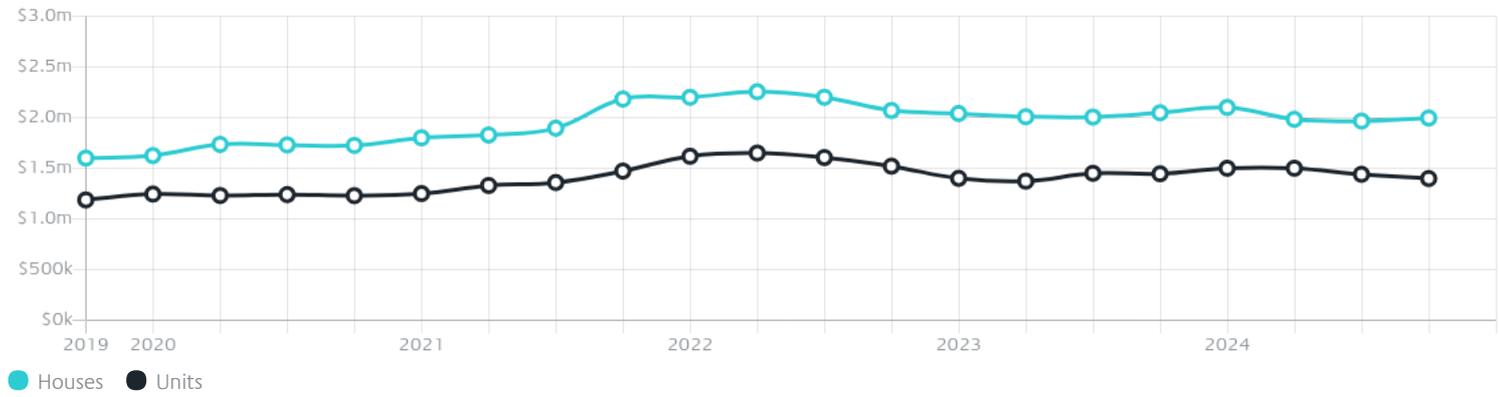
Median

\$1.40m

Quarterly Price Change

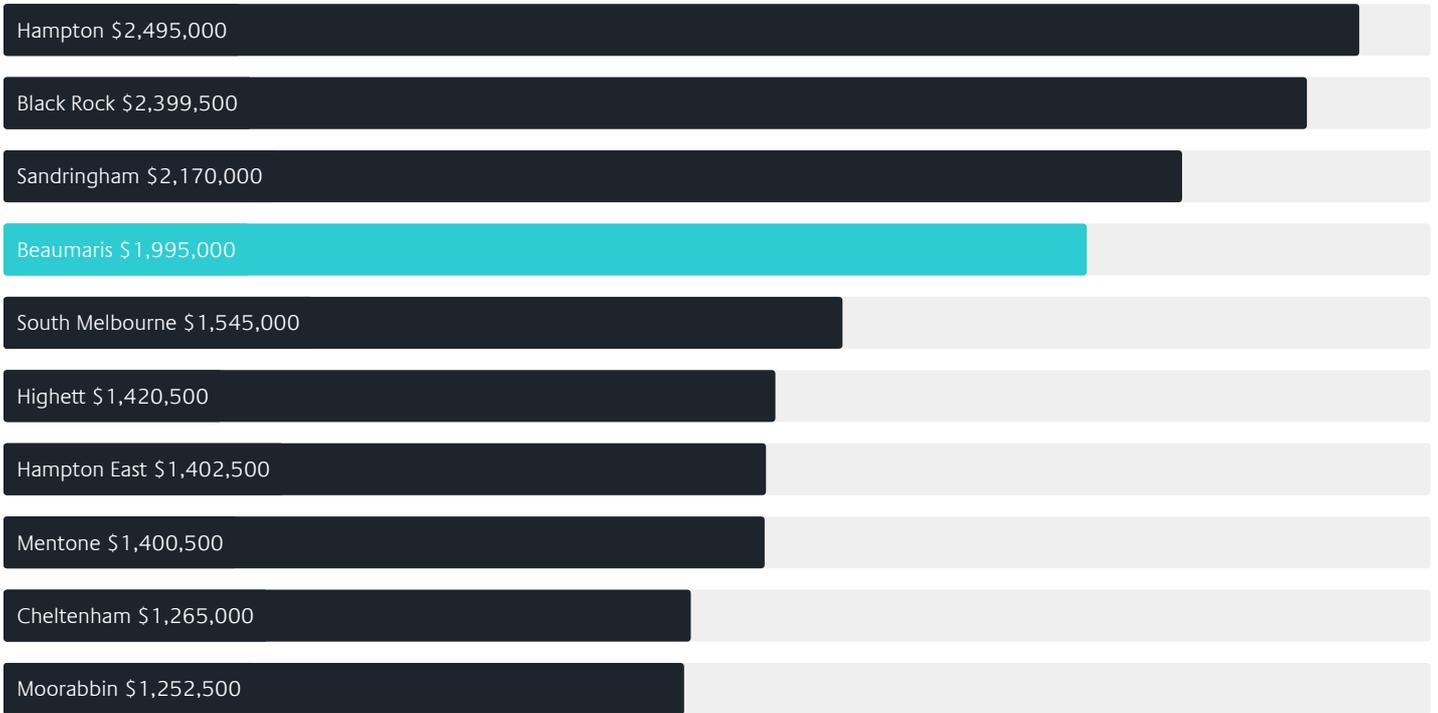
-2.91% ↓

Quarterly Price Change*

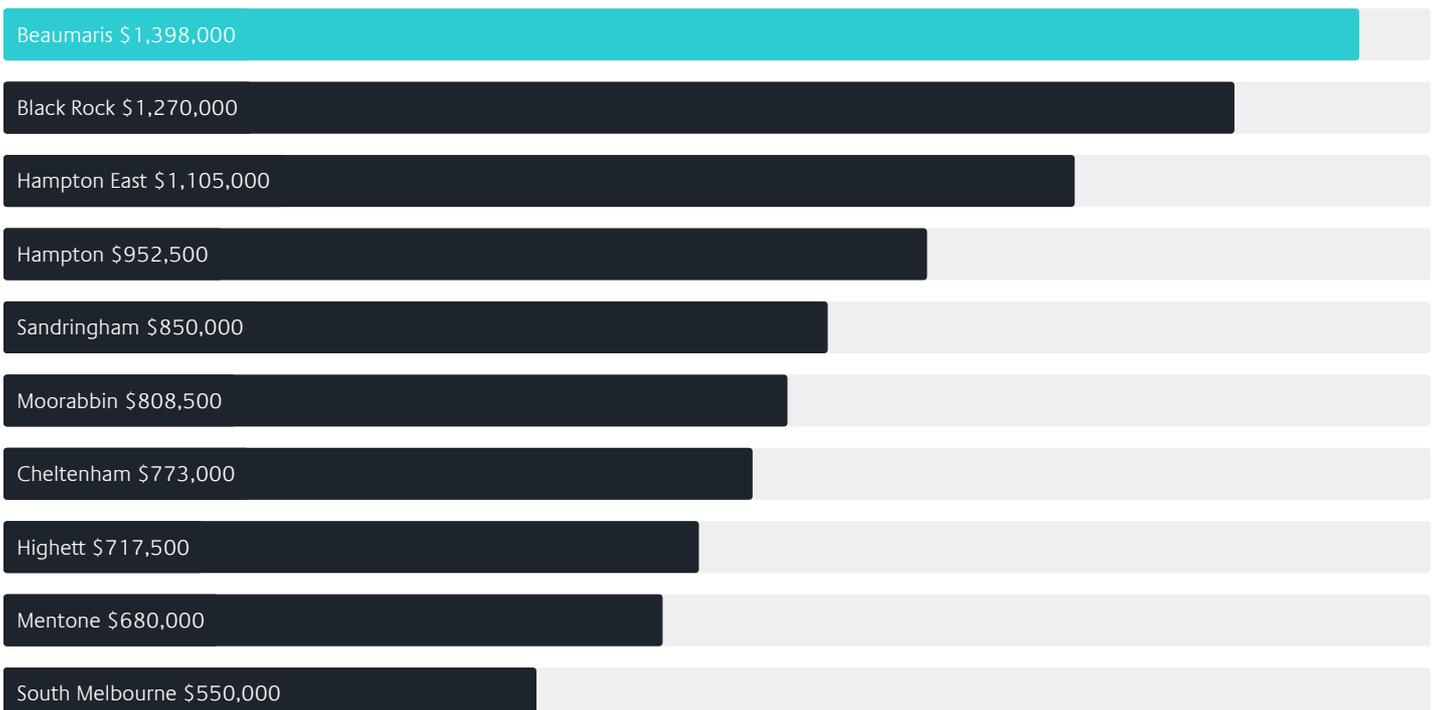


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 68%
● Private 32%

Auction Clearance Rate*

70.73%

Median Days on Market^

32 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Vardon Av Beaumaris	3	Townhouse	\$1,556,000	24 Jan 2025
 6 Howell Av Beaumaris	2	House	\$1,025,000	21 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
 12 Mcnamara St Beaumaris	4	House	\$1,715,000	21 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
 21 Rosemary Rd Beaumaris	4	House	\$2,150,000	07 Dec 2024
 13 Wellington Av Beaumaris	5	House	\$4,265,000	04 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

Sold Properties~

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
 10 Armstrong St Beaumaris	4	House	\$2,425,000	21 Nov 2024
 6 Armstrong St Beaumaris	5	House	\$2,425,000	20 Nov 2024
 82 Haldane St Beaumaris	4	House	\$1,810,000	19 Nov 2024
 104 Dalgetty Rd Beaumaris	4	House	\$1,725,000	18 Nov 2024
 58 Bonanza Rd Beaumaris	5	House	\$2,130,000	16 Nov 2024
 68 Scott St Beaumaris	5	House	\$2,085,000	16 Nov 2024
 67 Tramway Pde Beaumaris	4	House	\$2,650,000	16 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
 10 Emily St Beaumaris	4	House	\$2,705,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/390 Balcombe Rd Beumaris	3	Townhouse	\$1,325,000	08 Nov 2024
 1/37 Bonanza Rd Beumaris	3	Townhouse	\$1,350,000	01 Nov 2024
 1 Mcnaught St Beumaris	5	House	\$2,078,000	29 Oct 2024
 25 Spicer St Beumaris	4	House	\$1,680,000	26 Oct 2024
 23 Charman Rd Beumaris	4	House	\$2,200,000	26 Oct 2024
 8a Gareth Av Beumaris	4	Townhouse	\$2,225,000	23 Oct 2024
 68 Haydens Rd Beumaris	4	House	\$2,570,000	19 Oct 2024
 18 White St Beumaris	3	House	\$1,850,000	19 Oct 2024
 23 Surf Av Beumaris	3	Townhouse	\$1,810,000	18 Oct 2024
 8 Reid St Beumaris	4	House	\$2,525,000	16 Oct 2024
 23 Oak St Beumaris	4	House	\$2,620,000	12 Oct 2024
 9 Haydens Rd Beumaris	4	House	\$2,020,000	12 Oct 2024



Brighton Office
Level 1, 181 Bay Street, Brighton
03 9194 1200

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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