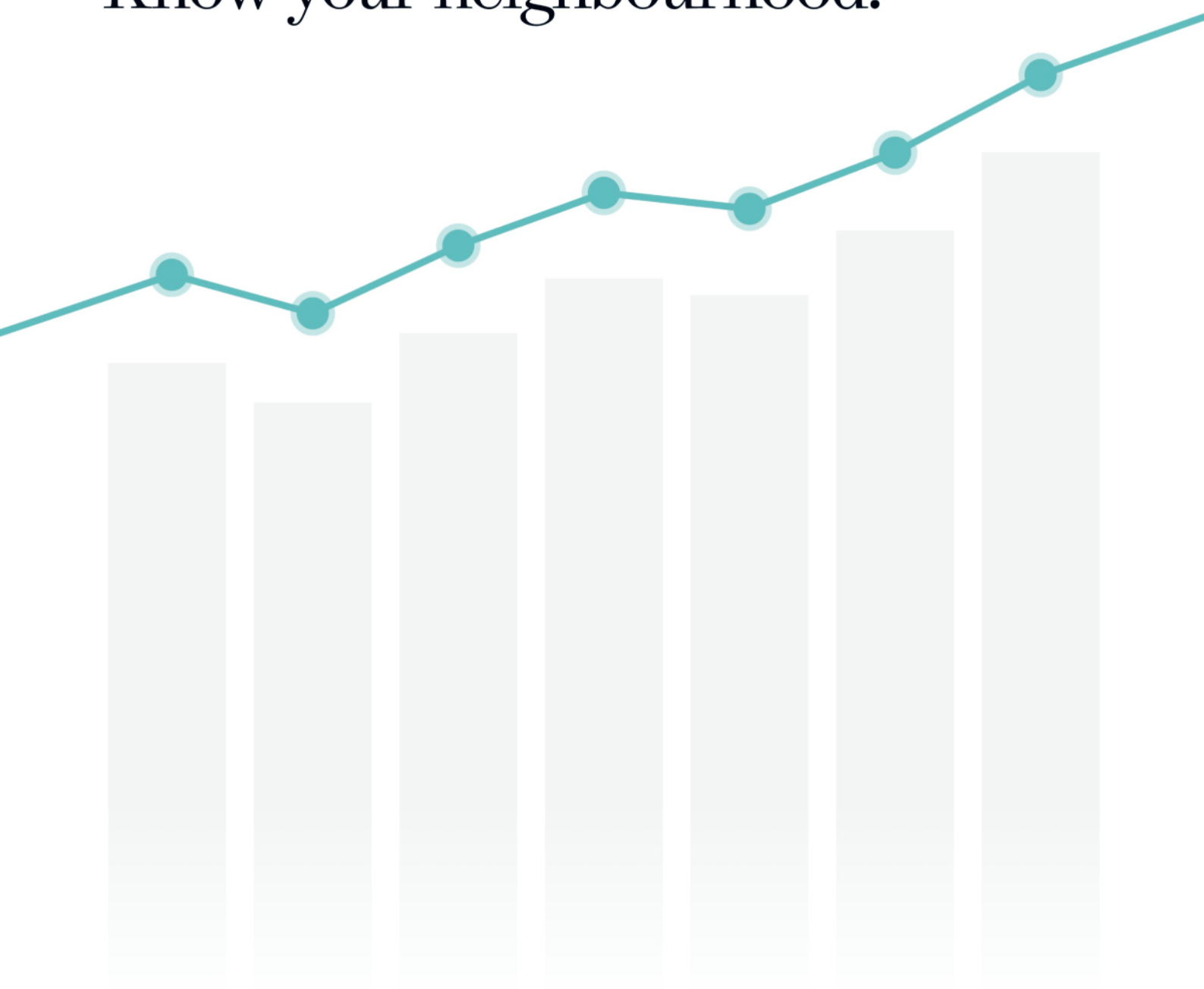


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.99m

Quarterly Price Change

1.50% ↑

Median Unit Price*

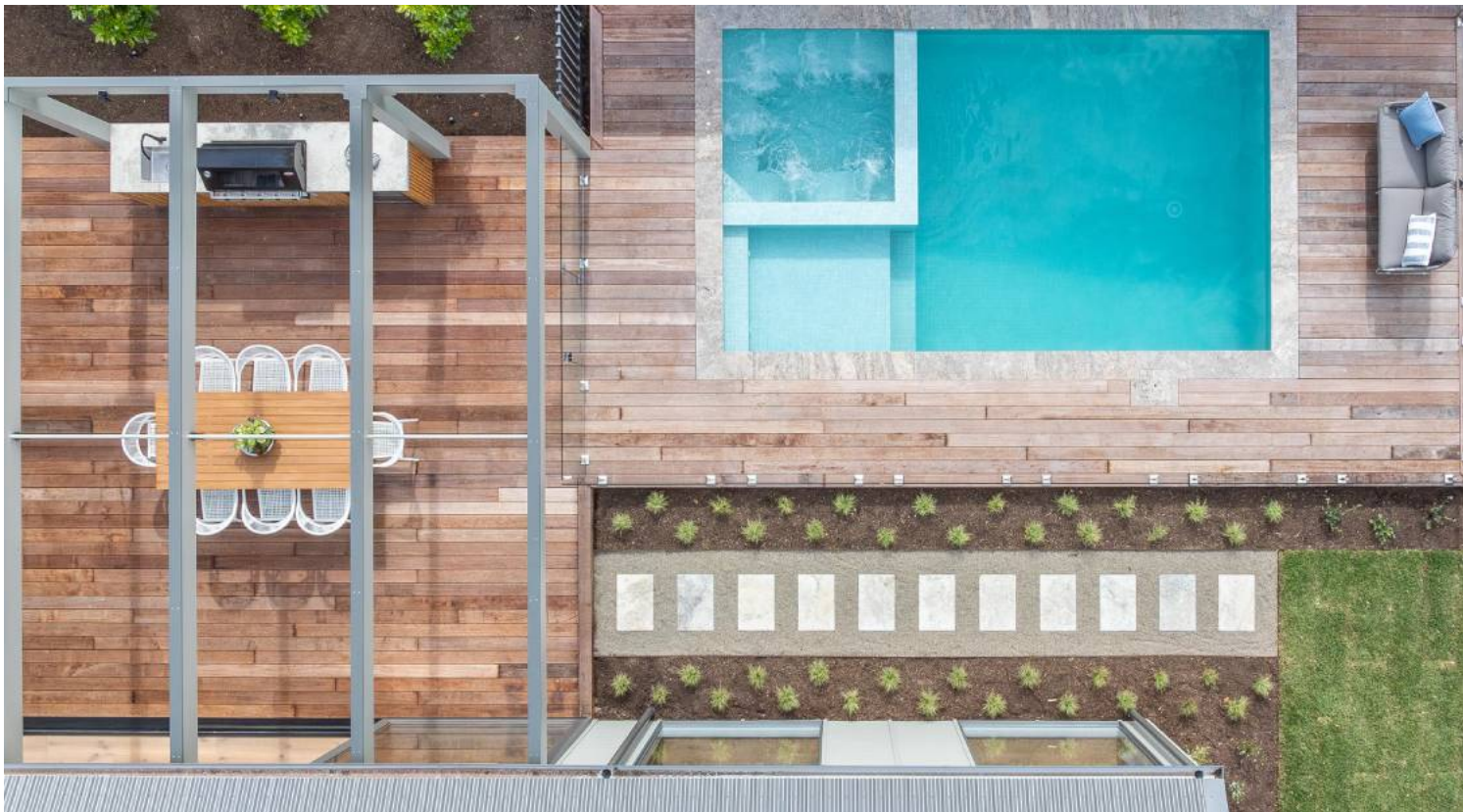
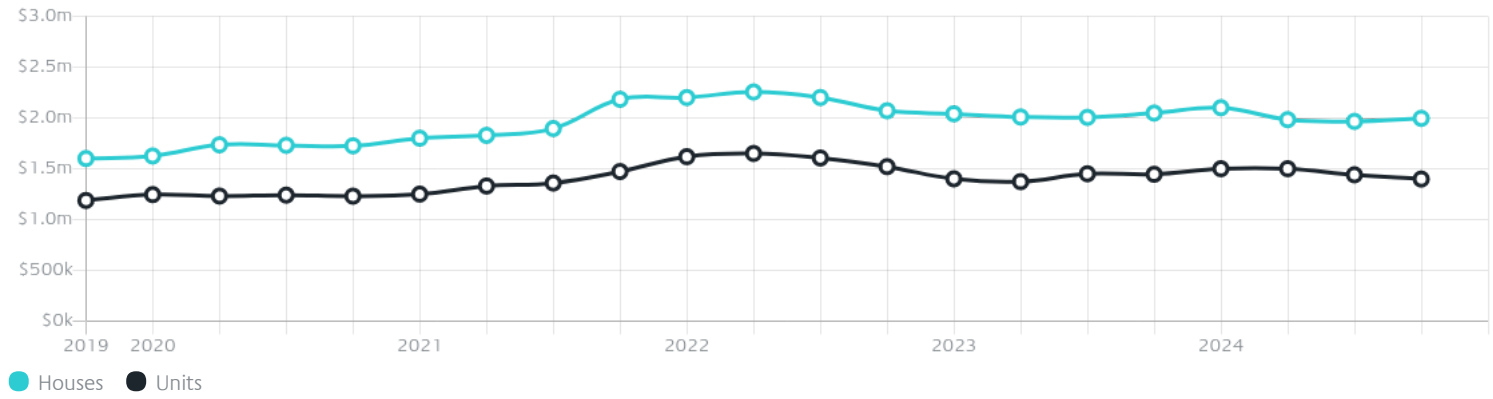
Median

\$1.40m

Quarterly Price Change

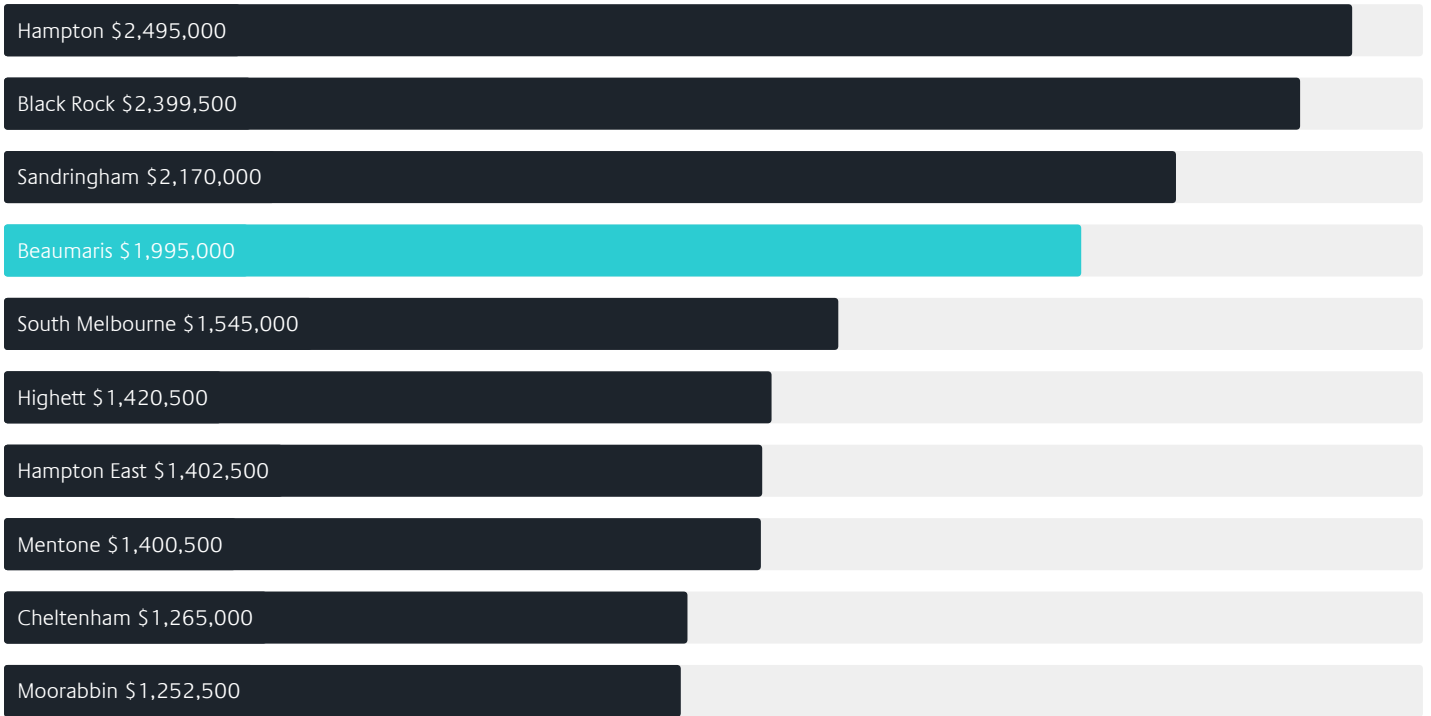
-2.91% ↓

Quarterly Price Change*

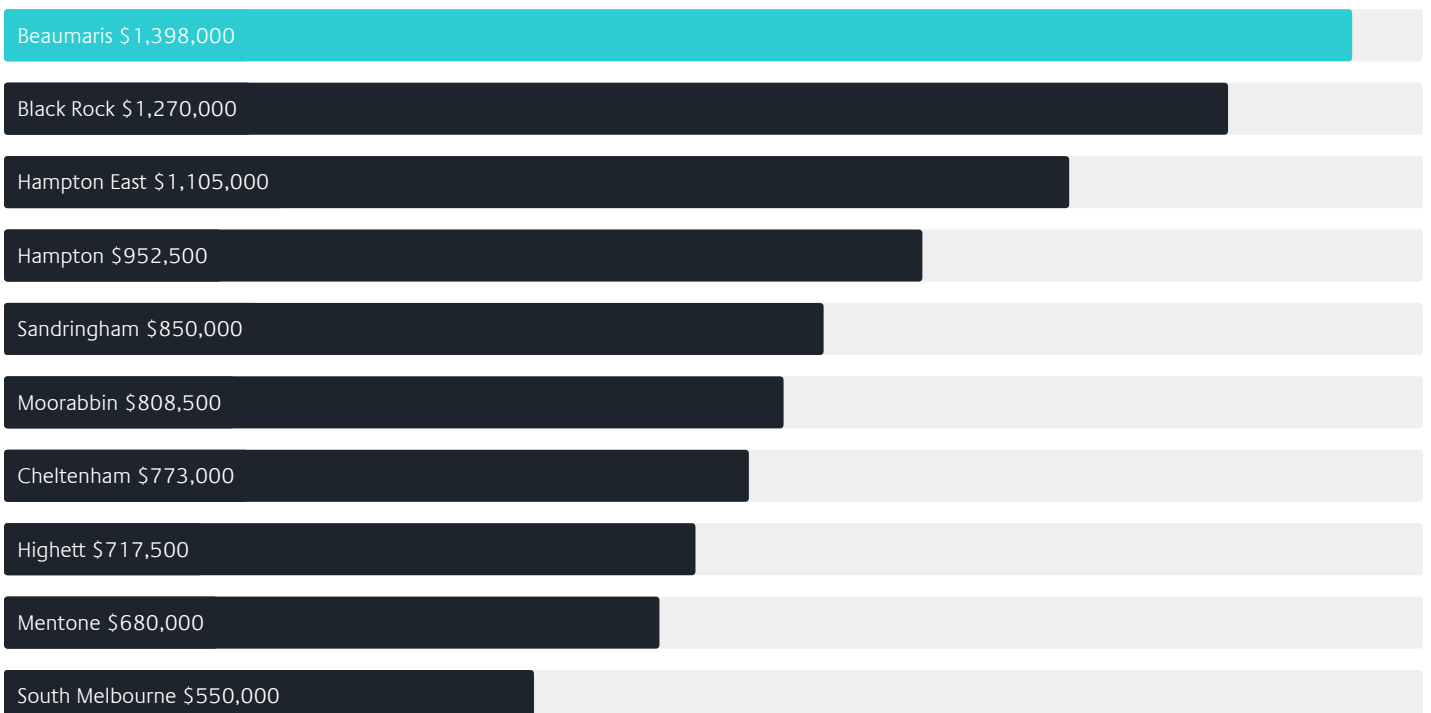


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 78%
● Private 22%

Auction Clearance Rate^{*}

68.09%

Median Days on Market[^]

30 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[^]







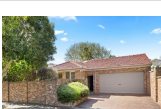
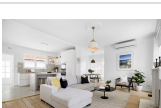



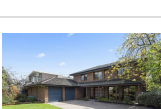
48 years

Median Household Size[^]










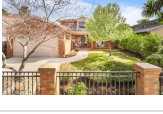


2.7 people

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
 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
 21 Rosemary Rd Beaumaris	4	House	\$2,150,000	07 Dec 2024
 2A John St Beaumaris	2	Flat/Unit/Apartment	\$1,500,000	02 Dec 2024
 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
 6 Armstrong St Beaumaris	5	House	\$2,425,000	20 Nov 2024
 82 Haldane St Beaumaris	4	House	\$1,810,000	19 Nov 2024
 67 Tramway Pde Beaumaris	4	House	\$2,650,000	16 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1 Mcnaught St Beaumaris	5	House	\$2,078,000	29 Oct 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
 8 Reid St Beaumaris	4	House	\$2,525,000	16 Oct 2024
 23 Oak St Beaumaris	4	House	\$2,620,000	12 Oct 2024
 100 Wells Rd Beaumaris	3	House	\$1,620,000	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
 2/20 Alfred St Beaumaris	3	Unit	\$1,175,000	12 Oct 2024
 151 Dalgetty Rd Beaumaris	4	House	\$2,810,000	11 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
 22 Vardon Av Beaumaris	4	House	\$2,350,000	23 Sep 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
 2/2 Haldane St Beaumaris	4	Flat/Unit/Apartment	\$750,000	11 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
 10 Haywood St Beaumaris	4	House	\$1,887,000	04 Sep 2024



Brighton Office
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03 9194 1200

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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