

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.98m

Quarterly Price Change

-1.29% ↓

Median Unit Price*

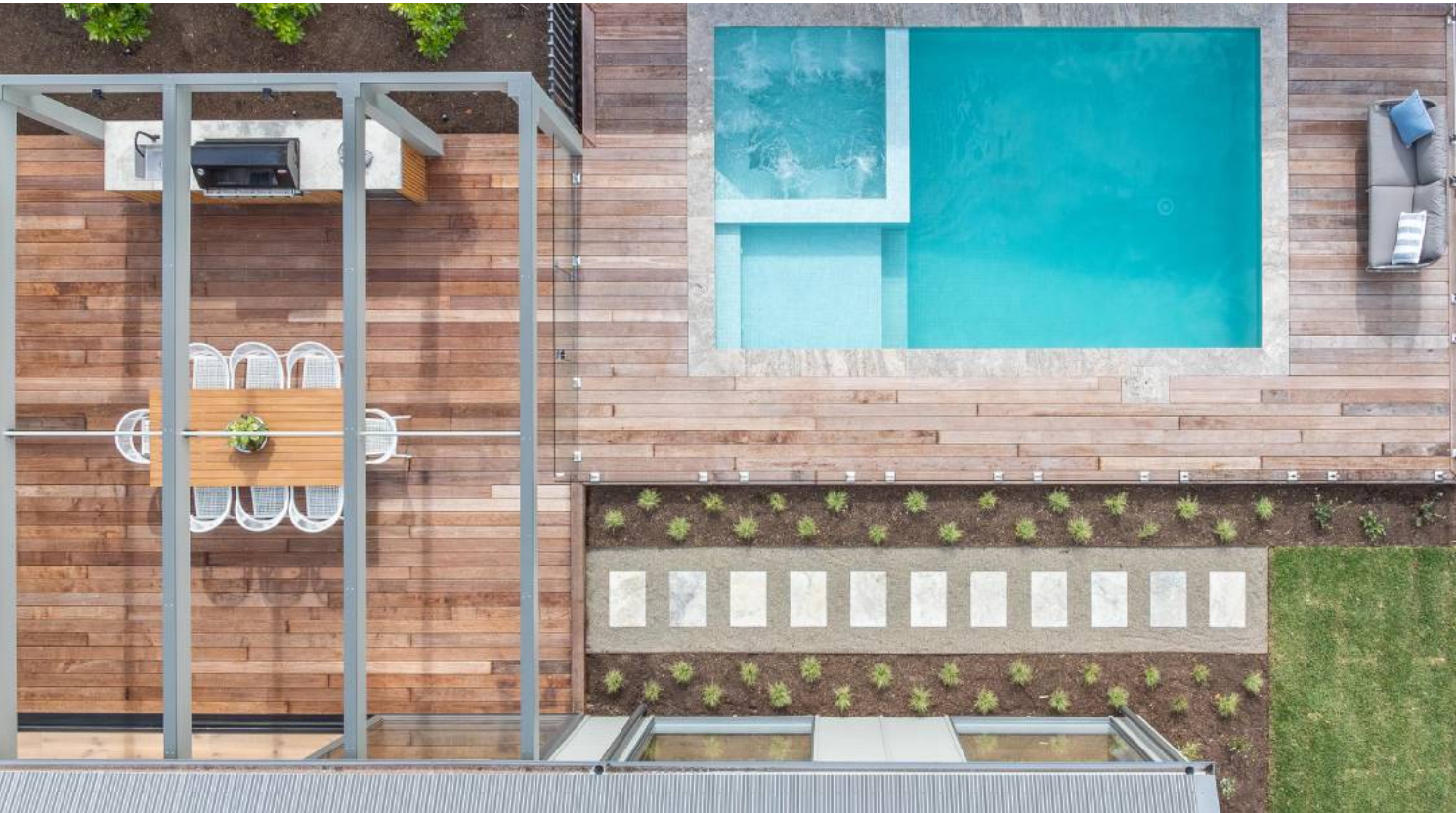
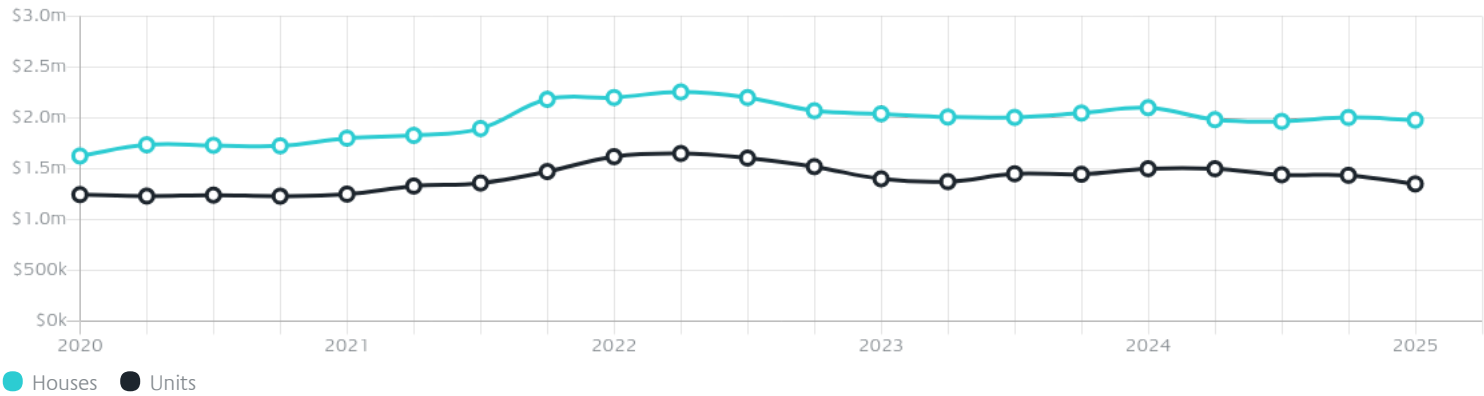
Median

\$1.35m

Quarterly Price Change

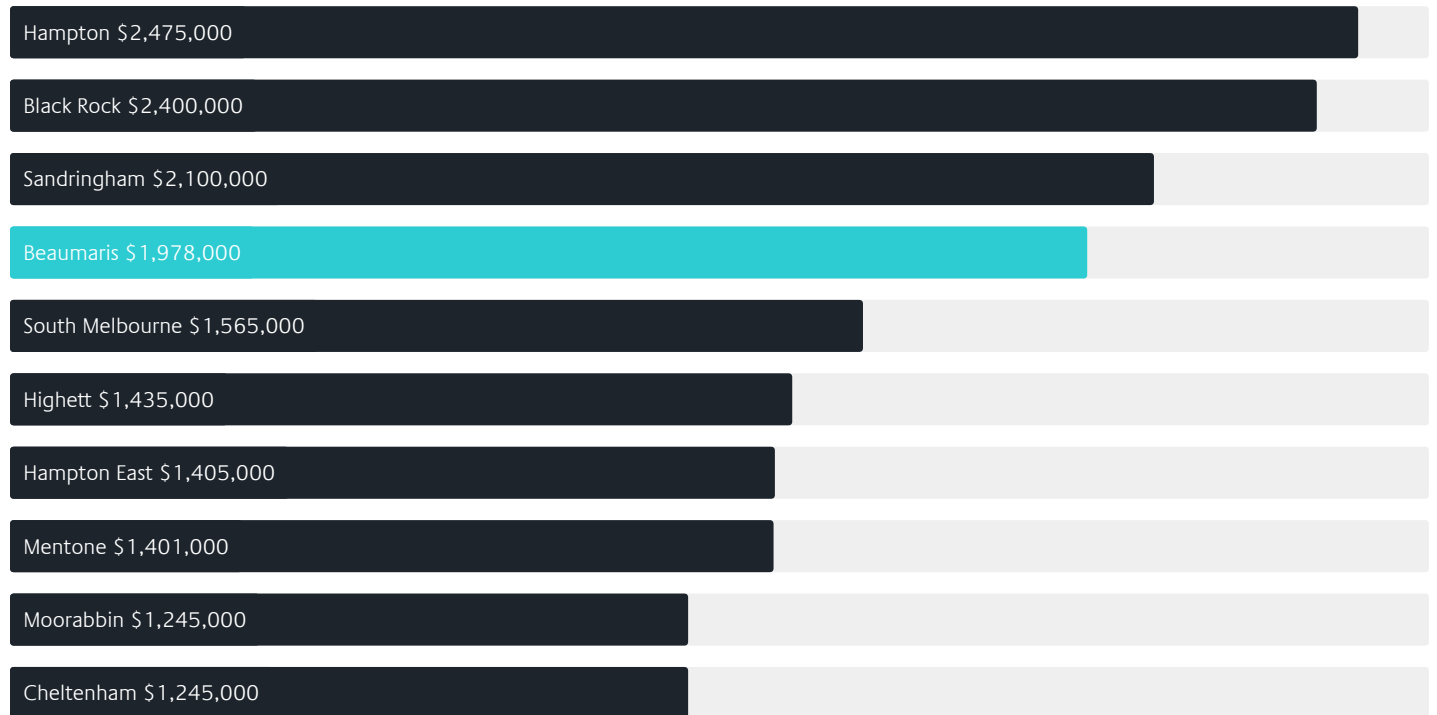
-5.92% ↓

Quarterly Price Change*

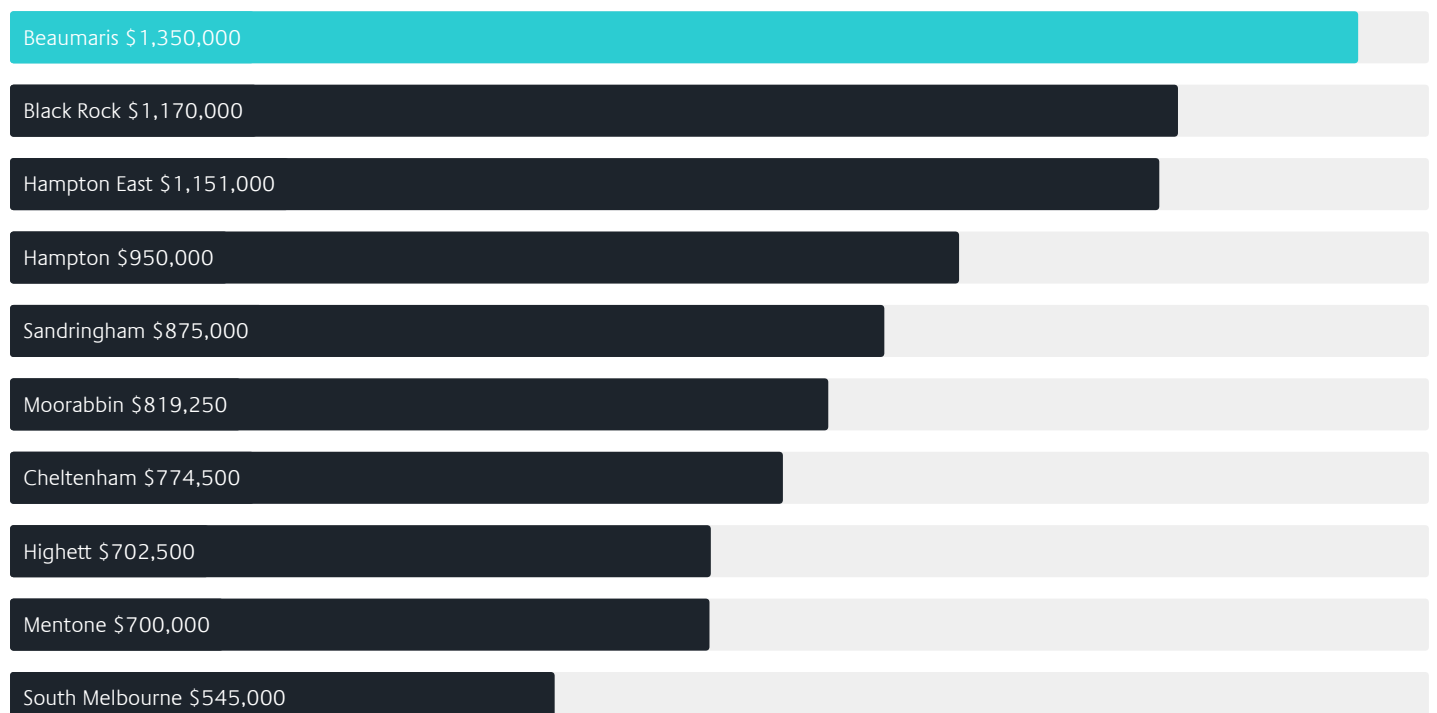


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 56%
● Private 44%

Auction Clearance Rate*

78.79%

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*

\$993

Population Growth^

4.48%

Rental Yield*

2.64%

Median Age^













48 years

Median Household Size^










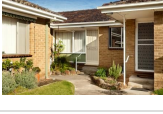
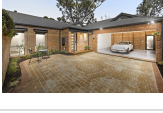

2.7 people

Sold Properties~










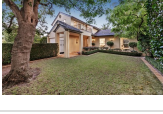
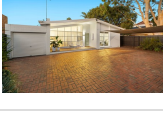

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 130 Reserve Rd Beaumaris	4	House	\$1,775,000	24 May 2025
 18a Dalgetty Rd Beaumaris	3	Townhouse	\$1,820,000	24 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/117 Cromer Rd Beaumaris	2	Unit	\$805,000	09 May 2025
 13 Cannes Gr Beaumaris	4	House	\$1,995,000	06 May 2025
 2/92-96 Pellatt St Beaumaris	1	House	\$1,603,000	01 May 2025
 10b McNaught St Beaumaris	4	House	\$2,350,000	30 Apr 2025
 4/443 Beach Rd Beaumaris	3	Apartment	\$1,565,000	22 Apr 2025
 3/120 Tramway Pde Beaumaris	3	Townhouse	\$1,095,000	18 Apr 2025
 1/21 Pacific Blvd Beaumaris	2	Unit	\$816,500	16 Apr 2025
 7/104 Cromer Rd Beaumaris	1	Flat/Unit/Apartment	\$420,000	15 Apr 2025
 6 Biarritz Av Beaumaris	2	Townhouse	\$1,200,000	14 Apr 2025
 7 Wattle Av BEAUMARIS	4	House	\$2,535,000	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 449 Balcombe Rd Beaumaris	3	House	\$1,450,000	12 Apr 2025
 5/390 Balcombe Rd Beaumaris	2	Unit	\$1,070,000	12 Apr 2025
 32b Towers St Beaumaris	3	House	\$2,300,000	11 Apr 2025
 10 Banksia Av Beaumaris	4	House	\$1,820,000	11 Apr 2025
 1 / 13 Hume St Beaumaris	3	Townhouse	\$1,250,000	05 Apr 2025
 17b Anita St Beaumaris	4	Townhouse	\$2,200,000	04 Apr 2025
 7 Chateau Gr Beaumaris	4	House	\$2,110,000	03 Apr 2025
 23 Coreen Av Beaumaris	4	House	\$2,000,000	02 Apr 2025
 4b Rosemary Rd Beaumaris	4	Townhouse	\$1,985,000	02 Apr 2025
 9 Hutchison Av Beaumaris	4	House	\$1,835,000	29 Mar 2025
 366 Balcombe Rd Beaumaris	4	House	\$1,800,000	29 Mar 2025
 56 Scott St Beaumaris	4	House	\$1,810,000	27 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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