

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.98m

Quarterly Price Change

-1.29% ↓

Median Unit Price*

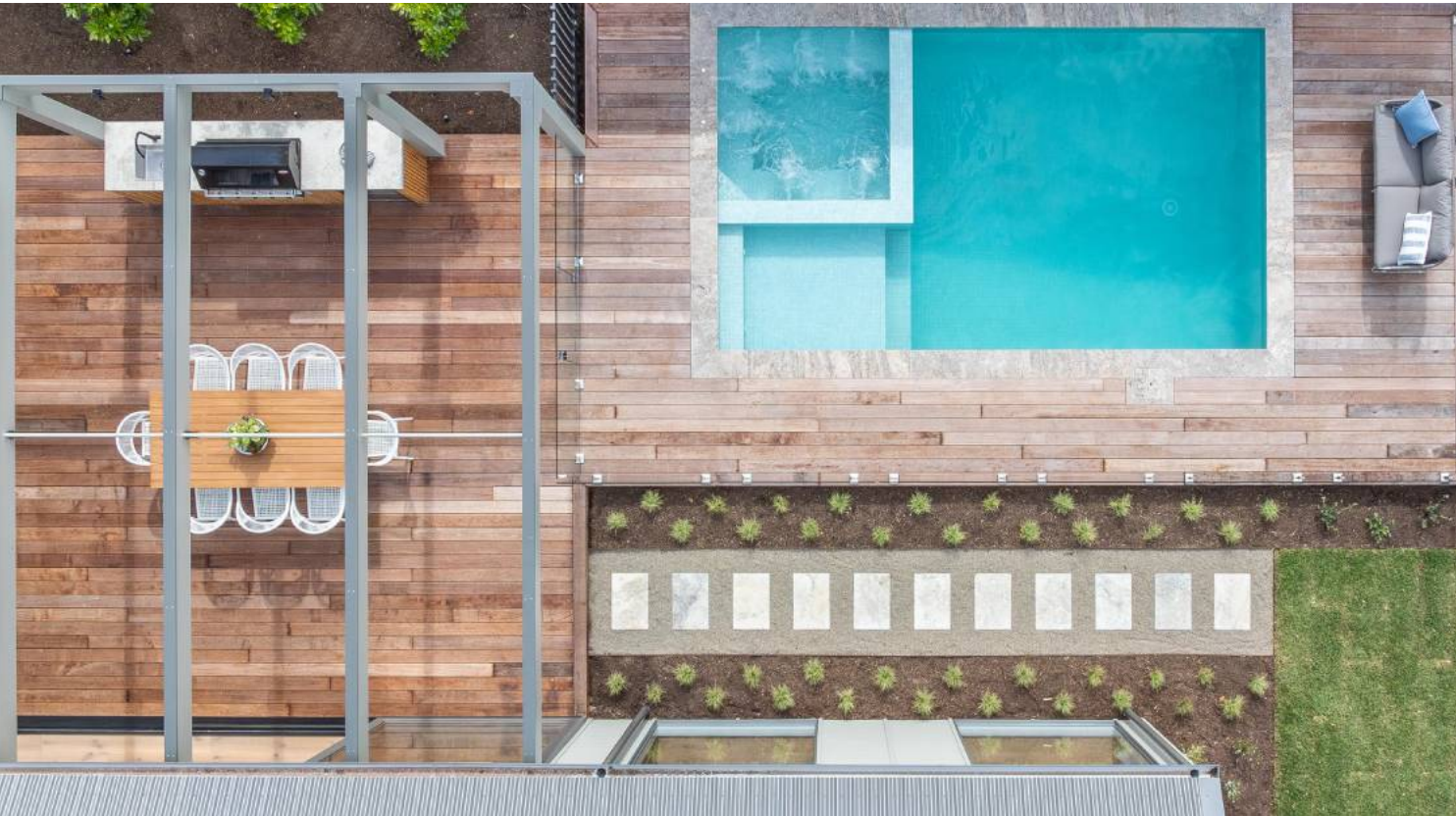
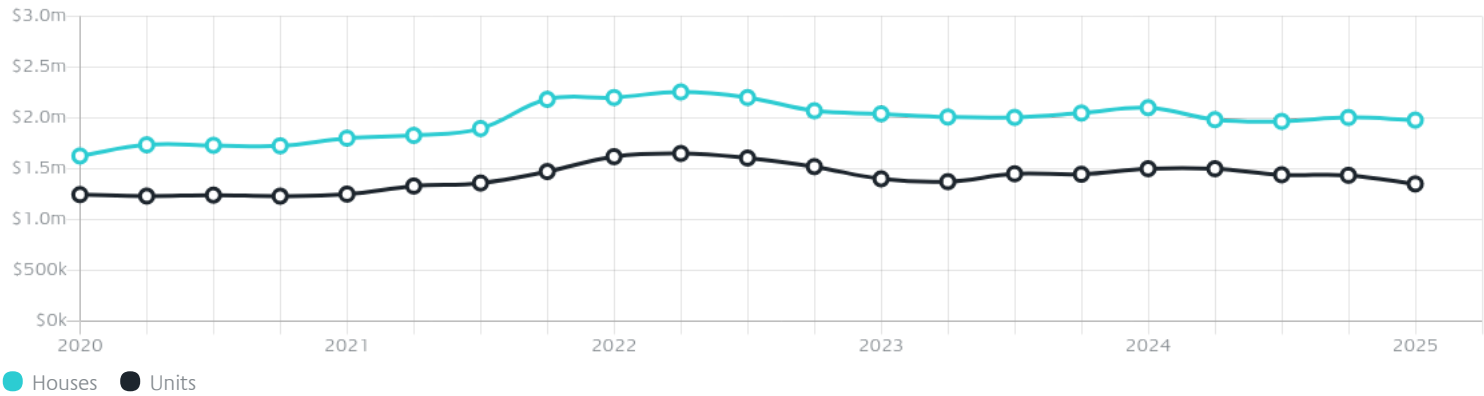
Median

\$1.35m

Quarterly Price Change

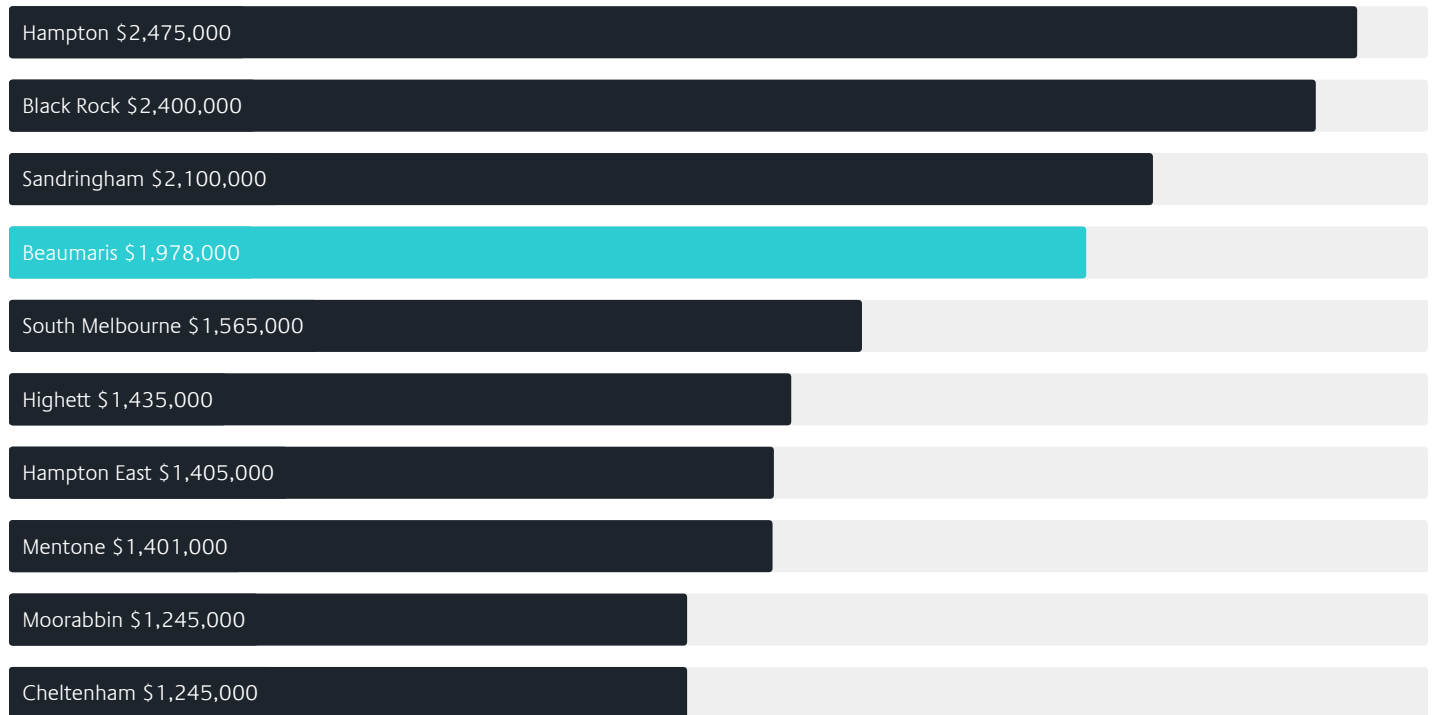
-5.92% ↓

Quarterly Price Change*

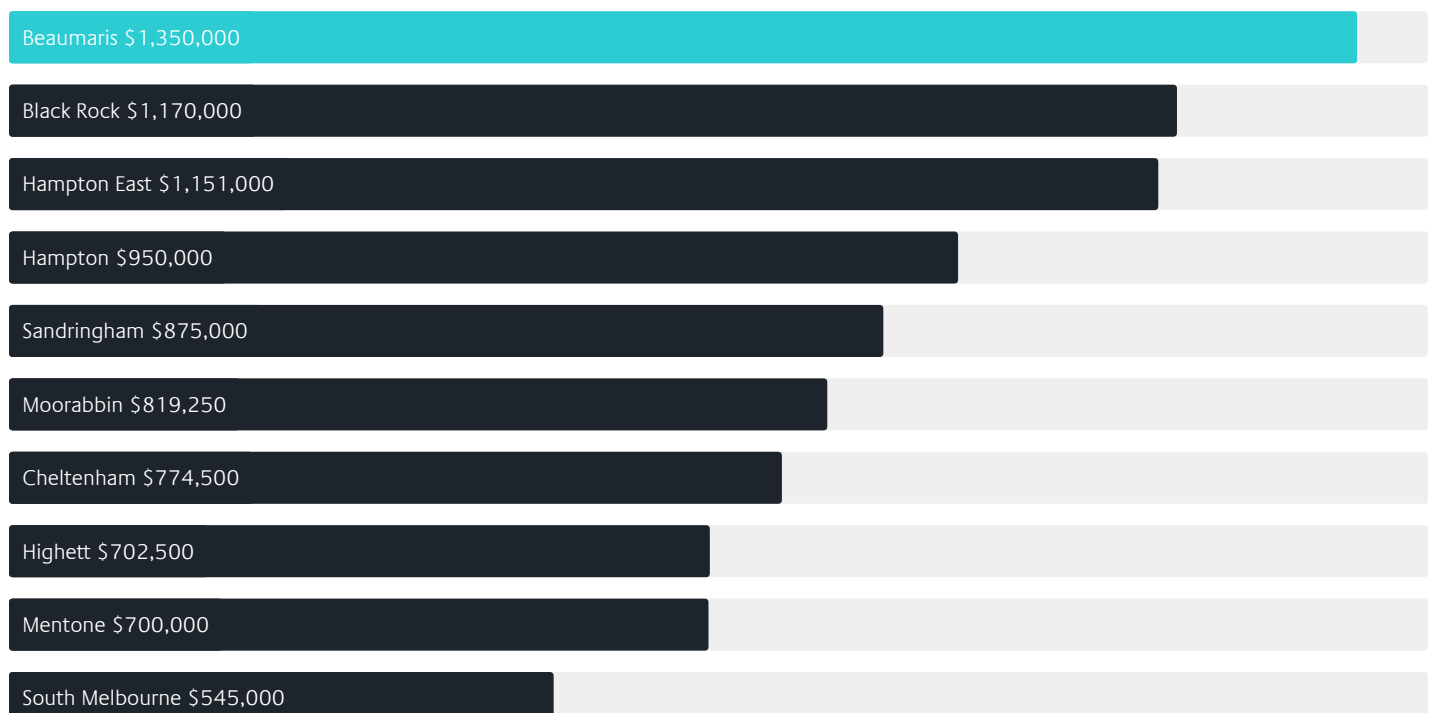


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 64%
● Private 36%

Auction Clearance Rate*

80.85%

Median Days on Market^

25 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^










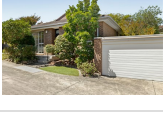


2.7 people

Sold Properties~










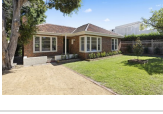
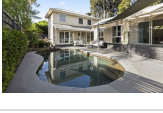

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9 Oak St Beaumaris	4	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
 24 Michael St Beaumaris	4	House	\$2,310,000	17 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
 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
 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
 5/390 Balcombe Rd Beaumaris	2	Unit	\$1,070,000	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32b Towers St Beaumaris	3	House	\$2,300,000	11 Apr 2025
 10 Banksia Av Beaumaris	4	House	\$1,820,000	11 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
 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
 10a Llewellyn St Beaumaris	3	Townhouse	\$1,240,000	26 Mar 2025
 4/434 Balcombe Rd Beaumaris	3	Unit	\$1,175,000	25 Mar 2025
 7 Deauville St Beaumaris	5	House	\$2,555,000	22 Mar 2025
 25 Summerhill Rd Beaumaris	3	House	\$1,745,000	22 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 150 Pellatt St Beaumaris	3	House	\$1,700,000	20 Mar 2025
 20 John St Beaumaris	3	House	\$1,800,000	19 Mar 2025
 2 Lileura Av Beaumaris	3	House	\$1,886,000	19 Mar 2025
 2/31 Alfred St Beaumaris	2	Flat/Unit/Apartment	\$700,000	19 Mar 2025
 29a Pacific Blvd Beaumaris	4	Townhouse	\$1,910,000	17 Mar 2025
 21 Gareth Av Beaumaris	4	House	\$1,777,000	15 Mar 2025
 1/200 Tramway Pde Beaumaris	3	House	\$1,822,000	15 Mar 2025
 32 Spicer St Beaumaris	5	House	\$1,840,000	13 Mar 2025
 18 Tramway Pde Beaumaris	4	House	\$1,965,000	12 Mar 2025
 32 Bodley St Beaumaris	3	House	\$1,810,000	11 Mar 2025
 410 Balcombe Rd Beaumaris	4	House	\$1,942,000	08 Mar 2025
 1/4 Kerr St Beaumaris	3	Flat/Unit/Apartment	\$1,300,000	27 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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