

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.98m

Quarterly Price Change

-1.29% ↓

## Median Unit Price\*

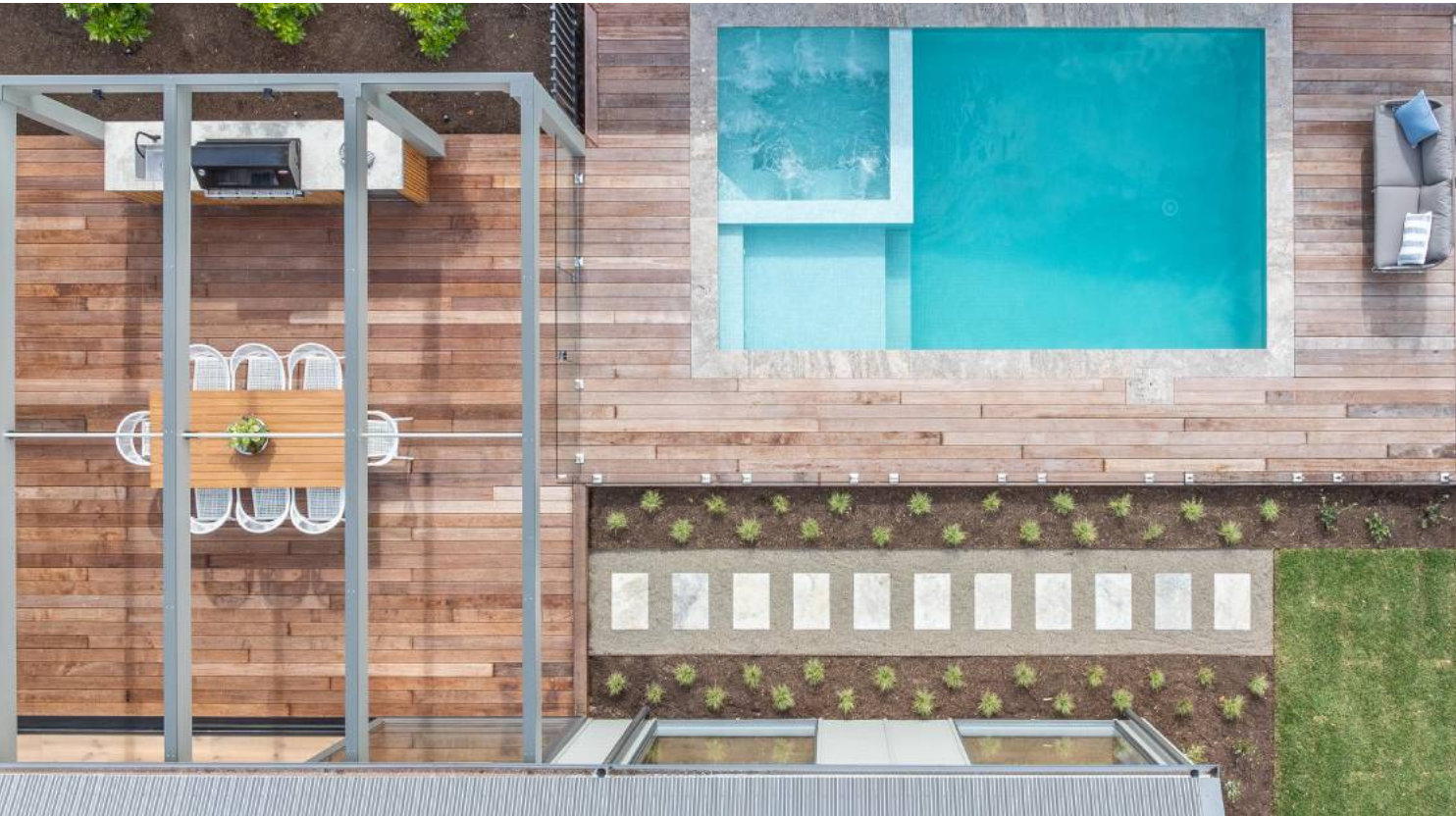
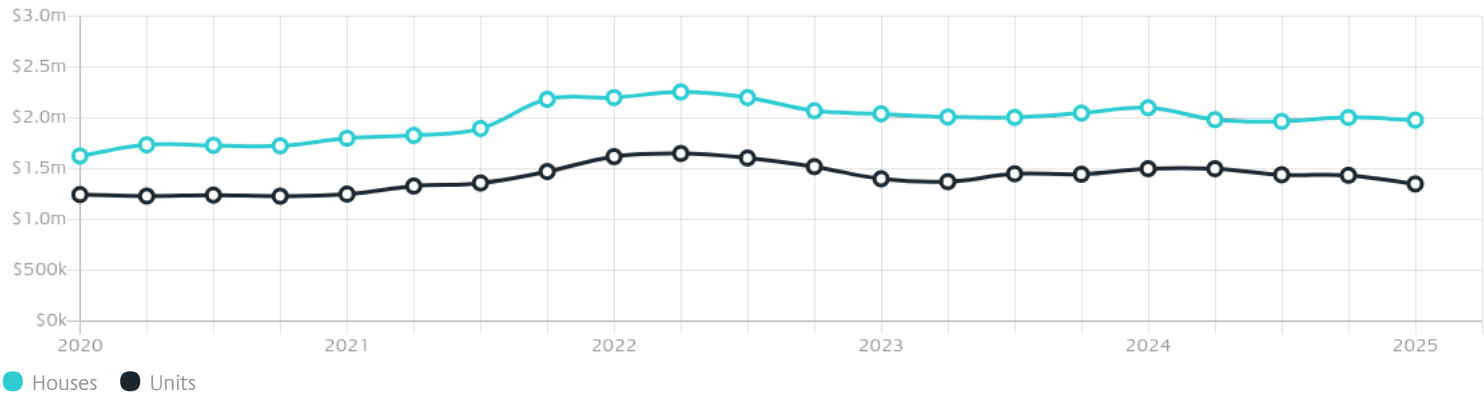
Median

\$1.35m

Quarterly Price Change

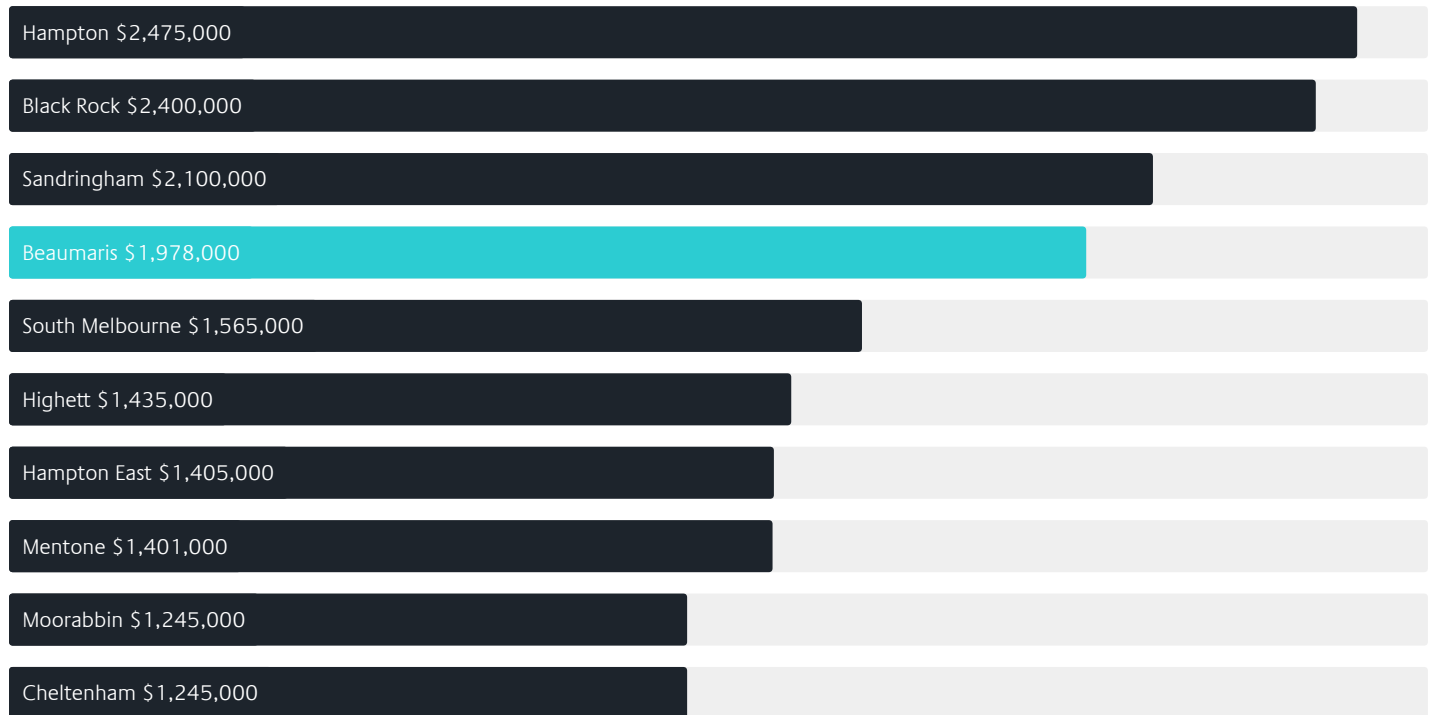
-5.92% ↓

## Quarterly Price Change\*

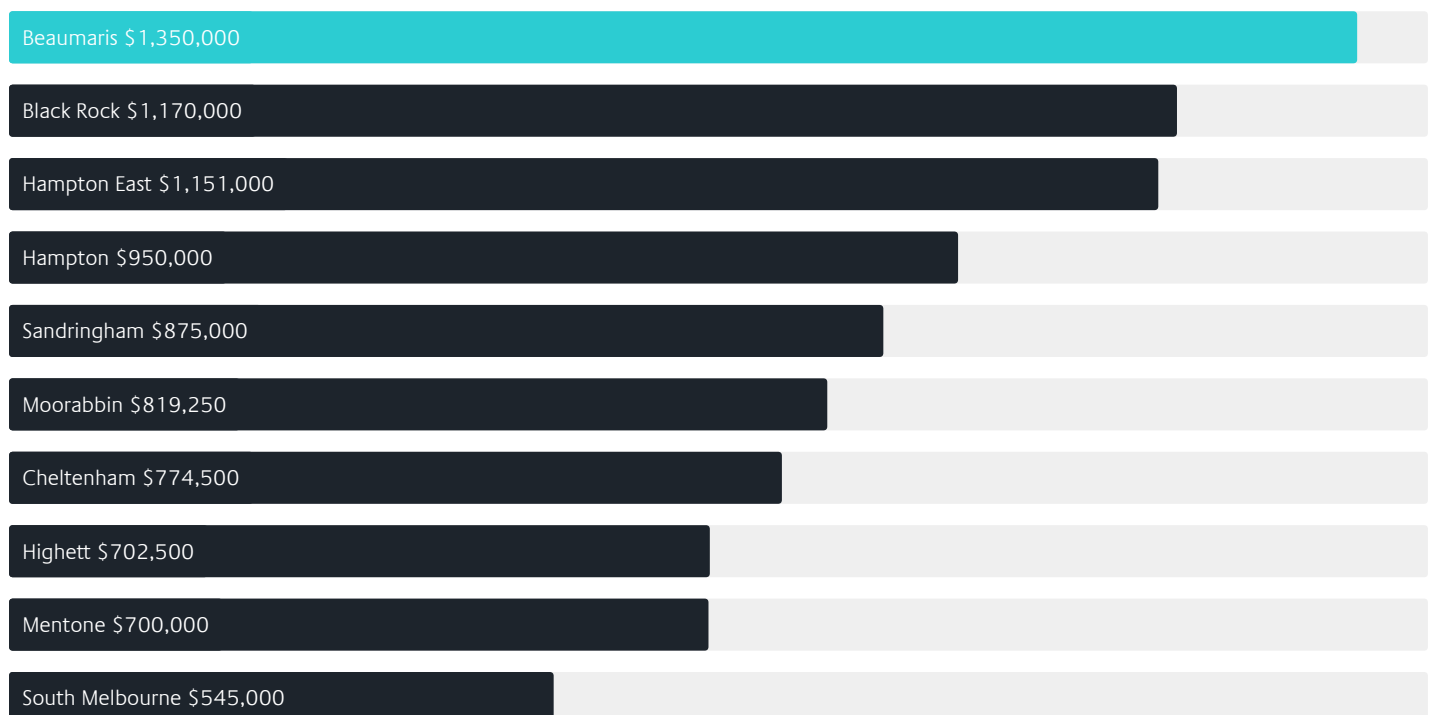


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 60%  
● Private 40%

Auction Clearance Rate\*

72.73%

Median Days on Market^

26 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^







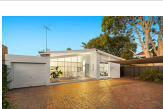
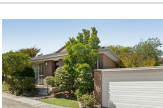

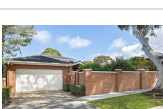


48 years

Median Household Size^







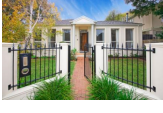


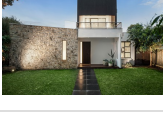
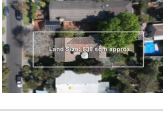

2.7 people

# Sold Properties~







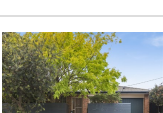
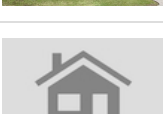
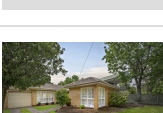
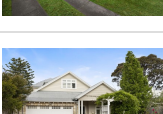
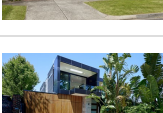
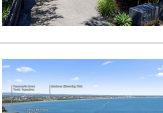
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/21 Pacific Blvd Beaumaris	2	Unit	\$816,500	16 Apr 2025
 5/390 Balcombe Rd Beaumaris	2	Unit	\$1,070,000	12 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
 9 Hutchison Av Beaumaris	4	House	\$1,835,000	29 Mar 2025
 366 Balcombe Rd Beaumaris	4	House	\$1,800,000	29 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
 2 Lileura Av Beaumaris	3	House	\$1,886,000	19 Mar 2025
 20 John St Beaumaris	3	House	\$1,800,000	19 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Gareth Av Beaumaris	4	House	\$1,777,000	15 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
 2/3 Wilkins Av Beaumaris	2	Unit	\$850,000	22 Feb 2025
 41 Oak St Beaumaris	4	House	\$1,398,000	22 Feb 2025
 4/31 Alfred St Beaumaris	2	Unit	\$665,000	17 Feb 2025
 30 Beach Rd BEAUMARIS	4	House	\$2,850,000	13 Feb 2025
 383 Balcombe Rd Beaumaris	4	House	\$2,550,000	08 Feb 2025
 79 Oak St Beaumaris	3	House	\$2,980,000	08 Feb 2025
 5 Gordon St Beaumaris	1	House	\$1,473,000	01 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/62 East Conc BEAUMARIS	2	Apartment	\$740,000	01 Feb 2025
 10/464 Beach Rd Beaumaris	2	Apartment	\$810,000	31 Jan 2025
 101 Scott St Beaumaris	4	House	\$2,370,000	31 Jan 2025
 417 Beach Rd Beaumaris	4	House	\$4,500,000	30 Jan 2025
 77a Reserve Rd Beaumaris	3	Flat/Unit/Apartment	\$1,335,000	25 Jan 2025
 17 Vardon Av Beaumaris	3	Townhouse	\$1,556,000	24 Jan 2025
 6 Howell Av Beaumaris	2	House	\$1,025,000	21 Jan 2025
 13 Sunset Av Beaumaris	3	House	\$2,725,000	17 Jan 2025
 10 Cavell Ct Beaumaris	3	House	\$1,500,000	15 Jan 2025
 3 Bonanza Rd Beaumaris	5	House	\$2,450,000	10 Jan 2025
 6a Wells Rd Beaumaris	4	Townhouse	\$2,175,000	04 Jan 2025
 3/462 Beach Rd Beaumaris	3	Townhouse	\$1,370,000	01 Jan 2025



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.