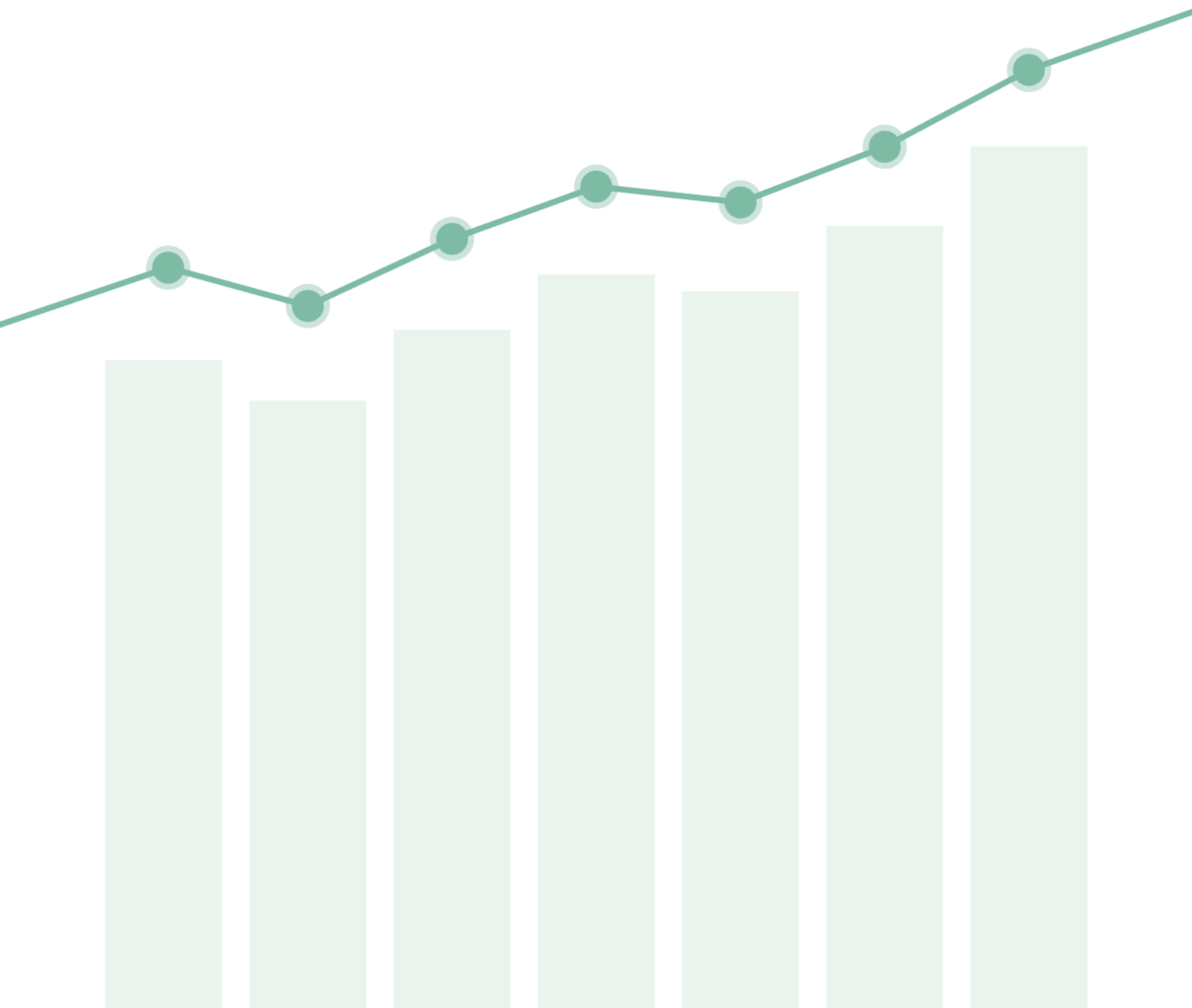


JellisCraig

BEAUMARIS

Suburb Report

Know your neighbourhood.



BEAUMARIS SUBURB REPORT

Median House Price*

Median

\$2.06m

Quarterly Price Change

3.29% ↑

Median Unit Price*

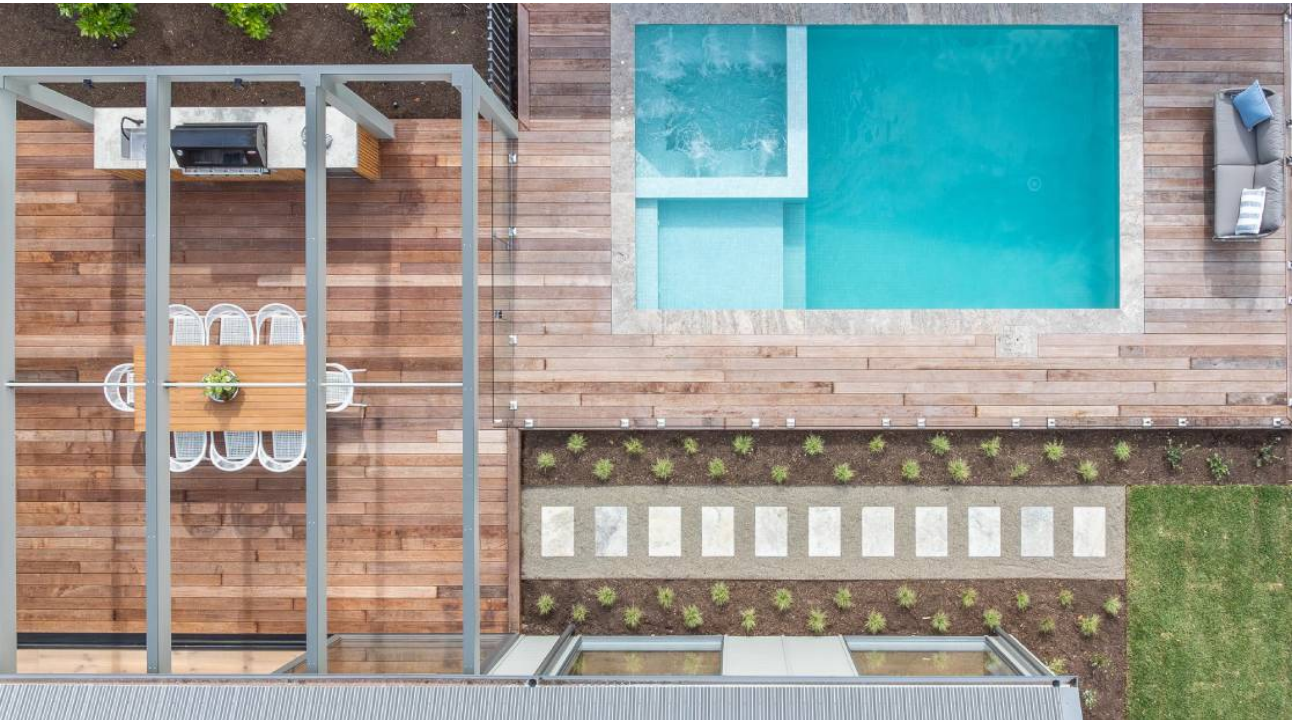
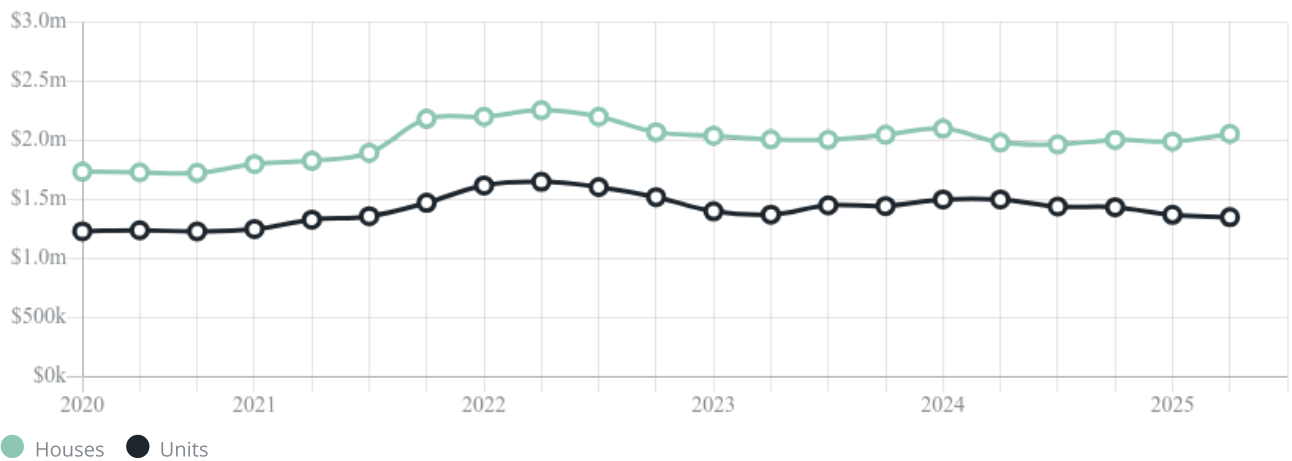
Median

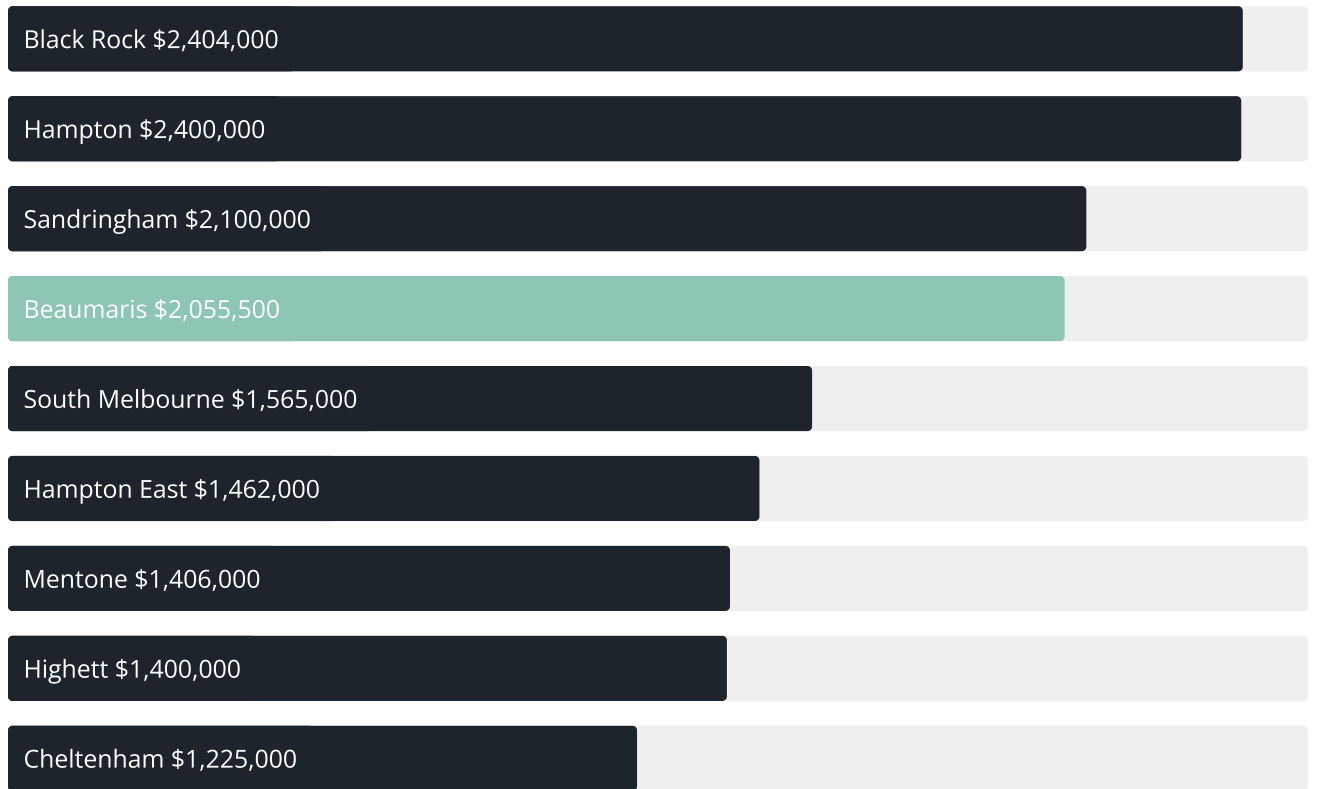
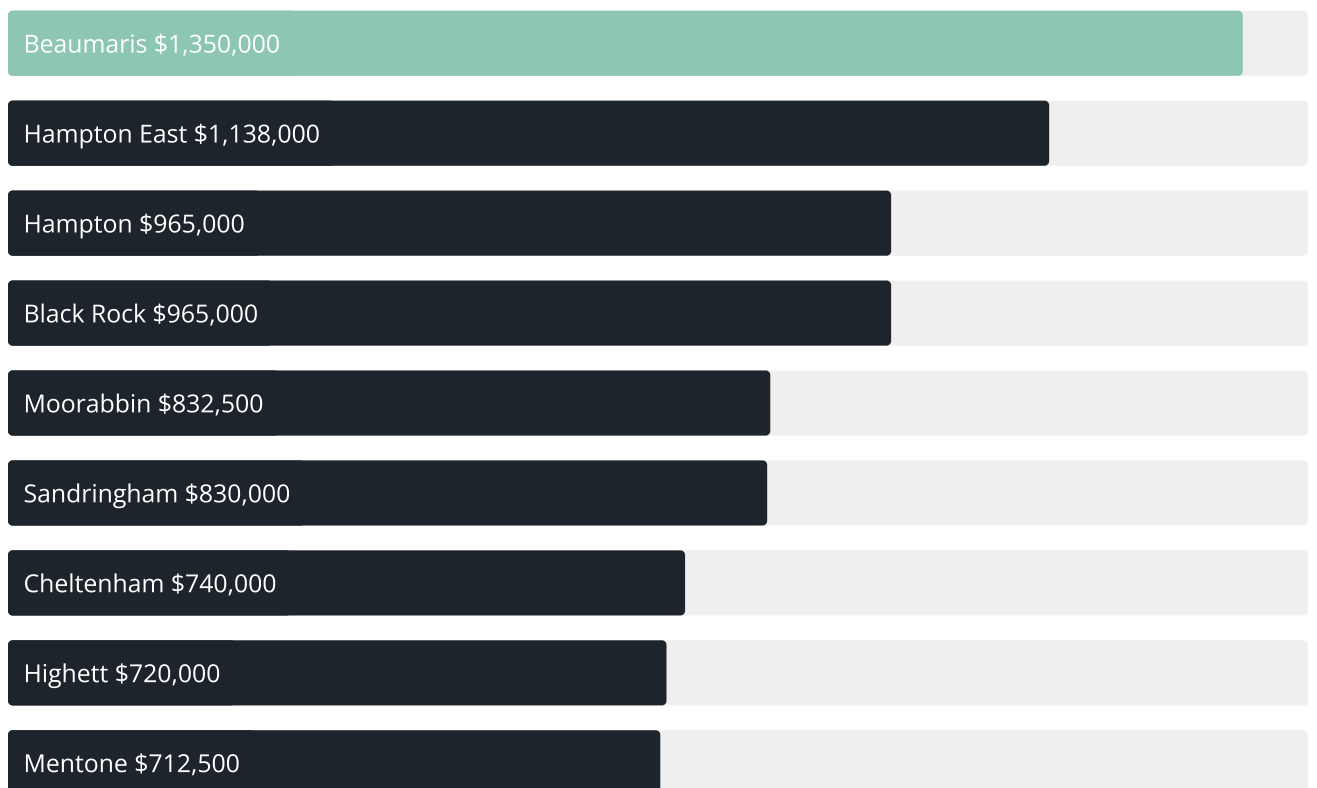
\$1.35m

Quarterly Price Change

-1.45% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

BEAUMARIS SUBURB REPORT

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

78.72%

Median Days on Market^

26 days

Average Hold Period*

7.6 years

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

BEAUMARIS SUBURB REPORT







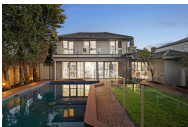



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Folkestone Cr Beaumaris	4	House	\$2,620,000	20 Sep 2025
 4a Rossmith Av Beaumaris	4	Townhouse	\$2,175,000	19 Sep 2025
 24 Clonmore St Beaumaris	3	House	\$1,618,000	18 Sep 2025
 14 Oak St Beaumaris	4	House	\$3,055,000	13 Sep 2025
 49 Fourth St Beaumaris	3	House	\$2,350,000	13 Sep 2025
 14 Summerhill Rd Beaumaris	4	House	\$3,055,000	13 Sep 2025
 15 Agnes St Beaumaris	3	House	\$2,100,000	12 Sep 2025
 11 Anita St Beaumaris	4	Townhouse	\$1,660,000	09 Sep 2025
 139 Oak St Beaumaris	4	House	\$1,925,000	06 Sep 2025
 14 Fairleigh Av Beaumaris	4	House	\$2,300,000	06 Sep 2025

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Biarritz Av Beaumaris	4	House	\$1,885,000	30 Aug 2025
 11A Glenwood Av Beaumaris	2	Townhouse	\$1,505,000	30 Aug 2025
 1a Wallace Cr Beaumaris	3	Townhouse	\$1,290,000	30 Aug 2025
 114 Oak St Beaumaris	3	House	\$1,670,000	28 Aug 2025
 6a Bolton St Beaumaris	4	Townhouse	\$1,800,000	21 Aug 2025
 14 White St Beaumaris	5	House	\$3,430,000	19 Aug 2025
 25G Bolton St Beaumaris	3	House	\$2,400,000	18 Aug 2025
 1/22 Lynette Av Beaumaris	2	Townhouse	\$1,175,000	16 Aug 2025
 13 Oak St Beaumaris	4	House	\$2,755,000	16 Aug 2025
 3/7 Olinda Av Beaumaris	2	Villa	\$880,000	13 Aug 2025

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 200 Reserve Rd Beaumaris	3	House	\$1,760,000	09 Aug 2025
 2/379 Balcombe Rd Beaumaris	2	Unit	\$975,000	09 Aug 2025
 25 Tramway Pde Beaumaris	4	House	\$2,550,000	08 Aug 2025
 1 Wilkins Av Beaumaris	4	House	\$1,950,000	06 Aug 2025
 37 Victor St Beaumaris	4	House	\$2,590,000	06 Aug 2025
 23 Wattle Av Beaumaris	3	House	\$596,612	04 Aug 2025
 19 Pacific Blvd Beaumaris	5	House	\$2,715,000	02 Aug 2025
 60 Scott St Beaumaris	4	House	\$1,837,000	28 Jul 2025
 34 Martin St Beaumaris	4	House	\$1,855,000	23 Jul 2025
 2/3 Coles Ct Beaumaris	1	Unit	\$450,000	22 Jul 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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