

JellisCraig

BEAUMARIS

Suburb Report

Know your neighbourhood.



BEAUMARIS SUBURB REPORT

Median House Price*

Median

\$2.06m

Quarterly Price Change

3.29% ↑

Median Unit Price*

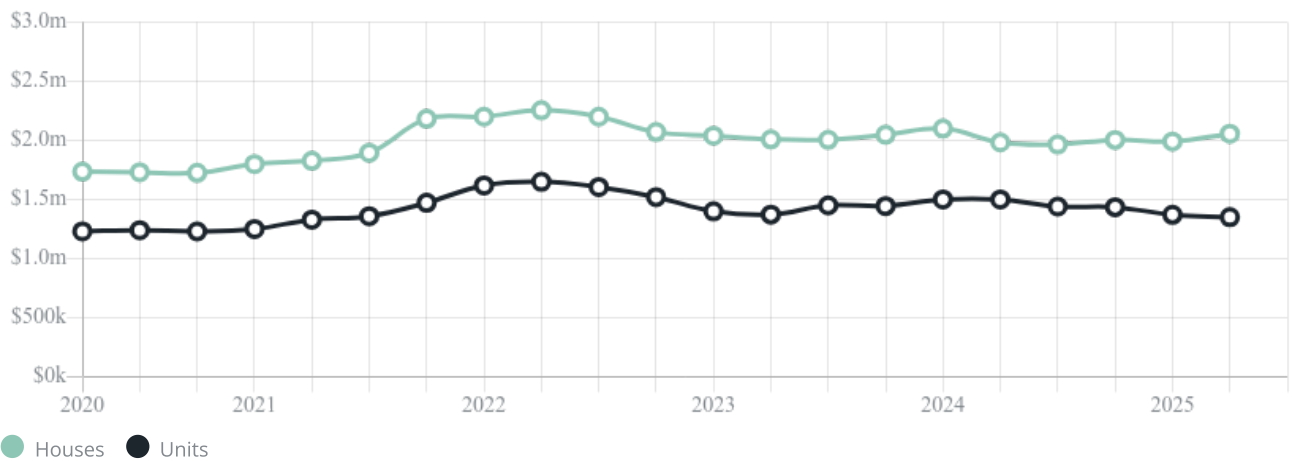
Median

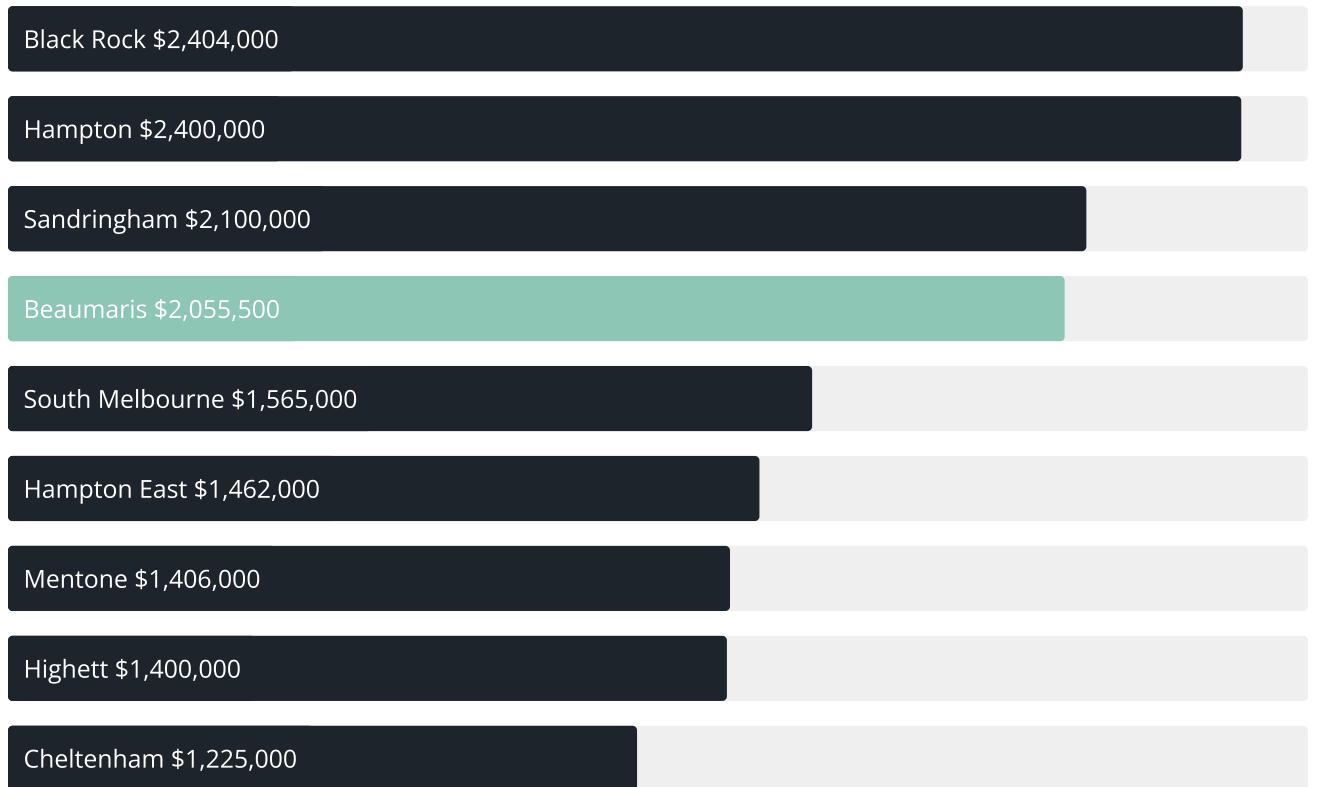
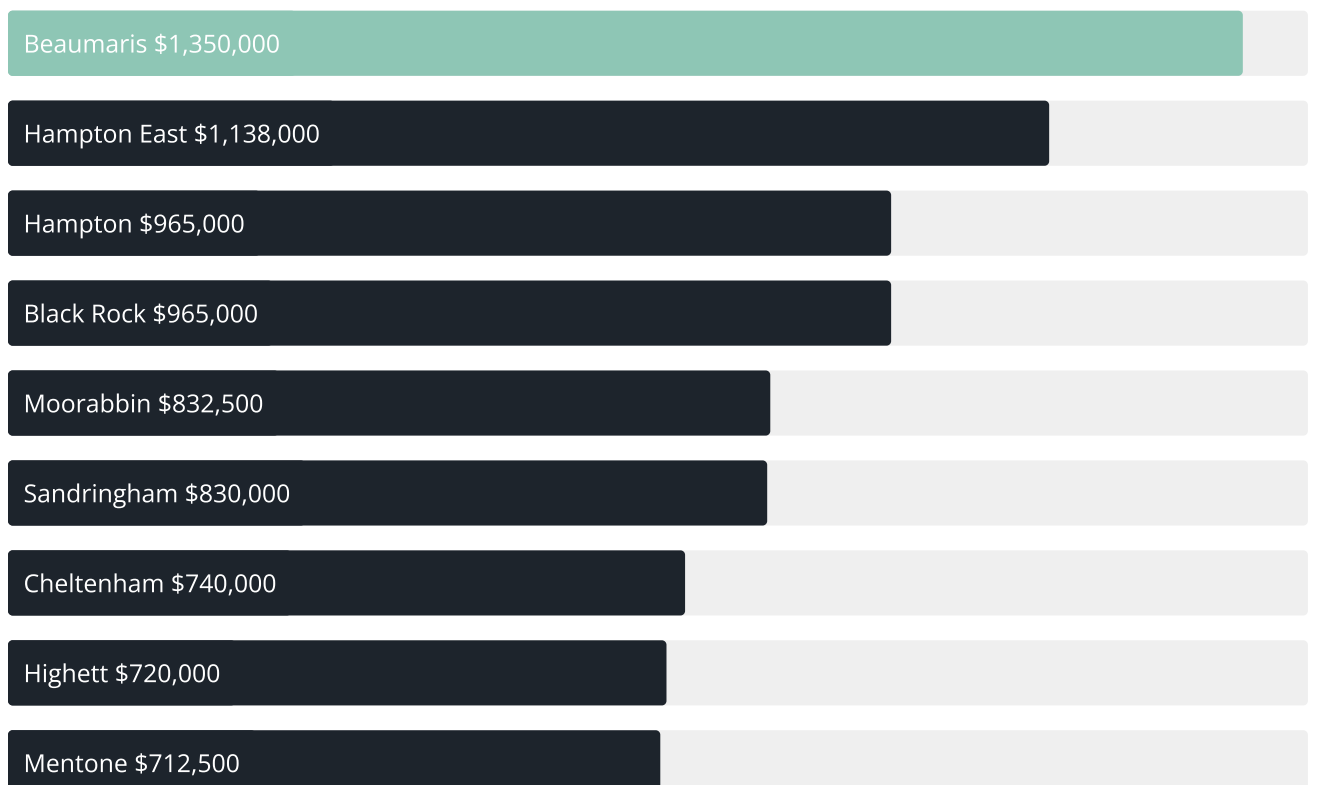
\$1.35m

Quarterly Price Change

-1.45% ↓

Quarterly Price Change*



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

BEAUMARIS SUBURB REPORT

Sale Method*



● Auction 61%
● Private 39%

Auction Clearance Rate*

77.78%

Median Days on Market^

30 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^










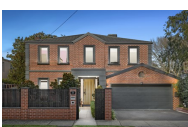
2.7 people

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 jellisrcraig.com.au/suburbinsights

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
 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
 200 Reserve Rd Beaumaris	3	House	\$1,760,000	09 Aug 2025
 2/379 Balcombe Rd Beaumaris	2	Unit	\$975,000	09 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 25 Tramway Pde Beaumaris	4	House	\$2,550,000	08 Aug 2025
 37 Victor St Beaumaris	4	House	\$2,590,000	06 Aug 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
 28 Scott St Beaumaris	3	House	\$1,700,000	15 Jul 2025
 7/464 Beach Rd Beaumaris	2	Townhouse	\$955,000	14 Jul 2025
 26 Wattle Av Beaumaris	4	House	\$2,675,000	11 Jul 2025
 1/11a McNaught St Beaumaris	4	Townhouse	\$1,960,000	11 Jul 2025
 10 Victor St BEAUMARIS	4	House	\$2,050,000	07 Jul 2025
 10 Hugo St Beaumaris	5	House	\$2,910,000	06 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 4/13 Alfred St Beaumaris	2	Unit	\$855,000	03 Jul 2025
 2 Reid St Beaumaris	4	House	\$1,925,000	29 Jun 2025
 43/472 Beach Rd Beaumaris	2	Apartment	\$1,240,000	29 Jun 2025
 104 Wells Rd Beaumaris	4	House	\$1,975,000	14 Jun 2025
 4 Comas Rd Beaumaris	5	House	\$2,320,000	14 Jun 2025
 54/34 Bodley St Beaumaris	2	Apartment	\$850,000	13 Jun 2025
 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



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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