

JellisCraig

BONBEACH

Suburb Report

Know your neighbourhood.



BONBEACH SUBURB REPORT

Median House Price*

Median

\$1.04m

Quarterly Price Change

-1.00% ↓

Median Unit Price*

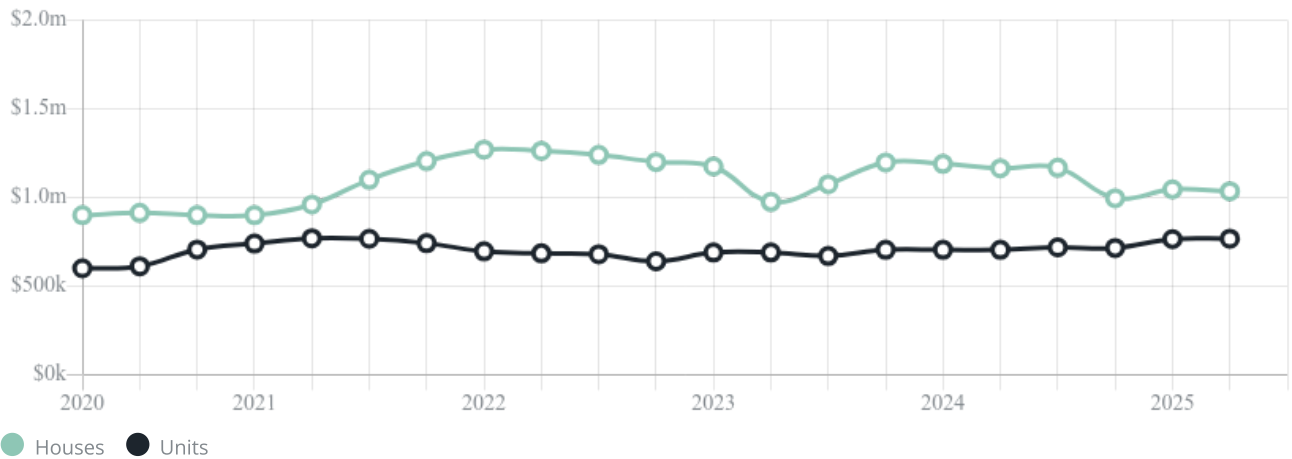
Median

\$768k

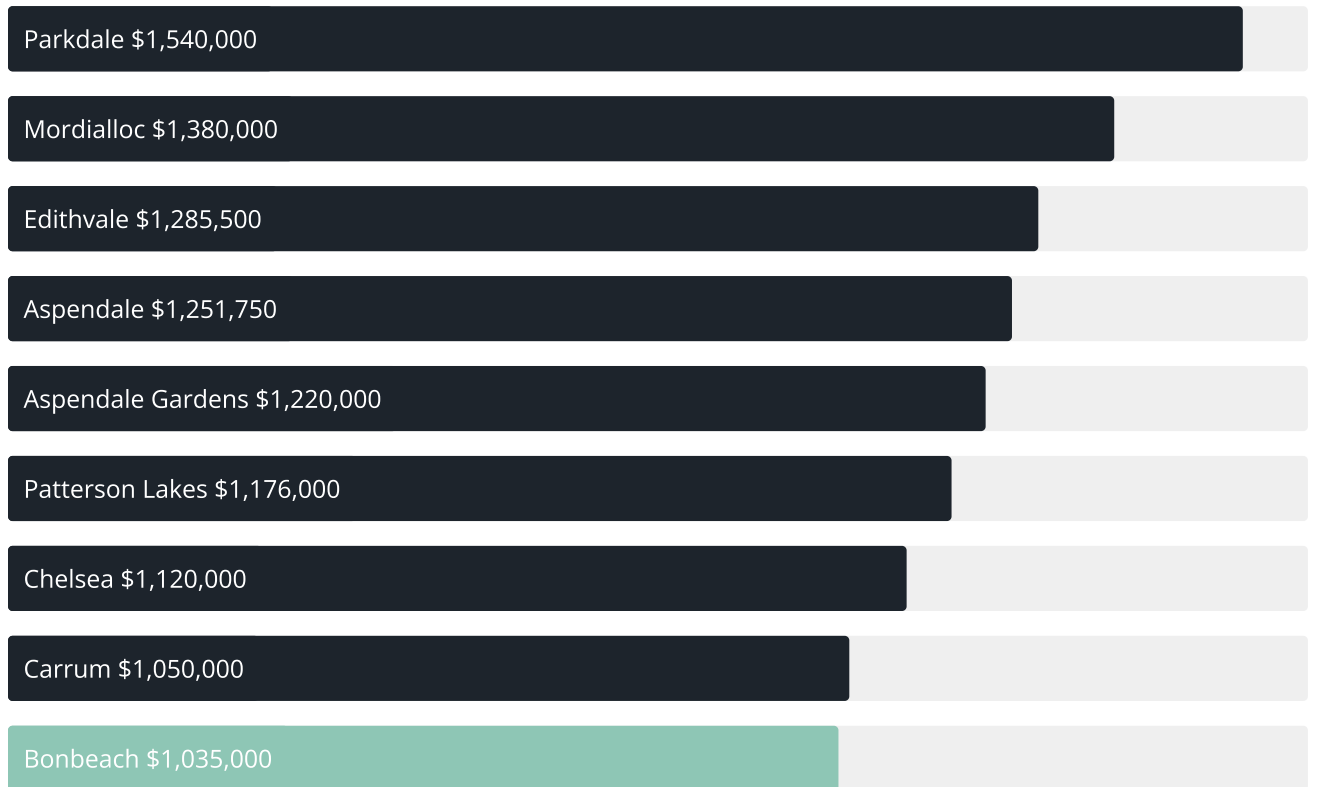
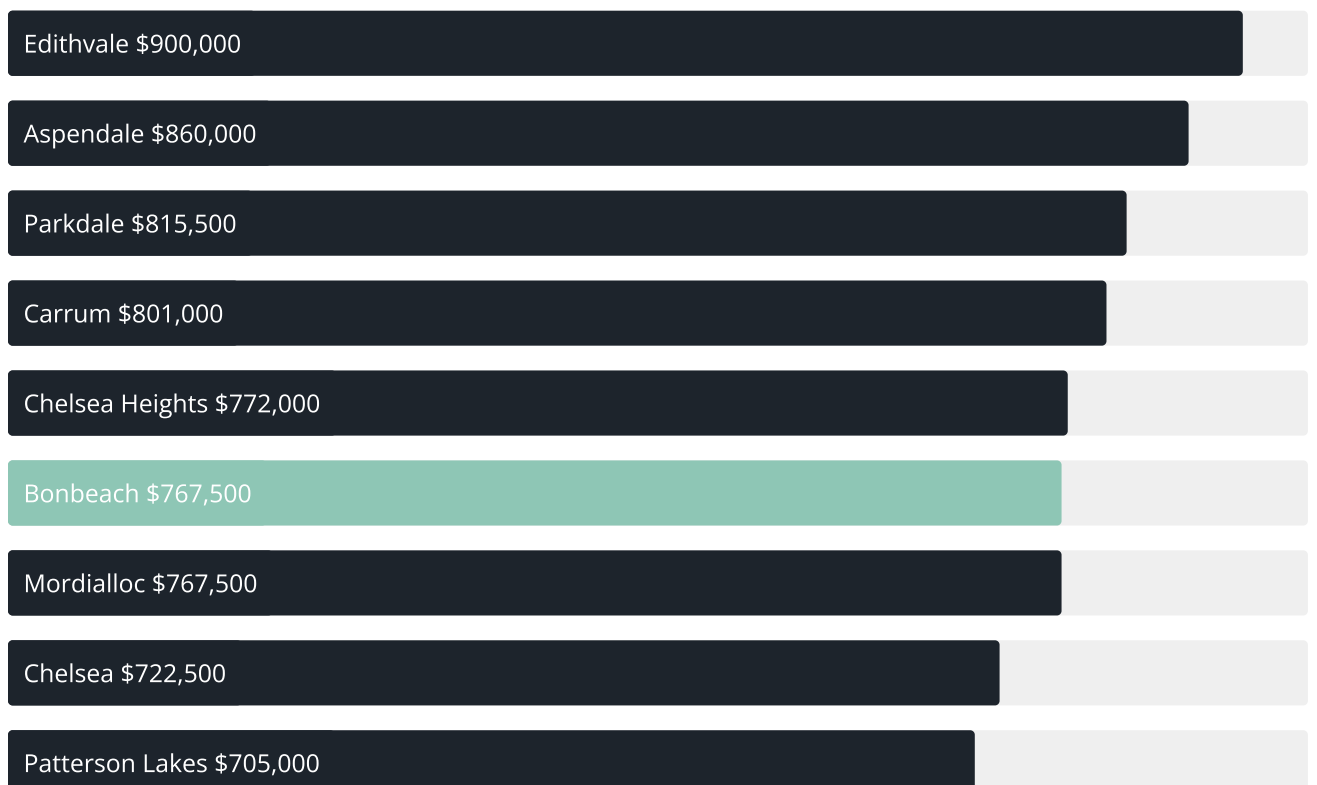
Quarterly Price Change

0.32% ↑

Quarterly Price Change*



BONBEACH SUBURB REPORT

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

BONBEACH SUBURB REPORT

Sale Method*



● Auction 38%
● Private 62%

Auction Clearance Rate*

85.71%

Median Days on Market^

26 days

Average Hold Period*

6.9 years

Dwelling Type^



● Houses 39% ● Units 61%

Ownership^



● Owned Outright 33% ● Mortgaged 42% ● Rented 25%

Population^

6,855

Median Asking Rent per week*

\$650

Median Age^

42 years

Rental Yield*











3.01%

Median Household Size^











2.2 people

BONBEACH 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 Mascot Av BONBEACH	5	House	\$2,275,000	02 Aug 2025
 2/95 Broadway Bonbeach	3	Townhouse	\$998,000	02 Aug 2025
 32b Scotch Pde Bonbeach	3	Unit	\$920,000	31 Jul 2025
 1/36 Golden Av Bonbeach	2	Unit	\$633,000	28 Jul 2025
 17/18-22 Golden Av Bonbeach	2	Unit	\$716,000	26 Jul 2025
 37 Mernda Av BONBEACH	5	House	\$1,764,000	26 Jul 2025
 2 Ferrier Gr Bonbeach	3	Townhouse	\$1,050,000	16 Jul 2025
 6 Alleyne Av Bonbeach	3	Townhouse	\$1,085,000	15 Jul 2025
 14/519 Nepean Hwy Bonbeach	2	Townhouse	\$821,000	10 Jul 2025
 6/446-448 Station St Bonbeach	2	Unit	\$510,000	05 Jul 2025

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/32 Bondi Rd Bonbeach	3	Flat/Unit/Apartment	\$682,500	05 Jul 2025
 1/20 Bondi Rd Bonbeach	4	House	\$1,152,500	02 Jul 2025
 2/398 Station St Bonbeach	3	Townhouse	\$1,000,000	30 Jun 2025
 14 The Waterfront Bonbeach	3	Townhouse	\$1,875,000	30 Jun 2025
 19 Banjo Cirt Bonbeach	4	House	\$970,000	27 Jun 2025
 5/43 York St Bonbeach	2	Unit	\$585,000	16 Jun 2025
 4a Alleyne Av Bonbeach	3	Unit	\$870,000	15 Jun 2025
 6/14 York St BONBEACH	3	Flat/Unit/Apartment	\$275,000	12 Jun 2025
 11 Troy St Bonbeach	5	House	\$1,600,000	10 Jun 2025
 2/29 Broadway Bonbeach	2	Unit	\$705,000	10 Jun 2025

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/464 Station St BONBEACH	1	Flat/Unit/Apartment	\$575,000	07 Jun 2025
 4/464-465 Station St Bonbeach	2	Unit	\$575,000	07 Jun 2025
 21 Ferrier Gr Bonbeach	4	Townhouse	\$1,010,000	07 Jun 2025
 34 Banjo Cirt Bonbeach	3	Townhouse	\$945,000	05 Jun 2025
 1/1 Breeze St Bonbeach	4	House	\$735,000	01 Jun 2025
 3/589 Nepean Hwy Bonbeach	1	Flat/Unit/Apartment	\$410,000	29 May 2025
 2/50 Broadway Bonbeach	2	Townhouse	\$823,000	29 May 2025
 28/97 Broadway Bonbeach	3	Unit	\$720,000	24 May 2025
 5a Brixton St Bonbeach	4	Townhouse	\$1,490,000	22 May 2025
 7/43 Patterson St Bonbeach	2	Unit	\$630,000	21 May 2025



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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