

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$999k

Quarterly Price Change

-14.47% ↓

Median Unit Price*

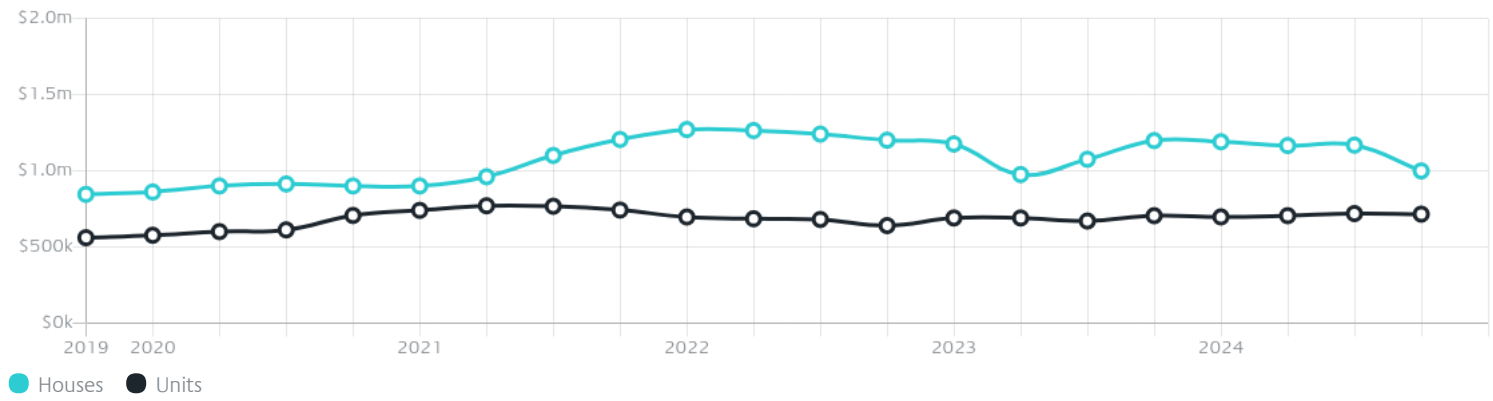
Median

\$715k

Quarterly Price Change

-0.52% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

92.31%

Median Days on Market[^]

34 days

Average Hold Period^{*}

6.9 years

Insights

Dwelling Type[^]



● Houses 39% ● Units 61%

Ownership[^]



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

Population[^]

6,855

Median Asking Rent per week^{*}

\$675

Median Age[^]

42 years

Rental Yield^{*}











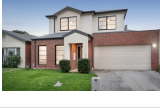

3.01%

Median Household Size[^]













2.2 people

Sold Properties~










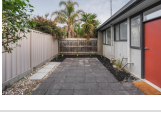
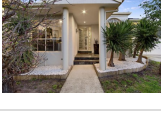

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/519-521 Nepean Hwy Bonbeach	2	Unit	\$730,500	29 Jan 2025
 1/3 Trent Ct Bonbeach	3	Townhouse	\$905,000	25 Jan 2025
 2/8 Golden Av Bonbeach	3	Townhouse	\$1,000,000	09 Jan 2025
 403 Station St Bonbeach	2	House	\$880,000	06 Jan 2025
 2 Warren St Bonbeach	4	House	\$1,250,000	06 Jan 2025
 3/422 Station St Bonbeach	2	House	\$582,000	19 Dec 2024
 6a Breeze St Bonbeach	3	Townhouse	\$1,160,000	13 Dec 2024
 3/47 Patterson St Bonbeach	2	Unit	\$525,000	10 Dec 2024
 3/11 Bondi Rd Bonbeach	2	Unit	\$567,000	10 Dec 2024
 16 Royal Rd BONBEACH	4	House	\$1,031,000	07 Dec 2024
 88 Royal Rd Bonbeach	3	House	\$800,000	07 Dec 2024
 4/12 Golden Av Bonbeach	2	Unit	\$590,000	05 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Shenfield Av Bonbeach	4	House	\$1,400,000	05 Dec 2024
 53/97 Broadway Bonbeach	2	Flat/Unit/Apartment	\$300,000	04 Dec 2024
 8/10 Broadway BONBEACH	3	Townhouse	\$910,000	27 Nov 2024
 40 Ilma Gr Bonbeach	3	House	\$1,675,000	26 Nov 2024
 37 Coast Banksia Dr Bonbeach	3	Townhouse	\$1,150,000	20 Nov 2024
 1/59 Bondi Rd Bonbeach	2	Unit	\$585,000	16 Nov 2024
 3/62 Bondi Rd Bonbeach	2	Unit	\$660,000	15 Nov 2024
 15b Crown Rd Bonbeach	3	Townhouse	\$870,000	13 Nov 2024
 5b Broadway Bonbeach	4	Townhouse	\$1,220,000	09 Nov 2024
 3 Monaco Av Bonbeach	3	House	\$1,025,000	01 Nov 2024
 38 Ilma Gr Bonbeach	3	House	\$900,000	01 Nov 2024
 2/25 York St Bonbeach	3	Townhouse	\$780,000	31 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/446-448 Station St Bonbeach	2	Unit	\$550,000	30 Oct 2024
 4/50 Broadway Bonbeach	2	Unit	\$740,000	28 Oct 2024
 22 Fowler St Bonbeach	2	House	\$950,000	26 Oct 2024
 2/26 Bondi Rd BONBEACH	3	Unit	\$850,000	26 Oct 2024
 4/533-535 Nepean Hwy Bonbeach	2	Apartment	\$480,000	24 Oct 2024
 39 Mernda Av Bonbeach	3	House	\$1,022,000	24 Oct 2024
 22/38-40 Broadway Bonbeach	2	Unit	\$510,000	24 Oct 2024
 23a Patterson St Bonbeach	3	House	\$910,000	17 Oct 2024
 5/435 Station St Bonbeach	2	Flat/Unit/Apartment	\$595,000	15 Oct 2024
 4/8 York St Bonbeach	2	Unit	\$508,000	15 Oct 2024
 3/25 York St BONBEACH	2	Flat/Unit/Apartment	\$700,000	10 Oct 2024
 5/15 York St Bonbeach	3	Townhouse	\$825,000	09 Oct 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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