

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.03m

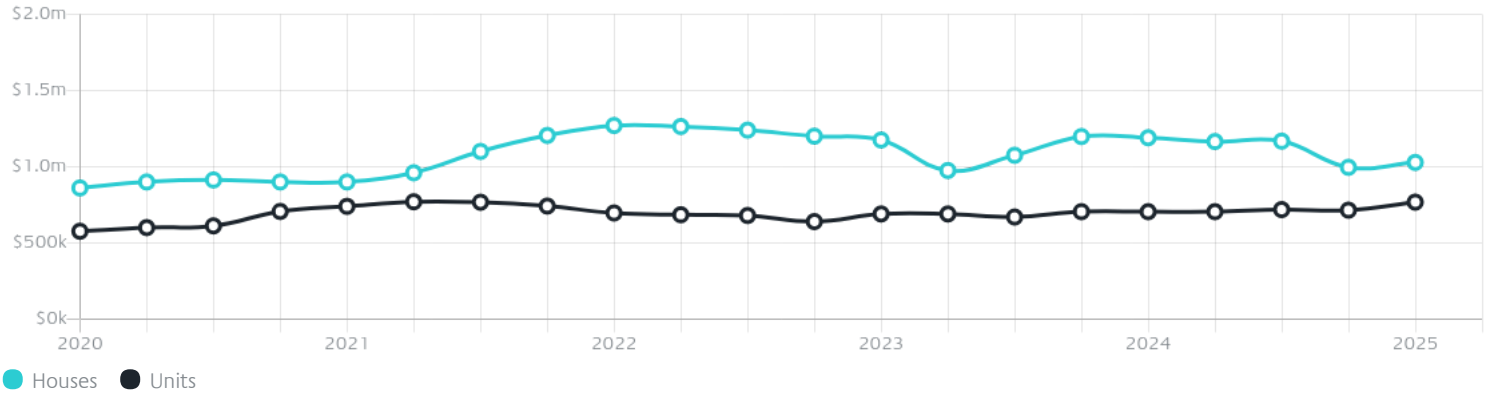
Quarterly Price Change
3.21% ↑

Median Unit Price*

Median
\$768k

Quarterly Price Change
7.34% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 38%
● Private 62%

Auction Clearance Rate^{*}

76.92%

Median Days on Market[^]

30 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^{*}

\$663

Median Age[^]

42 years

Rental Yield^{*}








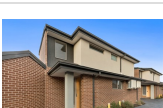
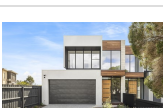
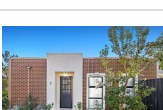


3.01%

Median Household Size[^]











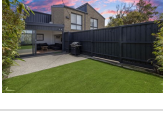

2.2 people

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
 5/43 York St Bonbeach	2	Unit	\$585,000	16 Jun 2025
 4a Alleyne Av Bonbeach	3	Unit	\$870,000	15 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
 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
 2/50 Broadway Bonbeach	2	Townhouse	\$823,000	29 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
 6 Wellwood Rd Bonbeach	2	House	\$765,000	17 May 2025
 15 Patterson St Bonbeach	3	House	\$1,290,000	17 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/437 Station St Bonbeach	2	Unit	\$600,000	15 May 2025
 32 Troy St Bonbeach	4	House	\$1,160,000	14 May 2025
 18 Crown Rd Bonbeach	3	House	\$1,065,000	06 May 2025
 1/23 Bondi Rd BONBEACH	3	House	\$980,000	01 May 2025
 4/31 Broadway Bonbeach	2	Flat/Unit/Apartment	\$750,000	01 May 2025
 1/16 Cannes Av Bonbeach	3	Townhouse	\$1,102,000	01 May 2025
 7a Ilma Gr Bonbeach	3	Townhouse	\$1,342,000	26 Apr 2025
 6/30 Broadway Bonbeach	1	Flat/Unit/Apartment	\$600,000	12 Apr 2025
 5/24 Golden Av Bonbeach	2	Unit	\$480,000	11 Apr 2025
 2/12 Glenbrook Av Bonbeach	3	Townhouse	\$970,000	05 Apr 2025
 1/604 Nepean Hwy Bonbeach	3	House	\$1,035,000	04 Apr 2025
 2/23 Bondi Rd Bonbeach	3	Flat/Unit/Apartment	\$780,000	04 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/62 Golden Av Bonbeach	2	Unit	\$700,000	02 Apr 2025
 3/406 Station St Bonbeach	2	Unit	\$559,500	01 Apr 2025
 60 Mernda Av Bonbeach	3	House	\$1,110,000	27 Mar 2025
 4/398 Station St Bonbeach	3	Flat/Unit/Apartment	\$860,000	21 Mar 2025
 130 La Perouse Blvd Bonbeach	4	House	\$1,115,000	21 Mar 2025
 4/61 Bondi Rd Bonbeach	3	Townhouse	\$765,000	20 Mar 2025
 2/74 Broadway Bonbeach	2	House	\$785,000	17 Mar 2025
 3/17-19 Broadway Bonbeach	2	Unit	\$670,000	14 Mar 2025
 2/1a Troy St Bonbeach	2	Unit	\$590,000	14 Mar 2025
 3/17 Broadway Bonbeach	3	Flat/Unit/Apartment	\$670,000	14 Mar 2025
 4/37 Broadway Bonbeach	2	Flat/Unit/Apartment	\$570,000	14 Mar 2025
 8/464-465 Station St BONBEACH	1	Unit	\$459,000	13 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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