

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.03m

Quarterly Price Change

3.21% ↑

Median Unit Price*

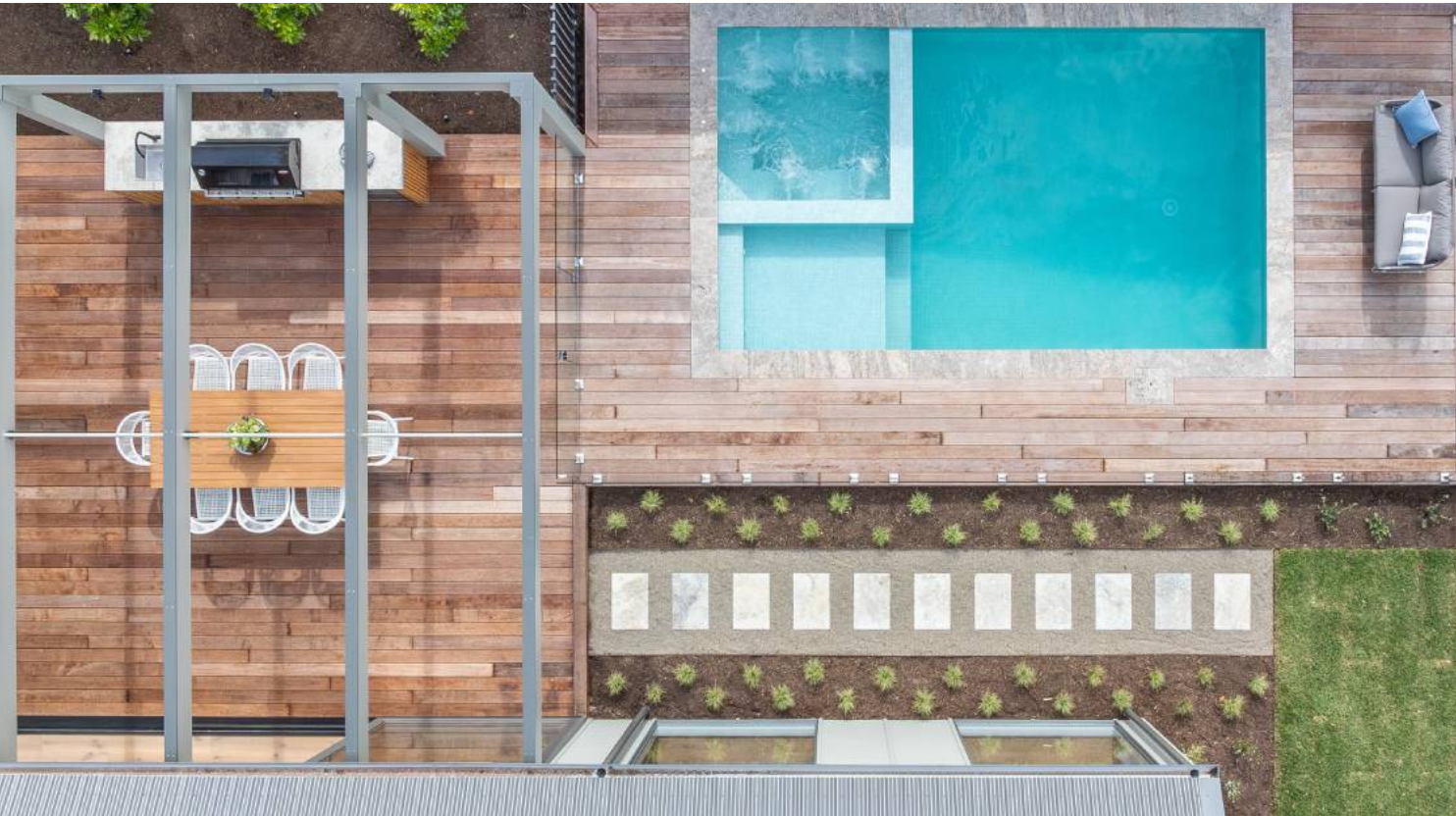
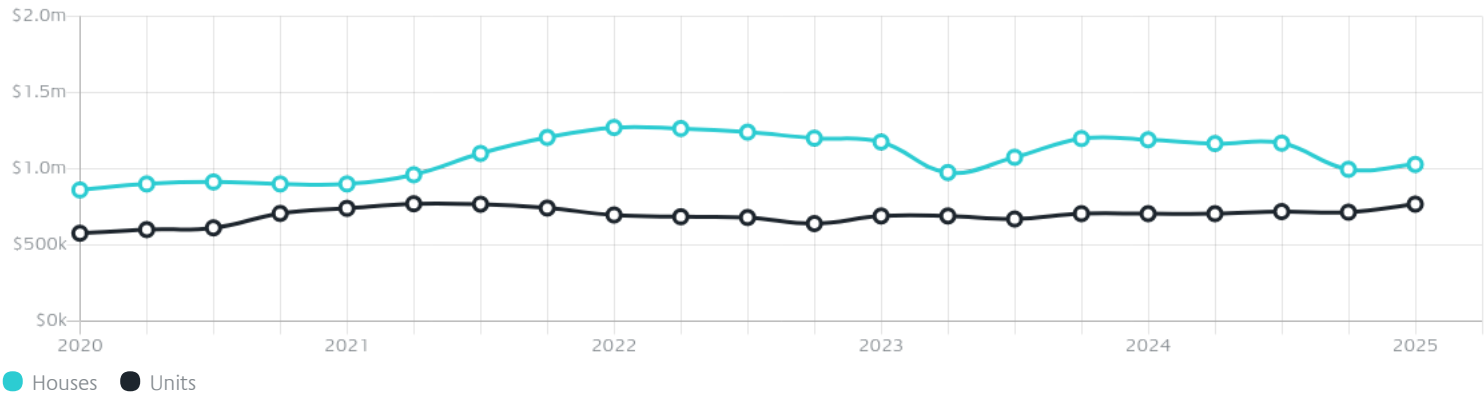
Median

\$768k

Quarterly Price Change

7.34% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 32%
● Private 68%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

31 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~









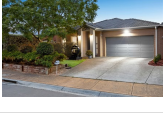
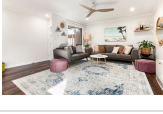


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/43 Patterson St Bonbeach	2	Unit	\$630,000	21 May 2025
 15 Patterson St Bonbeach	3	House	\$1,290,000	17 May 2025
 2/437 Station St Bonbeach	2	Unit	\$600,000	15 May 2025
 32 Troy St Bonbeach	4	House	\$1,160,000	14 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	2	Unit	\$608,000	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
 6/62 Golden Av Bonbeach	2	Unit	\$700,000	02 Apr 2025
 3/406 Station St Bonbeach	2	Unit	\$559,500	01 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1 Karadoc Ct Bonbeach	3	House	\$1,120,000	13 Mar 2025
 6/431 Station St Bonbeach	2	Flat/Unit/Apartment	\$840,000	12 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/462 Station St Bonbeach	2	Unit	\$545,000	08 Mar 2025
 1/37 Royal Rd Bonbeach	3	Unit	\$820,000	07 Mar 2025
 3/8 Glenbrook Av Bonbeach	2	Villa	\$760,000	07 Mar 2025
 6/17 York St BONBEACH	2	Flat/Unit/Apartment	\$590,000	07 Mar 2025
 1/64 Coast Banksia Dr Bonbeach	1	Flat/Unit/Apartment	\$1,135,000	07 Mar 2025
 1/519 Nepean Hwy BONBEACH	3	Townhouse	\$835,000	06 Mar 2025
 8/394 Station St Bonbeach	2	Flat/Unit/Apartment	\$667,500	01 Mar 2025
 3/446-448 Station St Bonbeach	1	Unit	\$440,000	26 Feb 2025
 3 Banjo Cirt Bonbeach	3	House	\$910,000	22 Feb 2025
 3/55 Bondi Rd Bonbeach	2	Flat/Unit/Apartment	\$662,500	22 Feb 2025
 70 Mascot Av Bonbeach	4	House	\$2,100,000	20 Feb 2025
 5/15 Harding Av Bonbeach	2	Unit	\$870,000	17 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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