

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$999k**

Quarterly Price Change

**-14.47% ↓**

## Median Unit Price\*

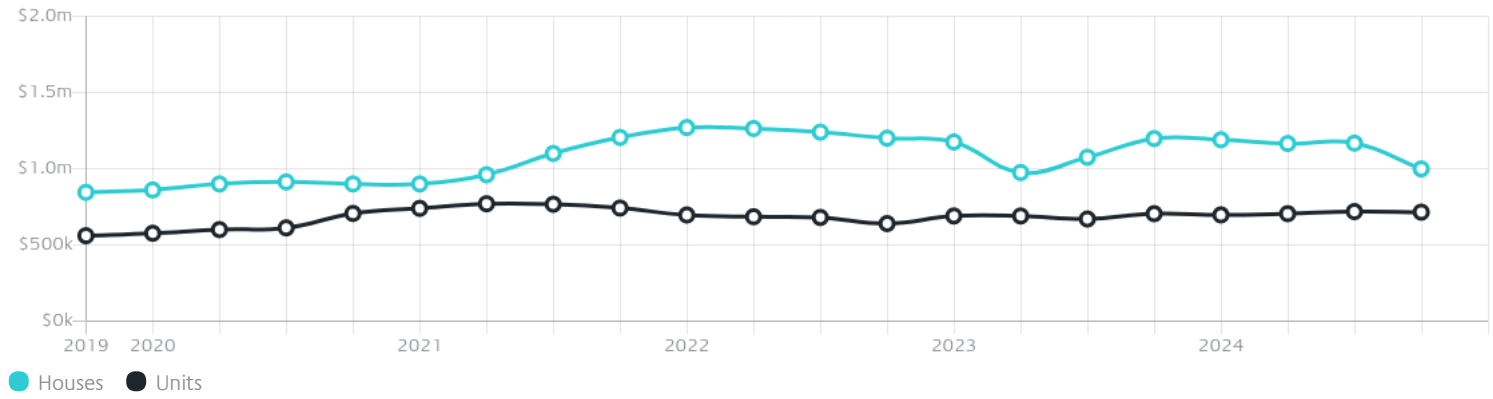
Median

**\$715k**

Quarterly Price Change

**-0.52% ↓**

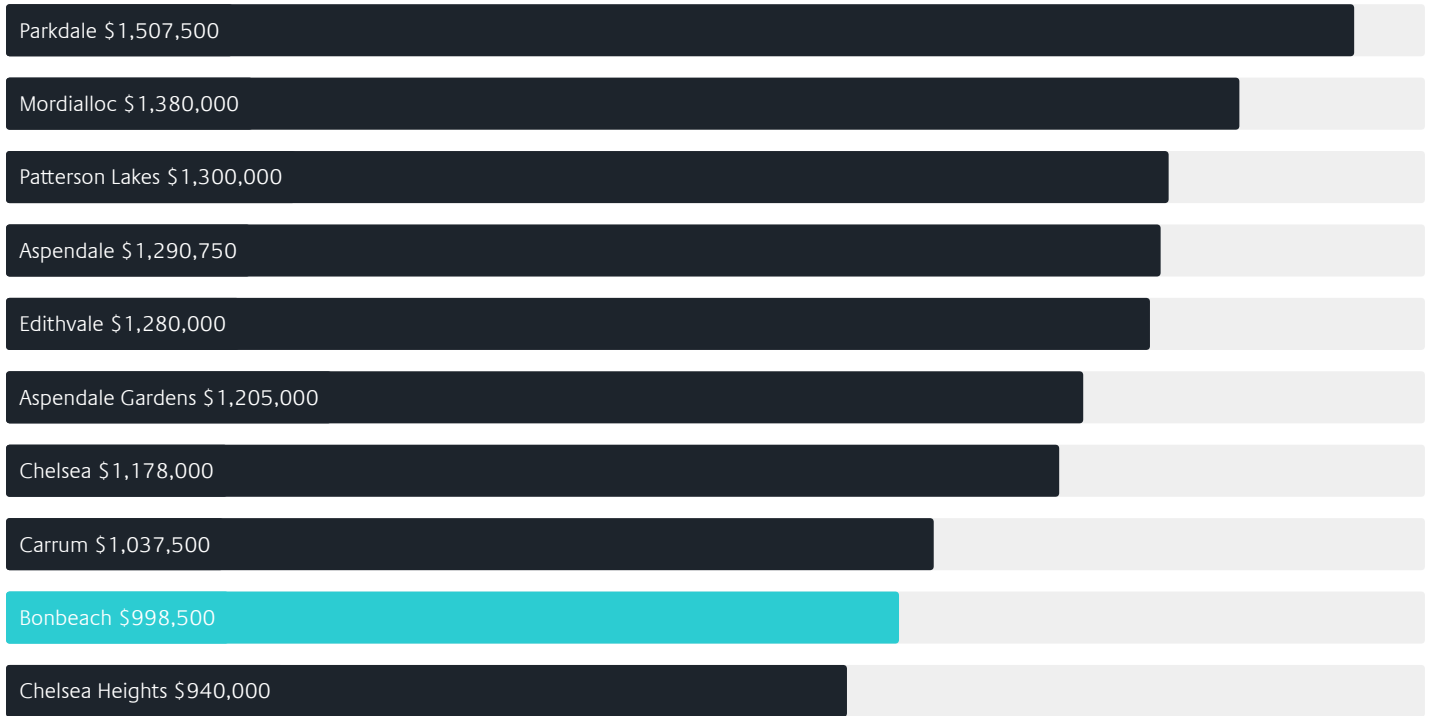
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 37%  
● Private 63%

Auction Clearance Rate<sup>\*</sup>

86.67%

Median Days on Market<sup>^</sup>

51 days

Average Hold Period<sup>\*</sup>

6.9 years

# Insights

Dwelling Type<sup>^</sup>



● Houses 39% ● Units 61%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

6,855

Median Asking Rent per week<sup>\*</sup>

\$675

Median Age<sup>^</sup>

42 years

Rental Yield<sup>\*</sup>











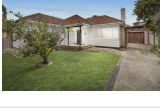

3.01%

Median Household Size<sup>^</sup>










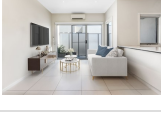
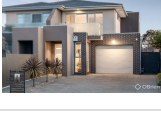

2.2 people

# Sold Properties~










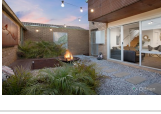
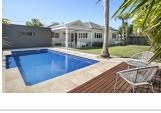

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3/446-448 Station St Bonbeach	1	Unit	\$440,000	26 Feb 2025
 3 Banjo Cirt Bonbeach	3	House	\$910,000	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
 11/595-596 Nepean Hwy Bonbeach	3	Townhouse	\$965,000	15 Feb 2025
 1b Mernda Av Bonbeach	4	House	\$1,460,000	14 Feb 2025
 1/5 Genoa Av Bonbeach	3	Townhouse	\$916,000	08 Feb 2025
 22 Cirrus St Bonbeach	4	House	\$1,450,000	05 Feb 2025
 75 Mascot Av Bonbeach	2	House	\$1,170,000	01 Feb 2025
 402 Station St Bonbeach	2	House	\$630,000	31 Jan 2025
 8 Cannes Av Bonbeach	3	House	\$1,015,000	30 Jan 2025
 3/519-521 Nepean Hwy Bonbeach	2	Unit	\$730,500	29 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/37 York St Bonbeach	3	Unit	\$712,000	26 Jan 2025
 1/3 Trent Ct Bonbeach	2	Unit	\$905,000	25 Jan 2025
 4/14 Golden Av Bonbeach	2	Flat/Unit/Apartment	\$430,000	24 Jan 2025
 63 Fowler St Bonbeach	2	House	\$750,000	23 Jan 2025
 6/37 Broadway Bonbeach	2	Flat/Unit/Apartment	\$597,500	18 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
 5/32 Golden Av Bonbeach	2	Flat/Unit/Apartment	\$485,000	20 Dec 2024
 3/422 Station St Bonbeach	2	House	\$582,000	19 Dec 2024
 6a Breeze St Bonbeach	3	Townhouse	\$1,160,000	13 Dec 2024
 45 Royal Rd Bonbeach	2	House	\$1,125,000	11 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 3/40 Bondi Rd BONBEACH	2	Villa	\$648,000	05 Dec 2024
 4/12 Golden Av Bonbeach	2	Unit	\$590,000	05 Dec 2024
 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
 2/16 Cannes Av Bonbeach	4	Townhouse	\$1,075,000	02 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



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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