

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.03m

Quarterly Price Change

3.21% ↑

Median Unit Price*

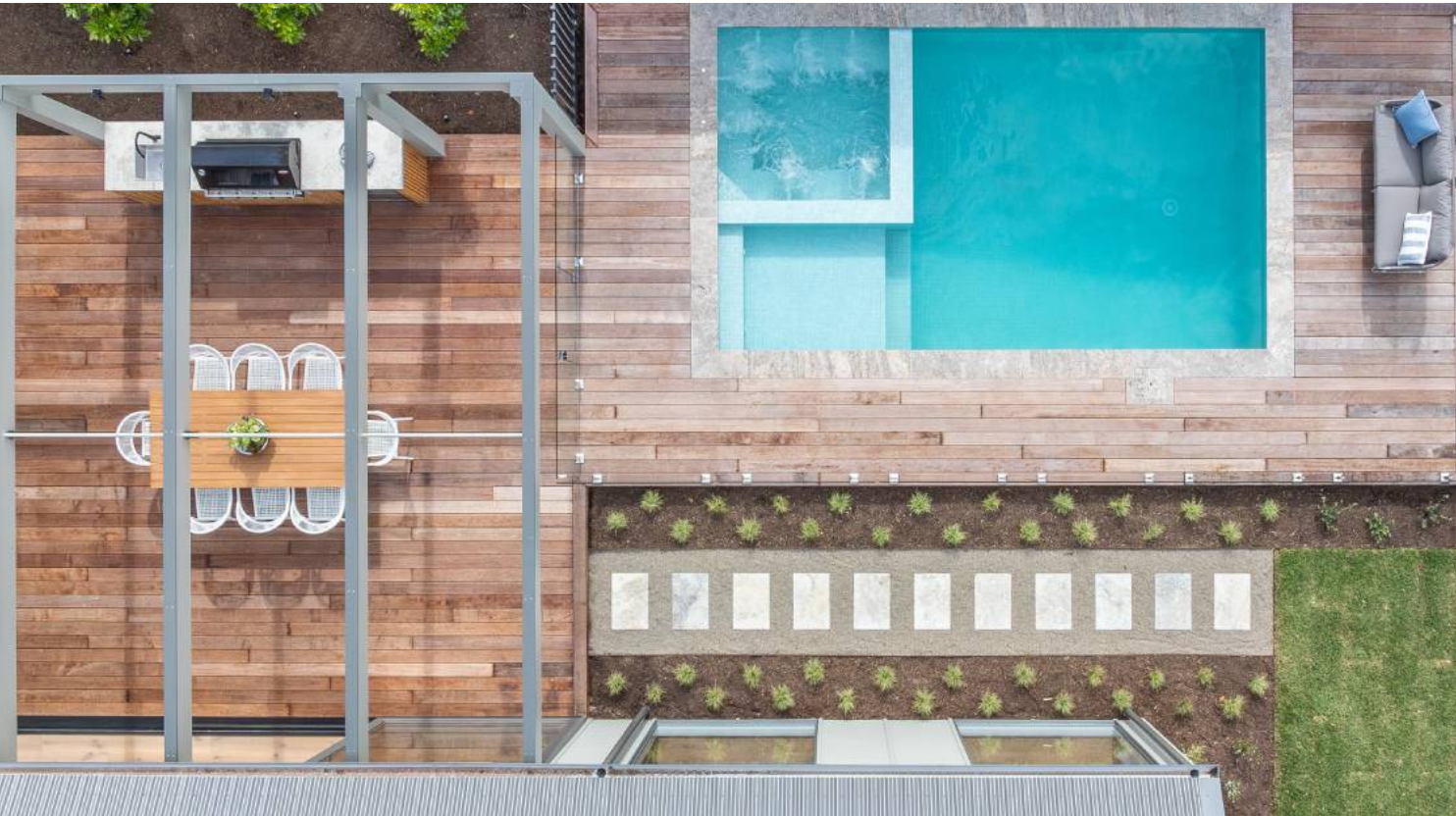
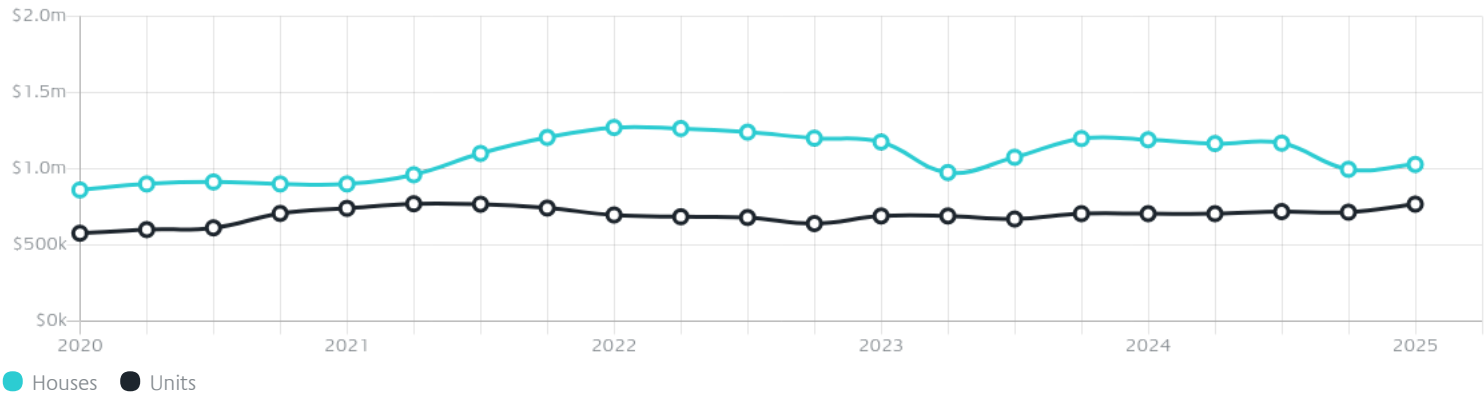
Median

\$768k

Quarterly Price Change

7.34% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 44%
● Private 56%

Auction Clearance Rate^{*}

78.95%

Median Days on Market[^]

28 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^{*}










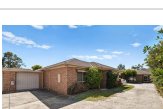
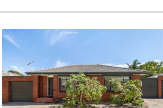

3.01%

Median Household Size[^]













2.2 people

Sold Properties~




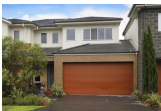








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 4/37 Broadway Bonbeach	2	Flat/Unit/Apartment	\$570,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/464-465 Station St BONBEACH	1	Unit	\$459,000	13 Mar 2025
 6/431 Station St Bonbeach	2	Flat/Unit/Apartment	\$840,000	12 Mar 2025
 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
 1/519 Nepean Hwy BONBEACH	3	Townhouse	\$835,000	06 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
 11/595-596 Nepean Hwy Bonbeach	3	Townhouse	\$965,000	15 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31a Patterson St Bonbeach	3	House	\$850,000	14 Feb 2025
 1b Mernda Av Bonbeach	4	House	\$1,485,000	14 Feb 2025
 3/446 Station St Bonbeach	1	Strata Unit/Flat	\$440,000	13 Feb 2025
 106 La Perouse Blvd Bonbeach	4	House	\$1,017,500	11 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
 2/37 York St Bonbeach	3	Unit	\$712,000	26 Jan 2025
 1/3 Trent Ct Bonbeach	2	Unit	\$905,000	25 Jan 2025



Mentone Office
99a Balcombe Road, Mentone
(03) 9585 5667

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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