

JellisCraig

BONBEACH

Suburb Report

Know your neighbourhood.



BONBEACH SUBURB REPORT

Median House Price*

Median

\$1.04m

Quarterly Price Change

-1.00% ↓

Median Unit Price*

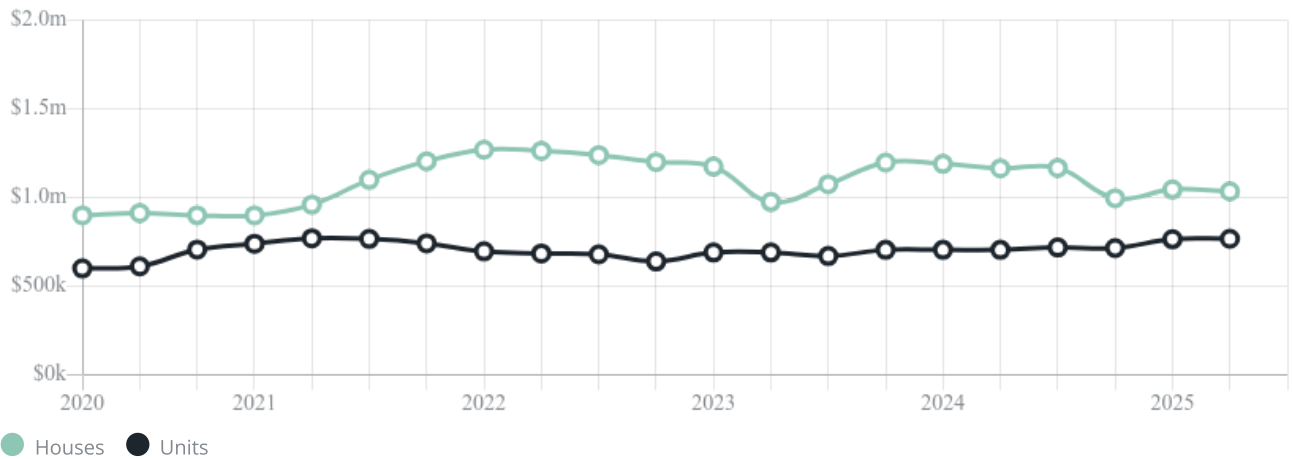
Median

\$768k

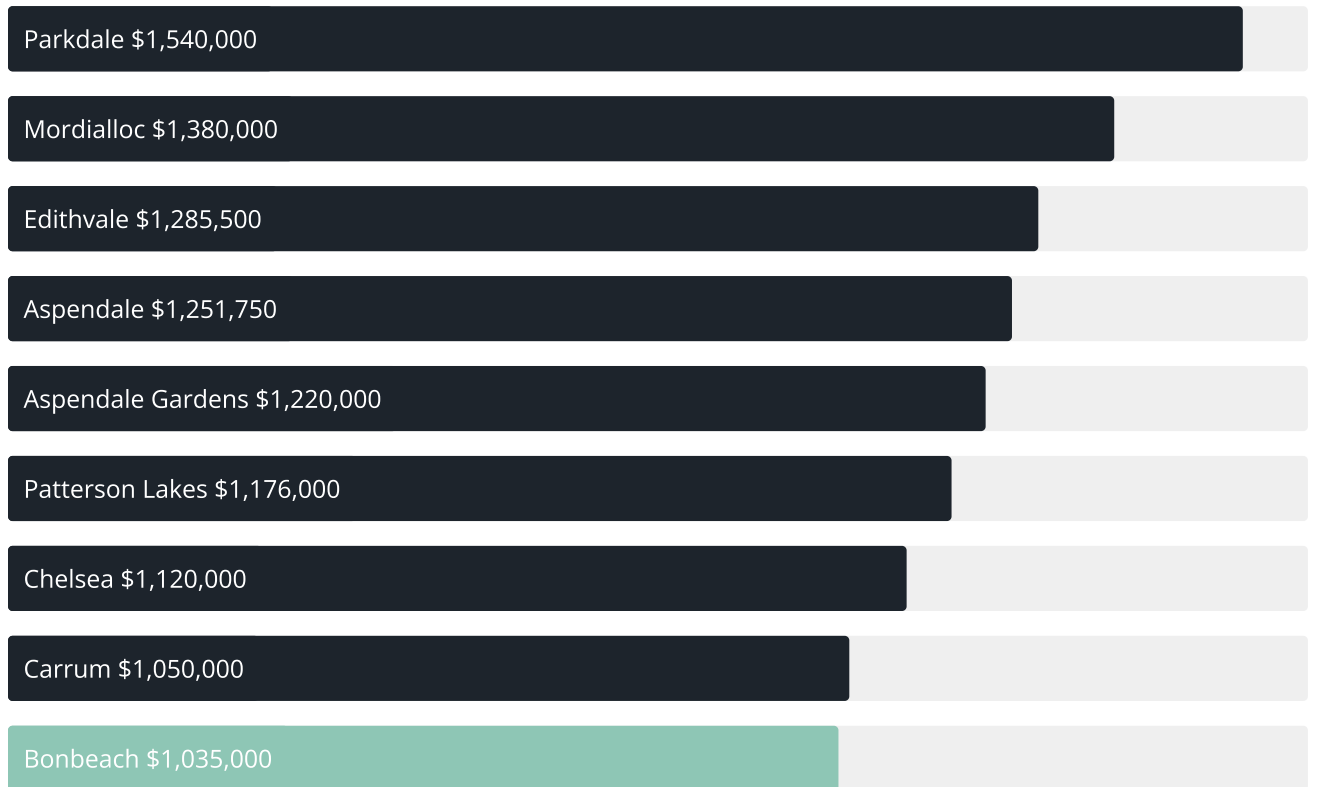
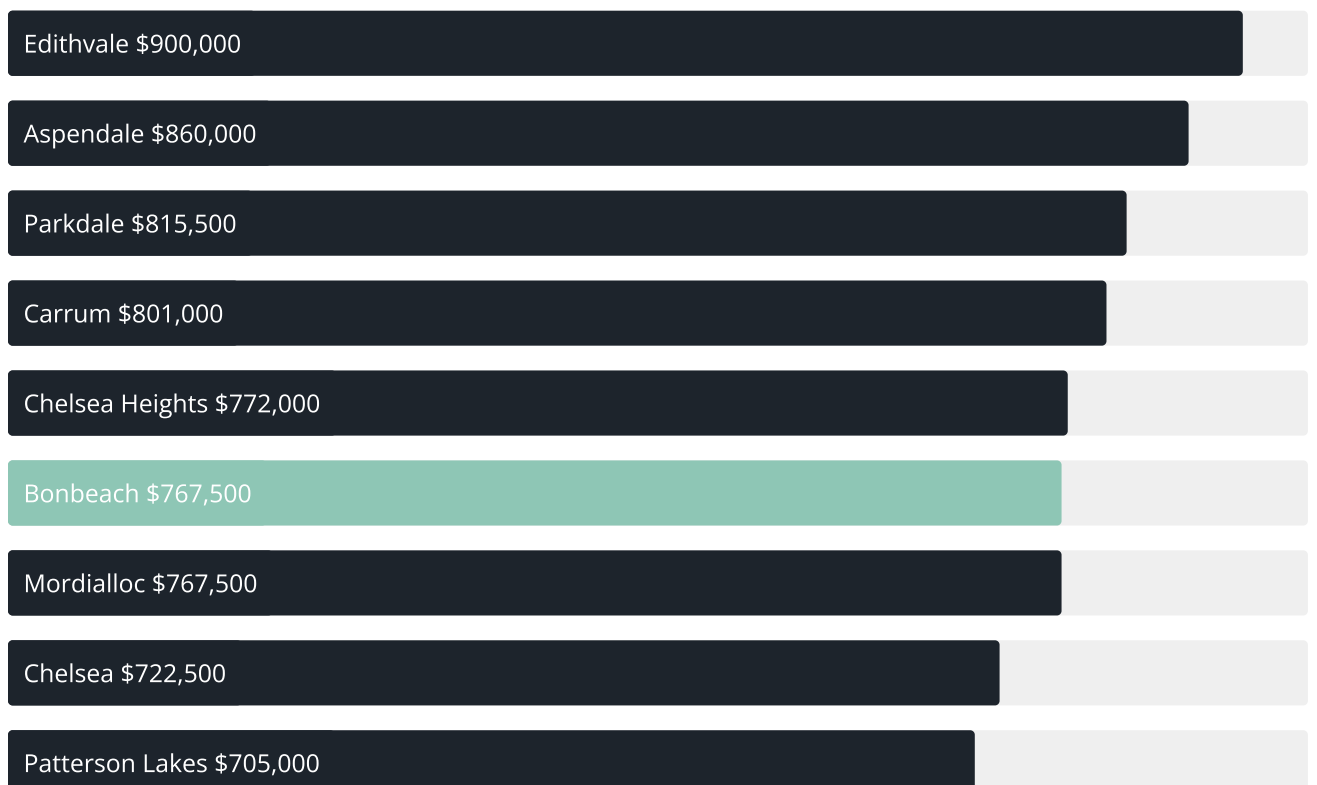
Quarterly Price Change

0.32% ↑

Quarterly Price Change*



BONBEACH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BONBEACH SUBURB REPORT

Sale Method^{*}

● Auction 37%
● Private 63%

Auction Clearance Rate^{*}

86.67%Median Days on Market[^]

24 daysAverage Hold Period^{*}

6.9 yearsDwelling Type[^]

● Houses 39% ● Units 61%

Ownership[^]

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

Population[^]

6,855Median Asking Rent per week^{*}

\$650Median Age[^]











42 yearsRental Yield^{*}

3.01%Median Household Size[^]











2.2 people

BONBEACH SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 3/62 Golden Av Bonbeach	2	Unit	\$708,000	28 Aug 2025
 3/23 York St Bonbeach	2	Unit	\$656,000	24 Aug 2025
 2/544 Nepean Hwy Bonbeach	3	Townhouse	\$1,000,000	22 Aug 2025
 35 Mascot Av Bonbeach	3	House	\$1,200,000	16 Aug 2025
 2/22 Mascot Av Bonbeach	2	House	\$1,217,500	15 Aug 2025
 3/30 Golden Av Bonbeach	2	Unit	\$675,000	11 Aug 2025
 4 Mascot Av BONBEACH	5	House	\$2,275,000	02 Aug 2025
 2/95 Broadway Bonbeach	3	Townhouse	\$998,000	02 Aug 2025
 32b Scotch Pde Bonbeach	3	Unit	\$920,000	31 Jul 2025
 1/36 Golden Av Bonbeach	2	Unit	\$633,000	28 Jul 2025

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/52 Bondi Rd Bonbeach	3	Flat/Unit/Apartment	\$731,000	28 Jul 2025
 17/18-22 Golden Av Bonbeach	2	Unit	\$716,000	26 Jul 2025
 37 Mernda Av BONBEACH	5	House	\$1,764,000	26 Jul 2025
 6/32 Golden Av Bonbeach	2	Unit	\$567,000	24 Jul 2025
 2 Ferrier Gr Bonbeach	3	Townhouse	\$1,050,000	16 Jul 2025
 6 Alleyne Av Bonbeach	3	Townhouse	\$1,085,000	15 Jul 2025
 14/519 Nepean Hwy Bonbeach	2	Townhouse	\$821,000	10 Jul 2025
 6/446-448 Station St Bonbeach	2	Unit	\$510,000	05 Jul 2025
 4/32 Bondi Rd Bonbeach	3	Flat/Unit/Apartment	\$682,500	05 Jul 2025
 1/20 Bondi Rd Bonbeach	4	House	\$1,152,500	02 Jul 2025

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/398 Station St Bonbeach	3	Townhouse	\$1,000,000	30 Jun 2025
 14 The Waterfront Bonbeach	3	Townhouse	\$1,875,000	30 Jun 2025
 19 Banjo Cirt Bonbeach	4	House	\$970,000	27 Jun 2025
 5/42 York St Bonbeach	2	Flat/Unit/Apartment	\$480,000	24 Jun 2025
 5/43 York St Bonbeach	2	Unit	\$585,000	16 Jun 2025
 4a Alleyne Av Bonbeach	3	Unit	\$870,000	15 Jun 2025
 6/14 York St BONBEACH	3	Flat/Unit/Apartment	\$275,000	12 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
 4/464 Station St BONBEACH	1	Flat/Unit/Apartment	\$575,000	07 Jun 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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