

JellisCraig

BEAUFORT

Suburb Report

Know your neighbourhood.



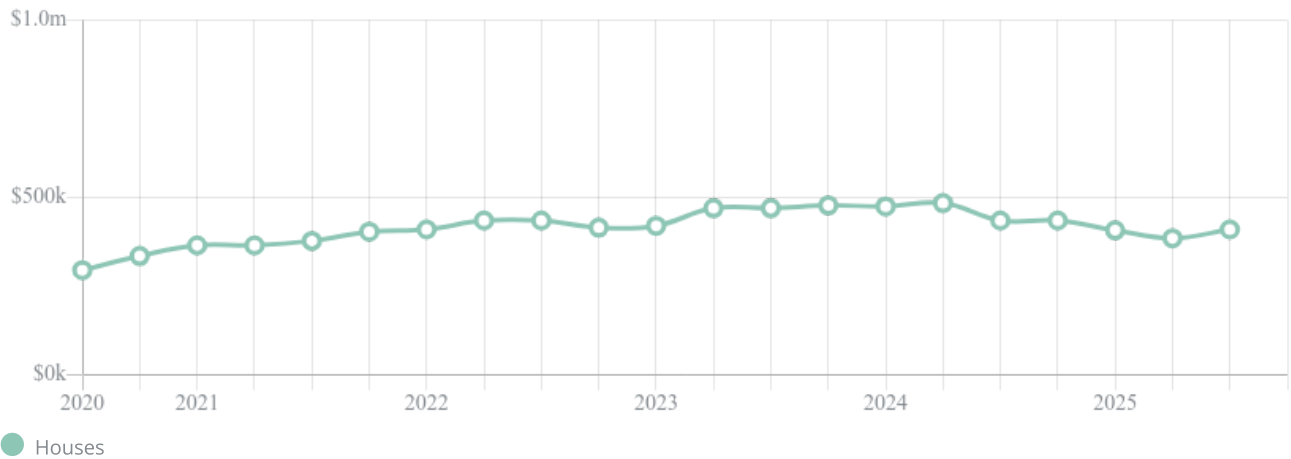
BEAUFORT SUBURB REPORT

Median House Price*

Median
\$410k

Quarterly Price Change
6.49% ↑

Quarterly Price Change*



BEAUFORT SUBURB REPORT

Median House Sale Price*



BEAUFORT SUBURB REPORT

Sale Method^{*}

● Private 100%

Median Days on Market[^]

85 days

Average Hold Period^{*}

3.2 years

Dwelling Type[^]

● Houses 97% ● Units 3%

Ownership[^]

● Owned Outright 57% ● Mortgaged 34% ● Rented 9%

Population[^]

1,712

Median Asking Rent per week^{*}

\$398

Population Growth[^]

11.24%

Rental Yield^{*}

5.13%

Median Age[^]











51 years

Median Household Size[^]











2.1 people

BEAUFORT 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 29 Orchid Ct Beaufort	3	House	\$610,000	23 Oct 2025
 18 Eucalyptus Ct Beaufort	4	House	\$635,000	22 Oct 2025
 19 Eucalyptus Ct Beaufort	4	House	\$550,000	21 Oct 2025
 6 Speke St Beaufort	3	House	\$280,000	16 Oct 2025
 3 Orchid Ct Beaufort	3	House	\$450,000	30 Sep 2025
 21 Lawrence St Beaufort	2	Unit	\$380,000	16 Sep 2025
 10 Neill St Beaufort	3	House	\$345,000	26 Aug 2025
 90 Old Shirley Rd Beaufort	4	House	\$840,000	23 Aug 2025
 9 Pratt St Beaufort	4	House	\$395,000	21 Aug 2025
 7 Embling St Beaufort	3	House	\$620,000	20 Aug 2025

BEAUFORT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 50 Lawrence St Beaufort	3	House	\$300,000	06 Aug 2025
 81 Neill St Beaufort	3	House	\$402,500	22 Jul 2025
 135 Beaufort Lexton Rd Beaufort	4	House	\$401,000	16 Jul 2025
 246 Skipton Rd Beaufort	5	House	\$860,000	16 Jul 2025
 1 Ararat Rd Beaufort	3	House	\$410,000	07 Jul 2025
 34 Hains Cl Beaufort	4	House	\$620,000	30 Jun 2025
 31 Pratt St Beaufort	3	House	\$410,000	13 Jun 2025
 4 King St Beaufort	3	House	\$390,000	06 Jun 2025
 6 Back Raglan Rd Beaufort	3	House	\$350,000	24 May 2025
 43 High St Beaufort	3	House	\$285,000	08 May 2025

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Address	Bedrooms	Type	Price	Sold
 102 Stockyard Hill Rd Beaufort	4	House	\$1,089,000	29 Apr 2025
 46 Lawrence St Beaufort	3	House	\$360,000	03 Apr 2025
 21 Warburton St Beaufort	4	House	\$465,000	28 Mar 2025
 8 Stuart St Beaufort	2	House	\$360,000	21 Mar 2025
 96 Neill St Beaufort	3	House	\$350,000	20 Mar 2025
 108 Neill St Beaufort	3	House	\$265,000	14 Mar 2025
 8 Sawpit Gully La Beaufort	3	House	\$600,000	14 Mar 2025
 15 Olinda St Beaufort	3	House	\$575,000	25 Feb 2025
 31 Cummins St Beaufort	3	House	\$475,000	21 Feb 2025
 24 Eyre St Beaufort	3	House	\$355,000	10 Feb 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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