

JellisCraig

BEAUMARIS

Suburb Report

Know your neighbourhood.



BEAUMARIS SUBURB REPORT

Median House Price*

Median

\$2.03m

Quarterly Price Change

0.00% ↓

Median Unit Price*

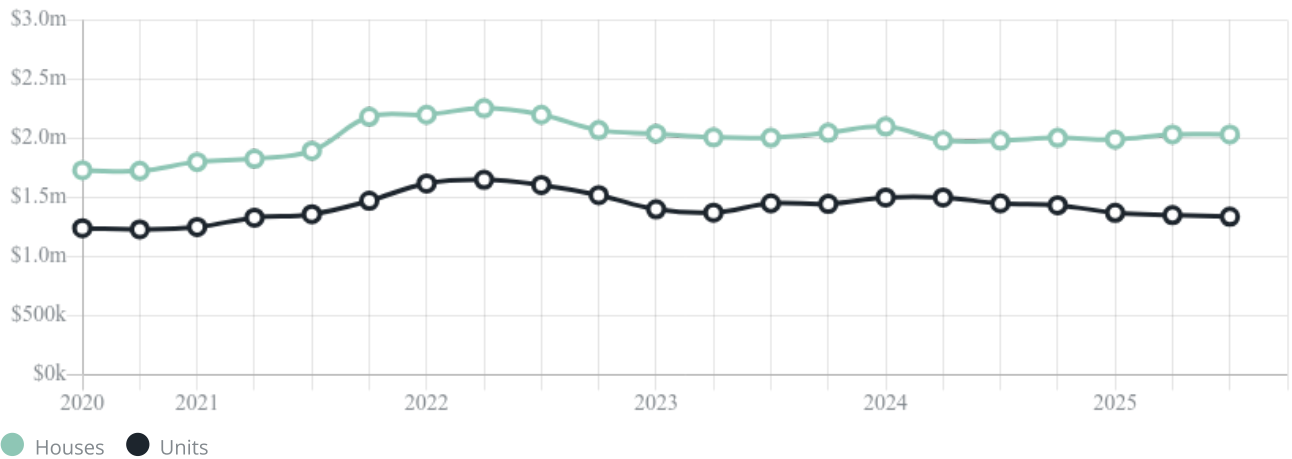
Median

\$1.34m

Quarterly Price Change

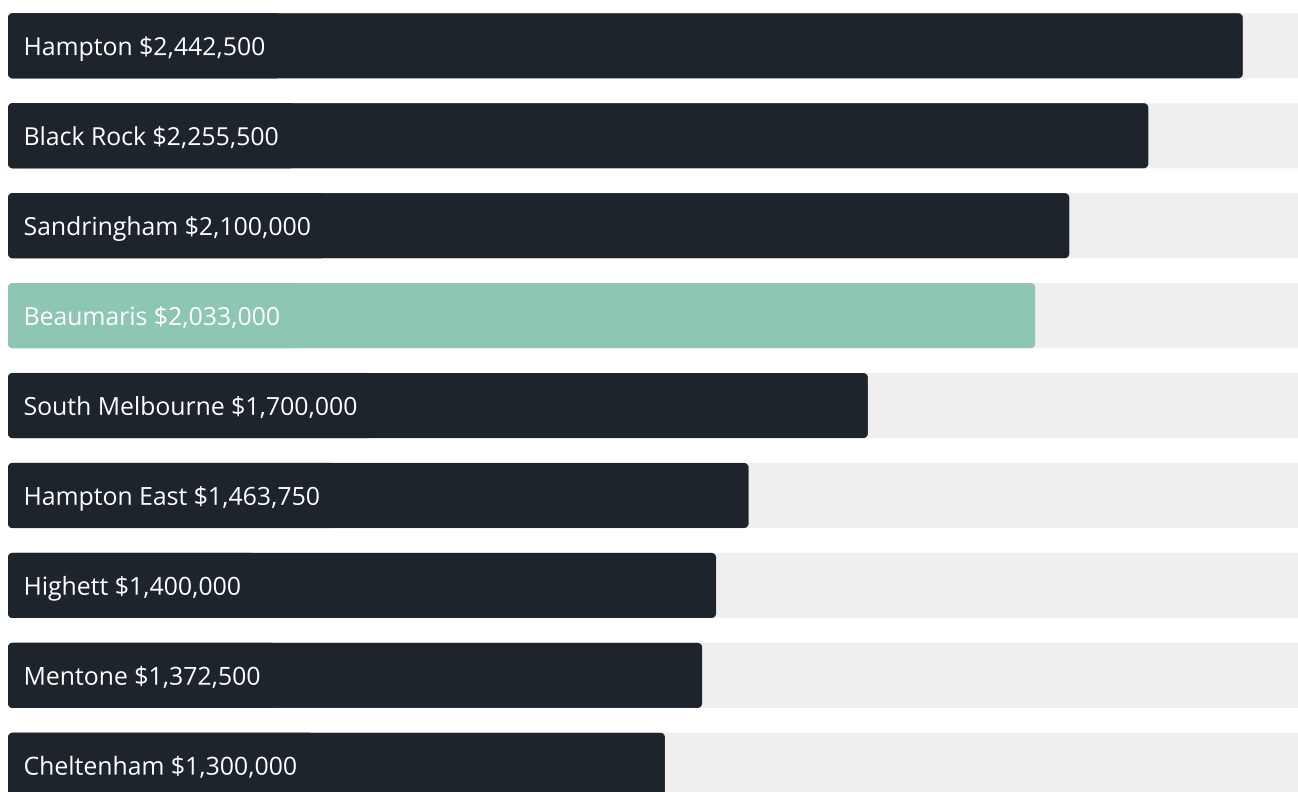
-0.92% ↓

Quarterly Price Change*

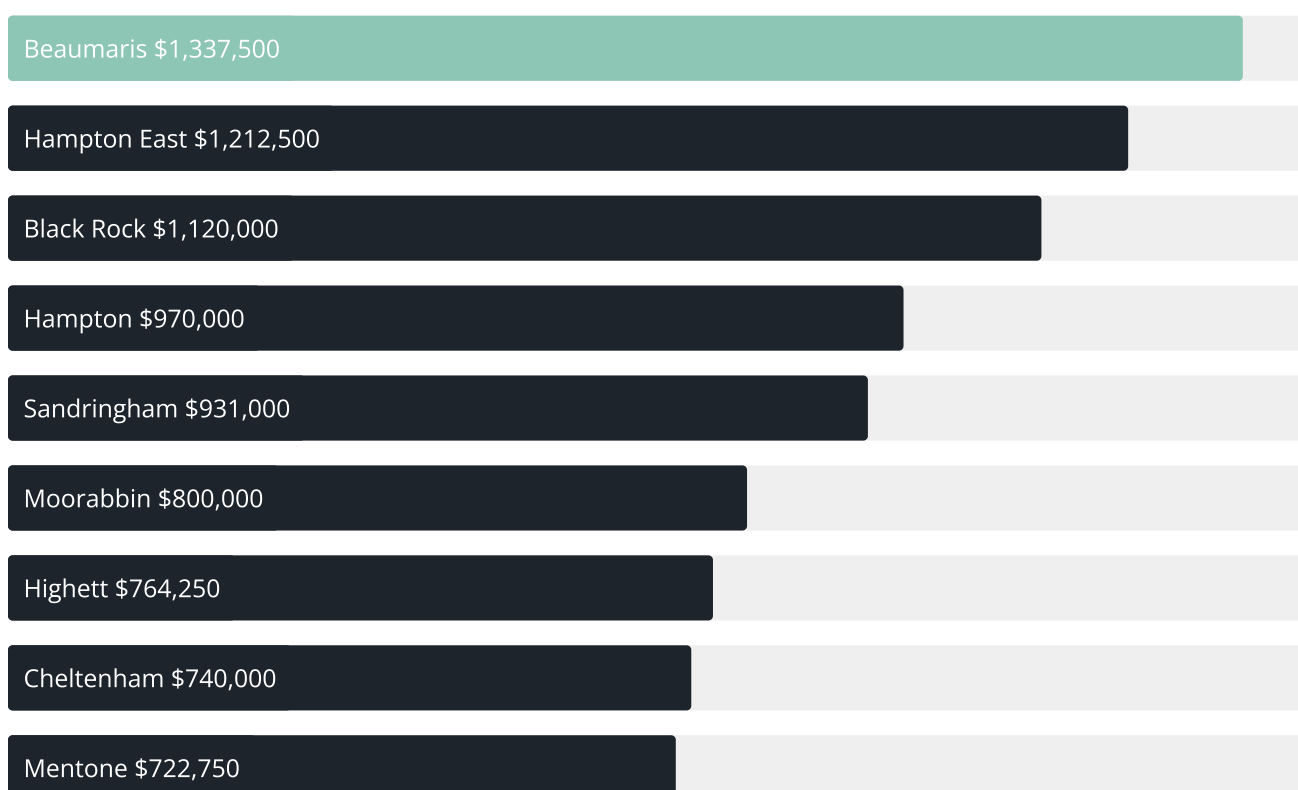


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Median House Sale Price^{*}



Median Unit Sale Price^{*}



BEAUMARIS SUBURB REPORT

Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

70.91%

Median Days on Market^

25 days

Average Hold Period*

7.6 years

Dwelling Type^



● Houses 79% ● Units 21%

Ownership^



● Owned Outright 51% ● Mortgaged 39% ● Rented 11%

Population^

13,947

Median Asking Rent per week*

\$1,000

Population Growth^

4.48%

Rental Yield*

2.64%

Median Age^

48 years

Median Household Size^

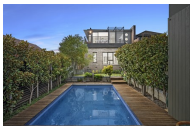
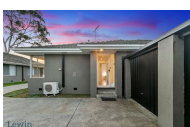
2.7 people

BEAUMARIS 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
 4 Glamis St BEAUMARIS	4	House	\$1,880,000	29 Nov 2025
 8/182 Weatherall Rd Beaumaris	2	Unit	\$715,000	19 Nov 2025
 9 Point Av Beaumaris	4	House	\$5,900,000	18 Nov 2025
 1/74 Pellatt St Beaumaris	3	Unit	\$1,280,000	16 Nov 2025
 8/5 Alfred St Beaumaris	2	Unit	\$739,000	12 Nov 2025
 16 Glenwood Av Beaumaris	3	House	\$1,950,000	11 Nov 2025
 2/6 Llewellyn St Beaumaris	2	Unit	\$1,000,000	08 Nov 2025
 141 Charman Rd Beaumaris	4	House	\$1,660,000	06 Nov 2025
 68 Reserve Rd Beaumaris	5	House	\$1,800,000	05 Nov 2025
 8 Rossmith Av Beaumaris	3	Unit	\$1,285,000	03 Nov 2025

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/1 Rene St BEAUMARIS	3	Unit	\$1,375,000	30 Oct 2025
 2/2 Llewellyn St Beaumaris	3	House	\$1,530,000	30 Oct 2025
 78 Haldane St Beaumaris	3	House	\$1,745,000	25 Oct 2025
 121 Dalgetty Rd Beaumaris	4	House	\$2,600,000	25 Oct 2025
 1 Newlands La Beaumaris	5	House	\$2,411,000	24 Oct 2025
 20 Reserve Rd BEAUMARIS	5	House	\$2,350,000	24 Oct 2025
 16 Lynette Av Beaumaris	5	House	\$2,680,000	18 Oct 2025
 78 Pellatt St Beaumaris	3	House	\$1,850,000	11 Oct 2025
 6 Parkside St Beaumaris	3	House	\$1,725,000	11 Oct 2025
 2/8-10 Michael St Beaumaris	2	Unit	\$800,000	11 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 3/5 Alfred St Beaumaris	2	Unit	\$775,000	08 Oct 2025
 1/276 Balcombe Rd Beaumaris	3	House	\$1,690,000	01 Oct 2025
 16 Lileura Av Beaumaris	5	House	\$2,360,000	24 Sep 2025
 8/495 Balcombe Rd Beaumaris	3	Apartment	\$1,374,000	23 Sep 2025
 3 Folkestone Cr Beaumaris	4	House	\$2,620,000	20 Sep 2025
 4a Rossmith Av Beaumaris	4	Townhouse	\$2,175,000	19 Sep 2025
 24 Clonmore St Beaumaris	3	House	\$1,618,000	18 Sep 2025
 4b Rossmith Av Beaumaris	4	Townhouse	\$2,050,000	18 Sep 2025
 1/15 Gordon St Beaumaris	3	House	\$1,350,000	13 Sep 2025
 49 Fourth St Beaumaris	3	House	\$2,350,000	13 Sep 2025



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jellisrcraig.com.au

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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