



Beaumaris

# Suburb Report



Your connection to property insights



**JellisCraig**

BEAUMARIS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.98m

Quarterly price change

-5.27% ↓

Median unit price<sup>1</sup>

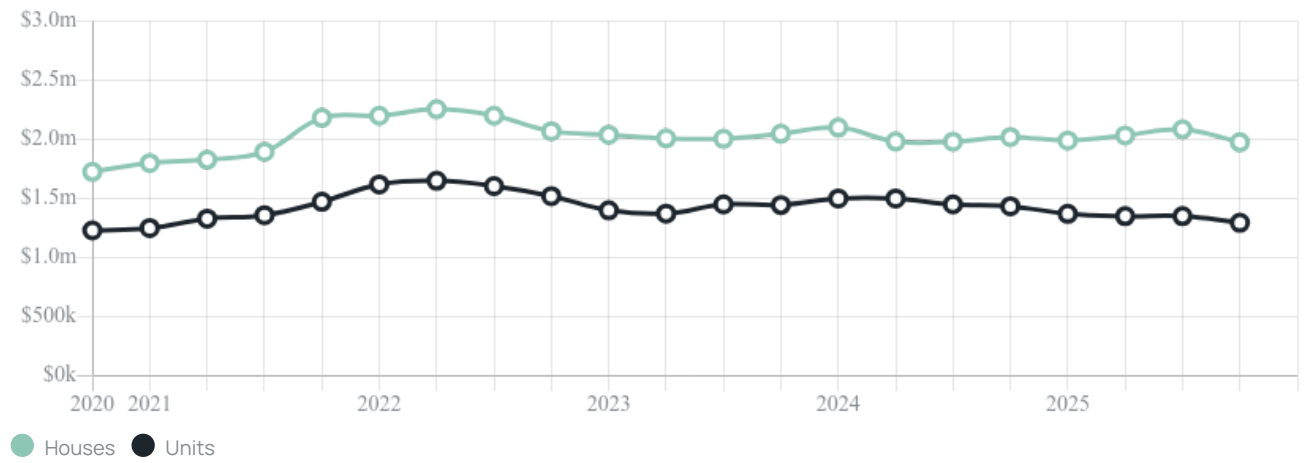
Median

\$1.30m

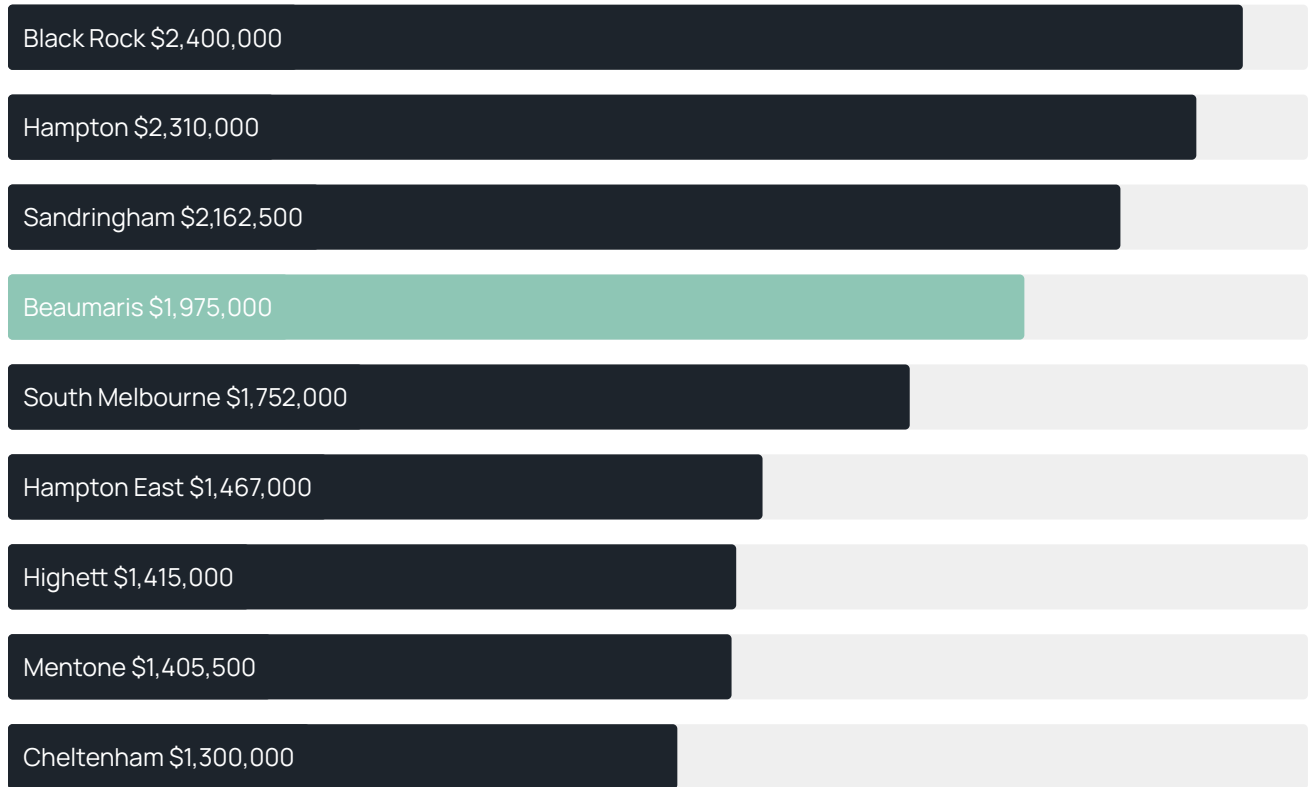
Quarterly price change

-4.07% ↓

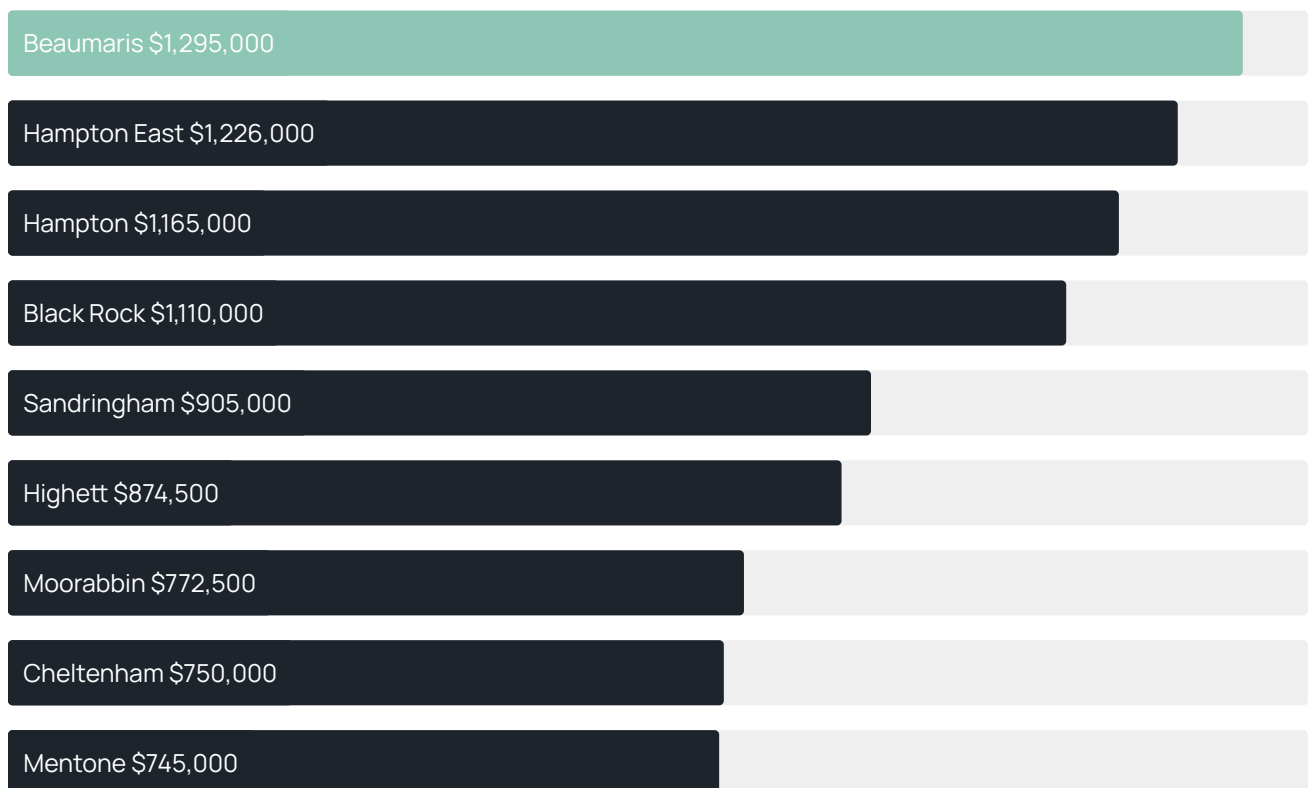
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

79.31%

Median days on market<sup>3</sup>

28 days

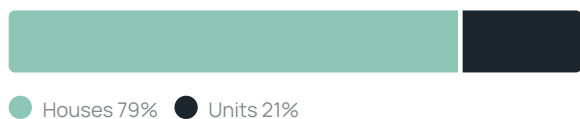
Jellis Craig average inspection attendance per listing<sup>4</sup>

28 groups

Average hold period<sup>1</sup>

7.6 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

13,947

Median asking rent<sup>1</sup>

\$1,100 per week

Population growth<sup>5</sup>

4.48%

Rental yield<sup>1</sup>

2.64%

Median age<sup>5</sup>

48 years





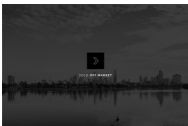





Median household size<sup>5</sup>

2.7 people

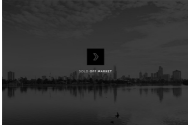









BEAUMARIS SUBURB REPORT

## Recent Beaumaris sales










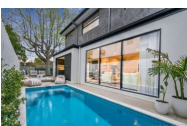
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2/278 Balcombe Rd Beaumaris	3	Villa	\$1,390,000	21 Mar 2026
 278a Balcombe Rd Beaumaris	3	Villa	\$1,390,000	21 Mar 2026
 284a Balcombe Rd Beaumaris	4	Townhouse	\$1,665,000	12 Mar 2026
 14 Rossmith Av Beaumaris	3	House	\$1,455,000	12 Mar 2026
 8 Rosemary Rd Beaumaris	4	House	\$1,675,000	11 Mar 2026
 19 Coreen Av Beaumaris	4	House	\$1,937,000	10 Mar 2026
 11/1 Coles Ct Beaumaris	1	Unit	\$488,000	04 Mar 2026
 20 Hardinge St Beaumaris	5	House	\$2,555,000	28 Feb 2026
 4/131 Charman Rd Beaumaris	4	House	\$1,920,000	26 Feb 2026
 1/130 Tramway Pde Beaumaris	3	House	\$1,600,000	24 Feb 2026

## BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Oak St Beaumaris	5	House	\$2,098,000	24 Feb 2026
 66 Haldane St Beaumaris	4	House	\$1,900,000	23 Feb 2026
 69a Fourth St Beaumaris	3	Townhouse	\$1,680,000	21 Feb 2026
 8 Church St Beaumaris	3	House	\$1,587,500	21 Feb 2026
 12 Spicer St Beaumaris	4	House	\$2,236,000	21 Feb 2026
 41 Bonanza Rd Beaumaris	4	House	\$1,856,000	21 Feb 2026
 17/133 Charman Rd Beaumaris	3	Flat/Unit/Apartment	\$1,206,000	21 Feb 2026
 61 Tramway Pde Beaumaris	3	Townhouse	\$1,850,000	08 Feb 2026
 8 Margate St Beaumaris	4	House	\$2,675,000	03 Feb 2026
 22/472 Beach Rd Beaumaris	2	Apartment	\$1,075,000	31 Jan 2026

## BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 95 Cromer Rd Beaumaris	4	House	\$1,740,000	30 Jan 2026
 23 Cromer Rd Beaumaris	4	House	\$2,700,000	25 Jan 2026
 75 Morey Rd Beaumaris	4	House	\$2,180,000	23 Jan 2026
 2 Hutchison Av Beaumaris	5	House	\$2,700,000	22 Jan 2026
 16 Tramway Pde Beaumaris	4	House	\$2,301,000	15 Jan 2026
 1/318a Balcombe Rd Beaumaris	2	Townhouse	\$850,000	02 Jan 2026
 8 High St Beaumaris	4	House	\$1,850,000	27 Dec 2025
 17 Hardinge St Beaumaris	2	House	\$2,100,000	24 Dec 2025
 2/318a Balcombe Rd Beaumaris	3	House	\$1,217,000	19 Dec 2025
 23 Nautilus St Beaumaris	4	House	\$2,500,000	16 Dec 2025



**Jellis Craig Brighton**  
Level 1, 181 Bay Street, Brighton  
03 9194 1200

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

---

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.