



Beaumaris

Suburb Report



Your connection to property insights



JellisCraig

BEAUMARIS SUBURB REPORT

Median house price¹

Median

\$2.06m

Quarterly price change

-1.78% ↓

Median unit price¹

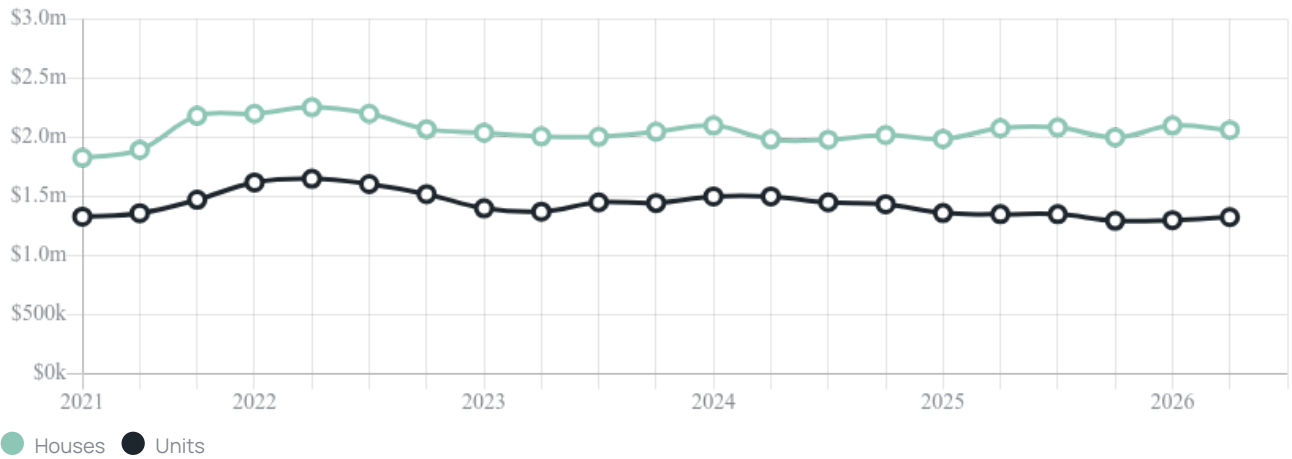
Median

\$1.33m

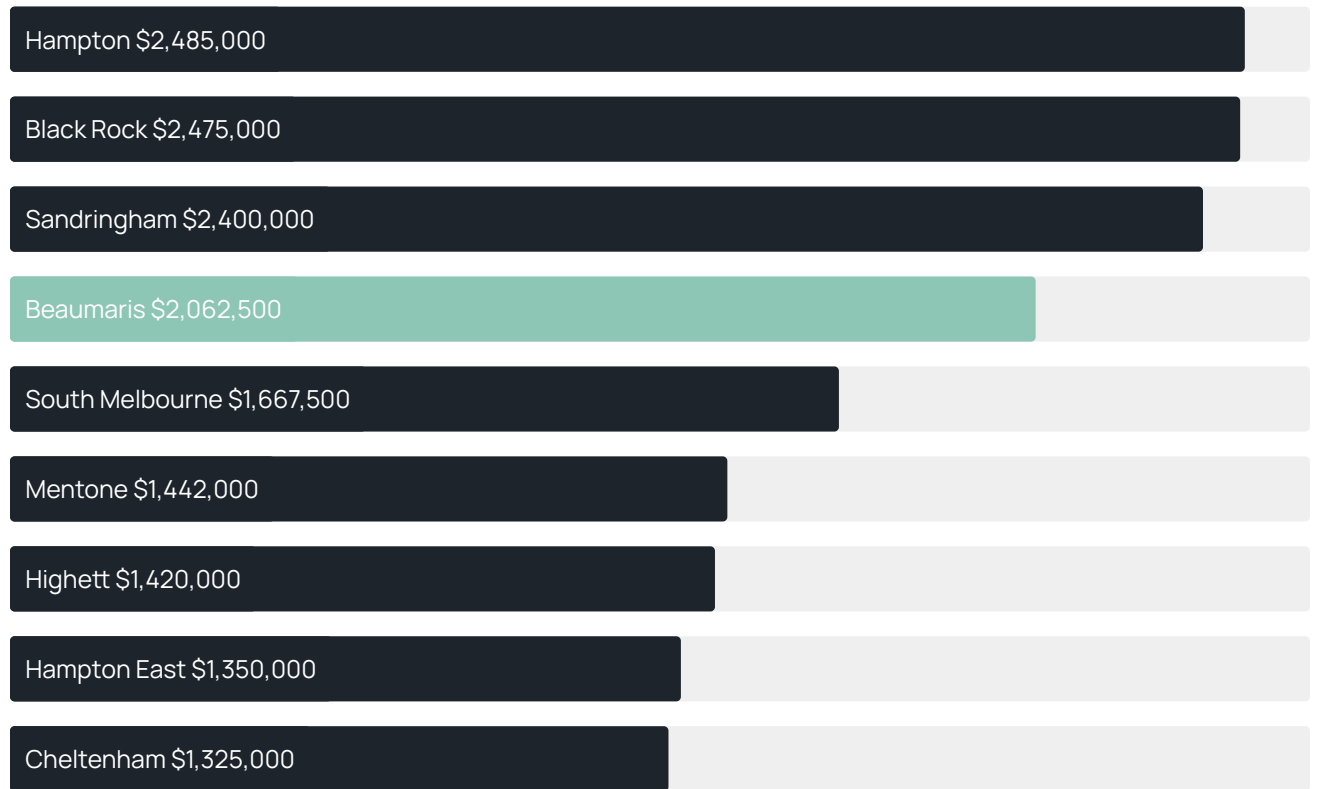
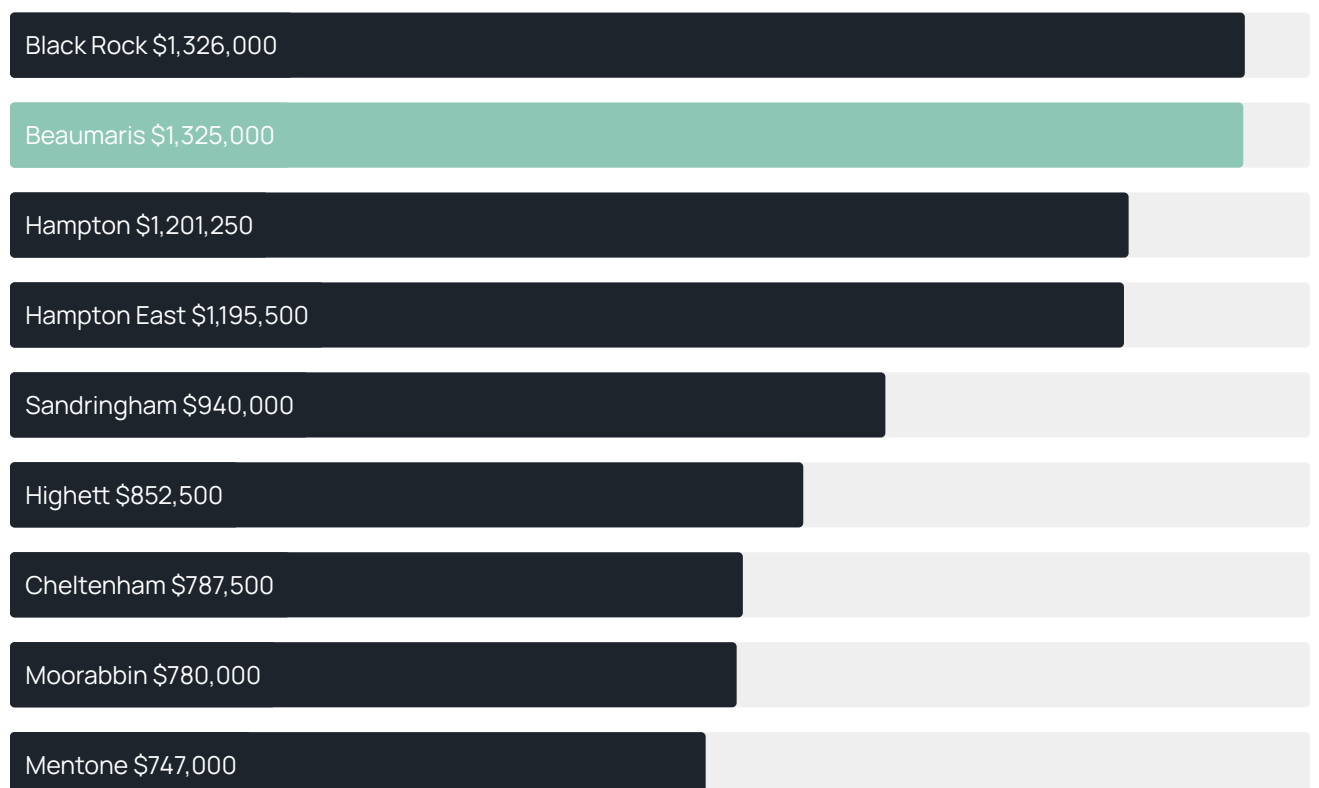
Quarterly price change

1.92% ↑

Quarterly price change¹



BEAUMARIS SUBURB REPORT

Median house price¹Median unit price¹

Sale method²Auction clearance rate³

88.24%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

7.6 years

Dwelling type⁵Ownership⁵Population⁵

13,947

Median asking rent¹

\$1,100 per week

Population growth⁵

4.48%

Rental yield¹

2.64%

Median age⁵

48 years

Median household size⁵

2.7 people

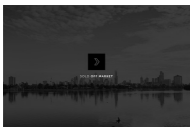
BEAUMARIS SUBURB REPORT

Recent Beaumaris sales

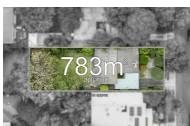
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12 Banksia Av Beaumaris	4	House	\$2,025,000	31 Jul 2026
 11 Shands St BEAUMARIS	4	House	\$1,910,000	07 Jul 2026
 69 Tramway Pde Beaumaris	5	House	\$2,500,000	04 Jul 2026
 24 Balcombe Park La Beaumaris	4	House	\$2,160,000	27 Jun 2026
 4 Hume St Beaumaris	3	Townhouse	\$1,465,000	25 Jun 2026
 1/92 Oak St Beaumaris	3	House	\$1,650,000	24 Jun 2026
 31/472 Beach Rd Beaumaris	2	Apartment	\$775,000	24 Jun 2026
 211 Tramway Pde Beaumaris	3	Townhouse	\$1,450,000	24 Jun 2026
 7 Kerr St Beaumaris	3	House	\$1,850,000	15 Jun 2026
 54 Scott St Beaumaris	4	House	\$1,760,000	13 Jun 2026

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Cloris Av Beaumaris	5	House	\$2,430,000	09 Jun 2026
 3/1 Alfred St Beaumaris	2	Unit	\$750,000	30 May 2026
 13a Tibbles St Beaumaris	4	Townhouse	\$2,275,000	28 May 2026
 86 Wells Rd Beaumaris	4	House	\$2,550,000	23 May 2026
 48a Haldane St Beaumaris	3	Townhouse	\$1,915,000	23 May 2026
 29 Michael St Beaumaris	4	House	\$1,410,000	21 May 2026
 10a Glenwood Av Beaumaris	4	Townhouse	\$2,645,000	16 May 2026
 23 Summerhill Rd Beaumaris	4	House	\$1,910,040	15 May 2026
 419a Beach Rd Beaumaris	3	Townhouse	\$1,741,000	15 May 2026
 20 Balcombe Park La Beaumaris	5	House	\$3,966,000	12 May 2026

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Point Av Beaumaris	2	House	\$1,540,000	09 May 2026
 11a Church St Beaumaris	4	House	\$1,750,000	08 May 2026
 10/405 Beach Rd Beaumaris	2	Apartment	\$940,000	07 May 2026
 17 Church St Beaumaris	5	House	\$1,900,000	05 May 2026
 73 Dalgetty Rd Beaumaris	3	House	\$1,420,000	04 May 2026
 1/13 Burgess St Beaumaris	2	Flat/Unit/Apartment	\$1,085,000	03 May 2026
 5a Spicer St Beaumaris	2	Townhouse	\$1,060,000	02 May 2026
 17 Tibbles St Beaumaris	3	House	\$1,685,000	02 May 2026
 71 Church St Beaumaris	4	House	\$1,450,000	02 May 2026
 23 Bonanza Rd Beaumaris	4	House	\$1,777,888	30 Apr 2026



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 01/08/2026

- 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

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