



Beaumaris

Suburb Report



Your connection to property insights



JellisCraig

BEAUMARIS SUBURB REPORT

Median house price¹

Median

\$1.98m

Quarterly price change

-5.27% ↓

Median unit price¹

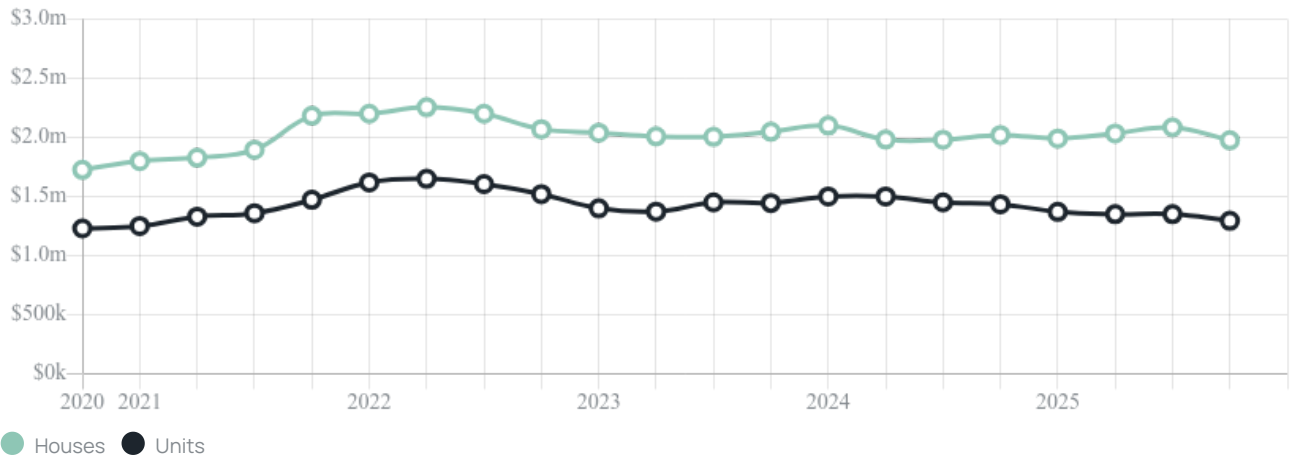
Median

\$1.30m

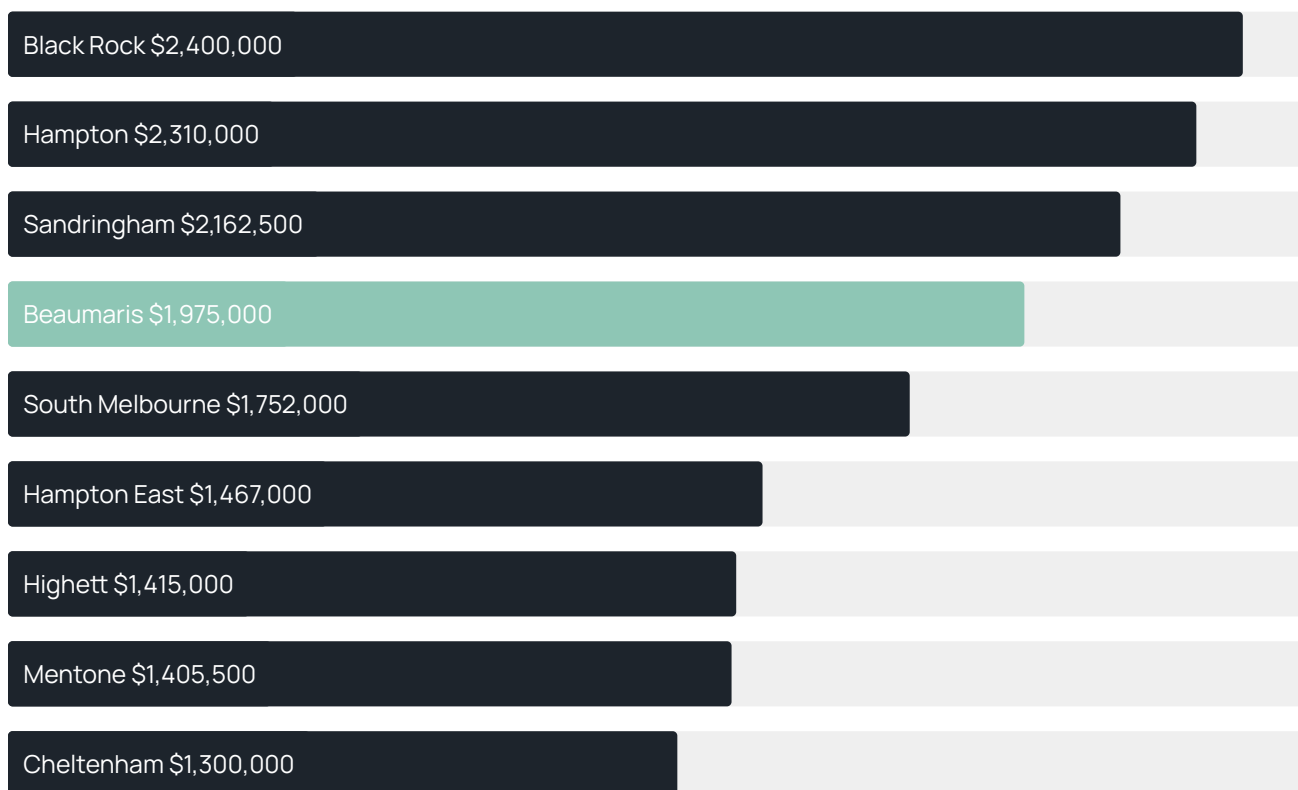
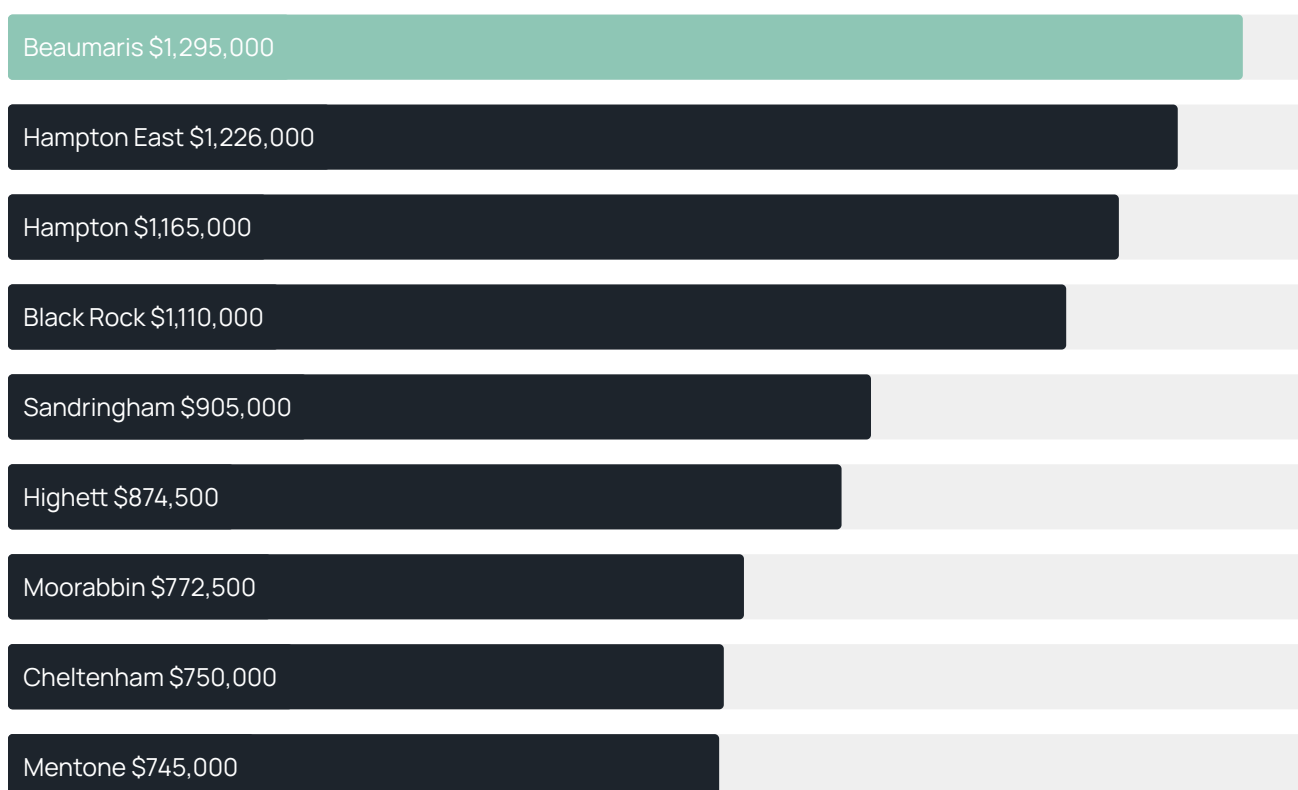
Quarterly price change

-4.07% ↓

Quarterly price change¹



BEAUMARIS SUBURB REPORT

Median house price¹Median unit price¹

Sale method²



● Auction 59%
● Private 41%

Auction clearance rate³

62.96%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

7.6 years

Dwelling type⁵



● Houses 79% ● Units 21%

Ownership⁵



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

Population⁵

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
 23 Cromer Rd Beaumaris	4	House	\$2,700,000	26 Jan 2026
 8 High St Beaumaris	4	House	\$1,850,000	27 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
 57 Haldane St Beaumaris	3	House	\$2,200,000	13 Dec 2025
 7 Coral Av Beaumaris	3	House	\$2,655,000	10 Dec 2025
 6/133 Charman Rd Beaumaris	2	Townhouse	\$937,500	10 Dec 2025
 21 Wattle Av Beaumaris	5	House	\$2,198,000	04 Dec 2025
 7 The Cl Beaumaris	3	House	\$1,850,000	03 Dec 2025
 7 The Close Beaumaris	3	House	\$1,850,000	03 Dec 2025

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Glamis St BEAUMARIS	4	House	\$1,880,000	29 Nov 2025
 10/133 Charman Rd Beaumaris	2	Townhouse	\$1,030,000	27 Nov 2025
 7a McNamara St Beaumaris	4	Townhouse	\$1,580,000	22 Nov 2025
 8/46 Cromer Rd Beaumaris	3	Unit	\$1,023,000	20 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
 3/8 Llewellyn St Beaumaris	3	Townhouse	\$1,300,000	15 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

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Address	Bedrooms	Type	Price	Sold
 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
 7/1 Coles Ct BEAUMARIS	2	Unit	\$660,000	01 Nov 2025
 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
 4b Bayview Rd Beaumaris	4	House	\$2,075,000	29 Oct 2025
 3 Reid St Beaumaris	1	House	\$2,900,000	27 Oct 2025
 20 The Close Beaumaris	5	House	\$2,350,000	25 Oct 2025



Jellis Craig Brighton
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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 01/02/2026

- 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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