



Beaumaris Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BEAUMARIS SUBURB REPORT

Median house price¹

Median
\$2.03m

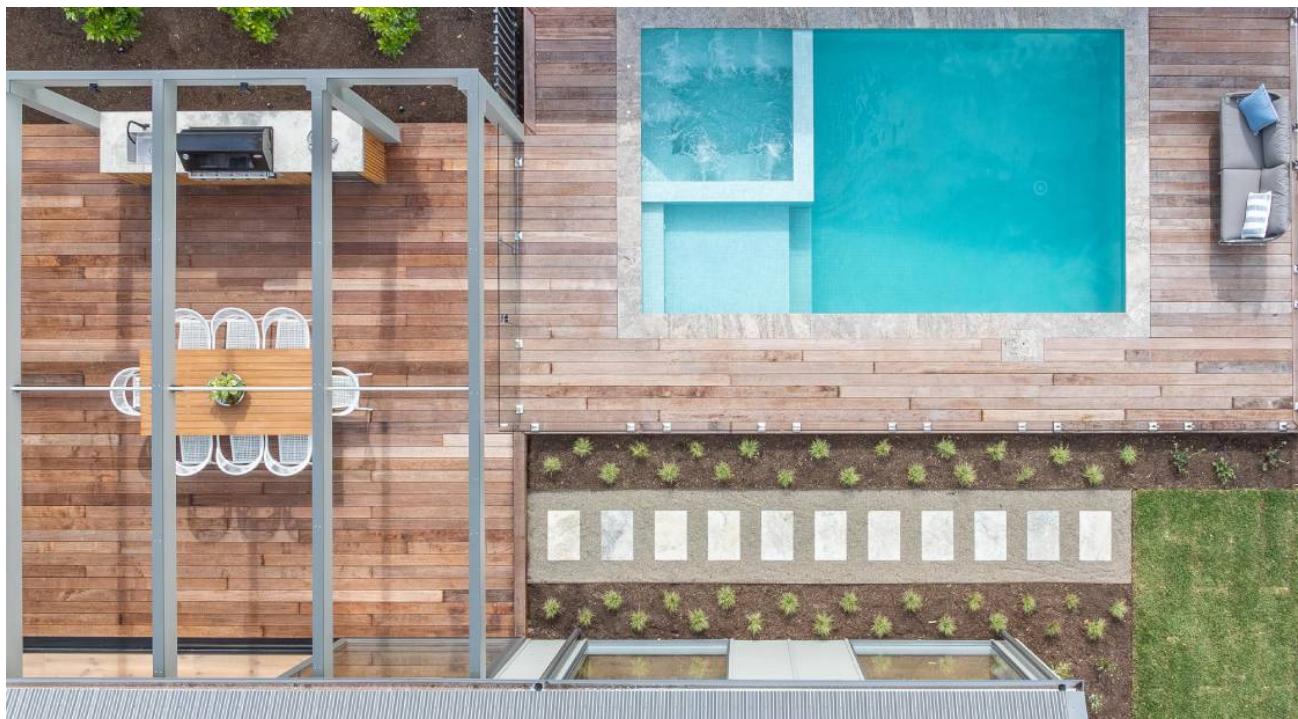
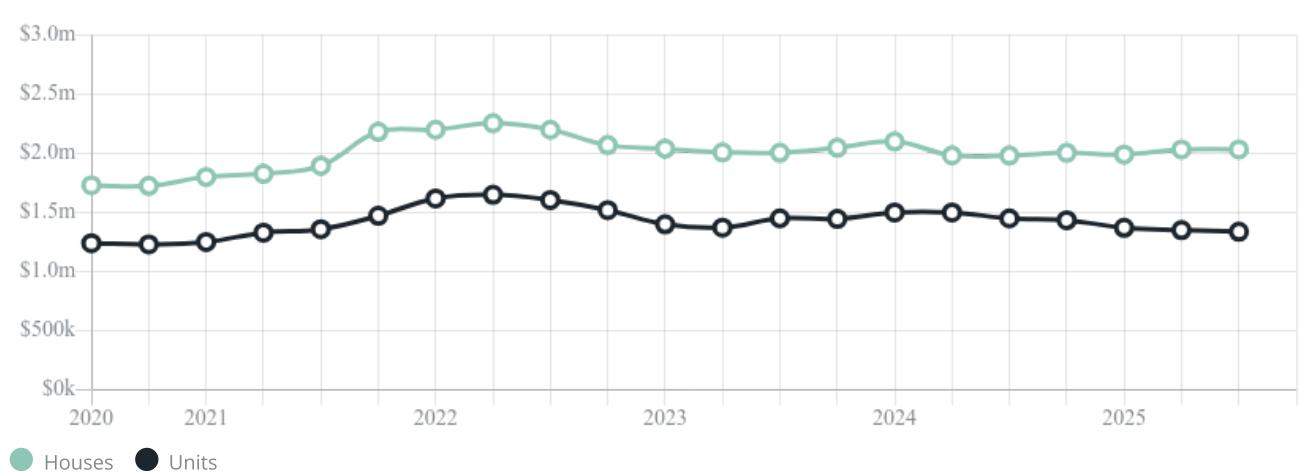
Quarterly price change
0.00% 

Median unit price¹

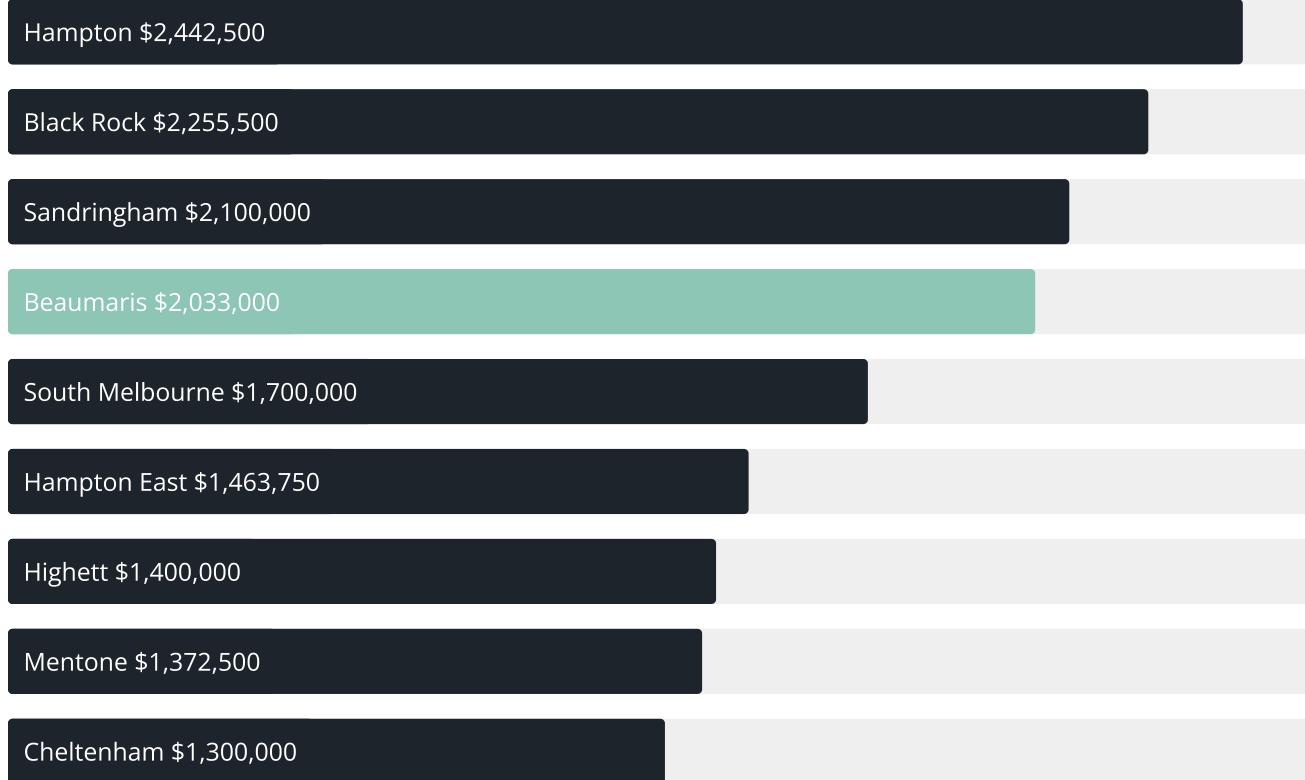
Median
\$1.34m

Quarterly price change
-0.92% 

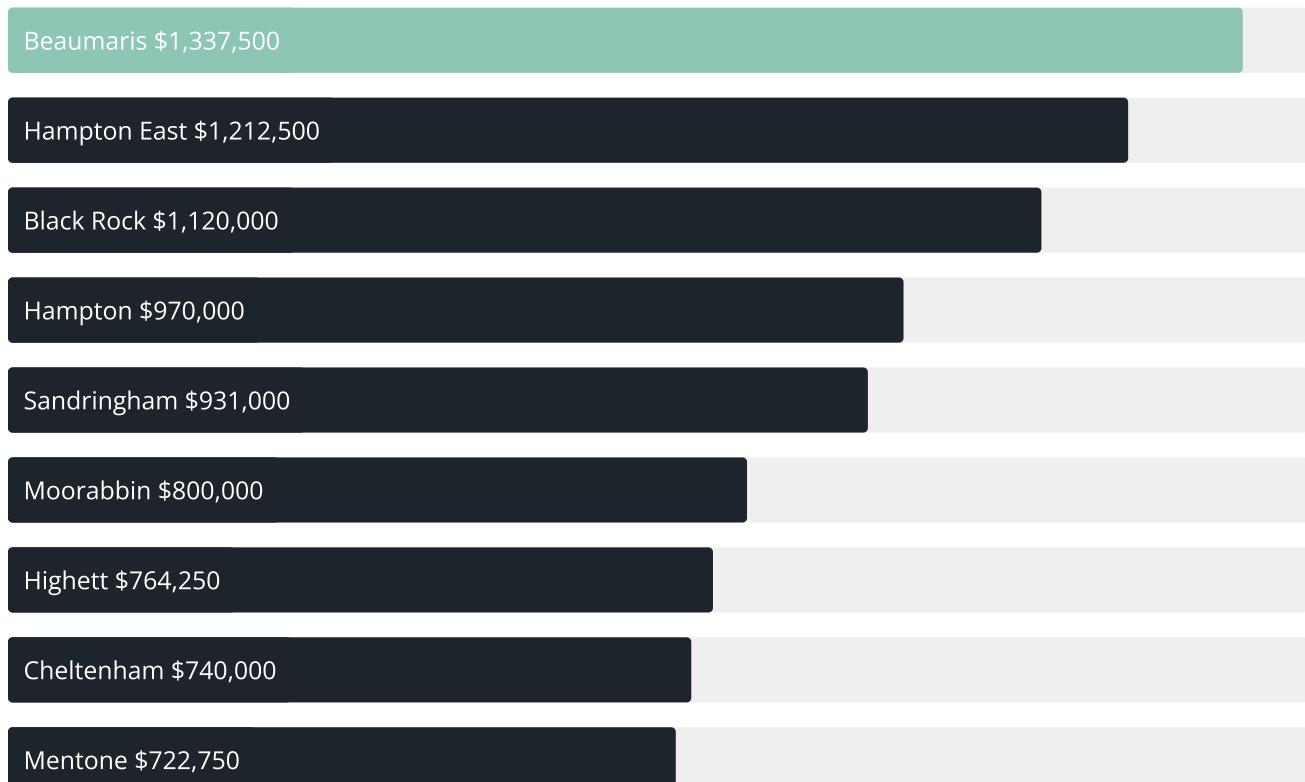
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

BEAUMARIS SUBURB REPORT

Sale method²



● Auction 65%
● Private 35%

Auction clearance rate³

66.67%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

7.6 years

Insights

Dwelling type⁵



● Houses 79% ● Units 21%

Ownership⁵



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

Population⁵

13,947

Median asking rent¹

\$1,000 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 8 High St Beaumaris	4	House	\$1,850,000	27 Dec 2025
 57 Haldane St Beaumaris	3	House	\$2,200,000	13 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
 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
 8/182 Weatherall Rd Beaumaris	2	Unit	\$715,000	19 Nov 2025
 9 Point Av Beaumaris	4	House	\$5,900,000	18 Nov 2025

Sold Properties

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4b Bayview Rd Beaumaris	4	House	\$2,075,000	29 Oct 2025
 20 The Close Beaumaris	5	House	\$2,350,000	25 Oct 2025
 78 Haldane St Beaumaris	3	House	\$1,745,000	25 Oct 2025
 121 Dalgety Rd Beaumaris	4	House	\$2,600,000	25 Oct 2025
 5 Scott St Beaumaris	4	House	\$1,765,000	24 Oct 2025
 20 Reserve Rd BEAUMARIS	5	House	\$2,350,000	24 Oct 2025
 1 Newlands La Beaumaris	5	House	\$2,411,000	24 Oct 2025
 16 Lynette Av Beaumaris	5	House	\$2,680,000	18 Oct 2025
 1c Scott St Beaumaris	4	Townhouse	\$2,350,000	15 Oct 2025
 69 Fourth St Beaumaris	5	House	\$2,910,000	14 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 08/01/2026

- 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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