



Beaumaris

# Suburb Report



Your connection to property insights



**JellisCraig**

BEAUMARIS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.10m

Quarterly price change

5.00% ↑

Median unit price<sup>1</sup>

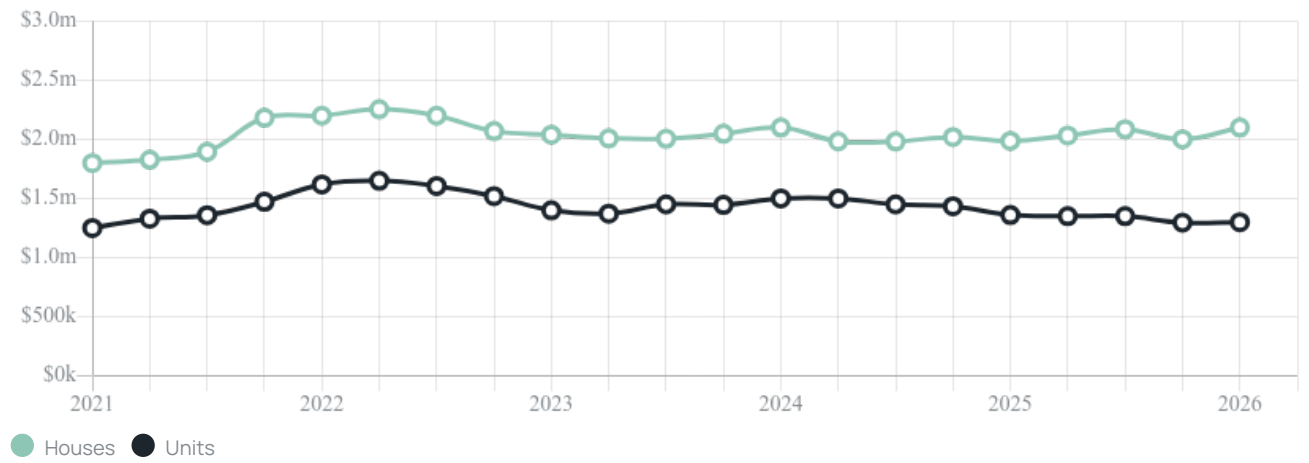
Median

\$1.30m

Quarterly price change

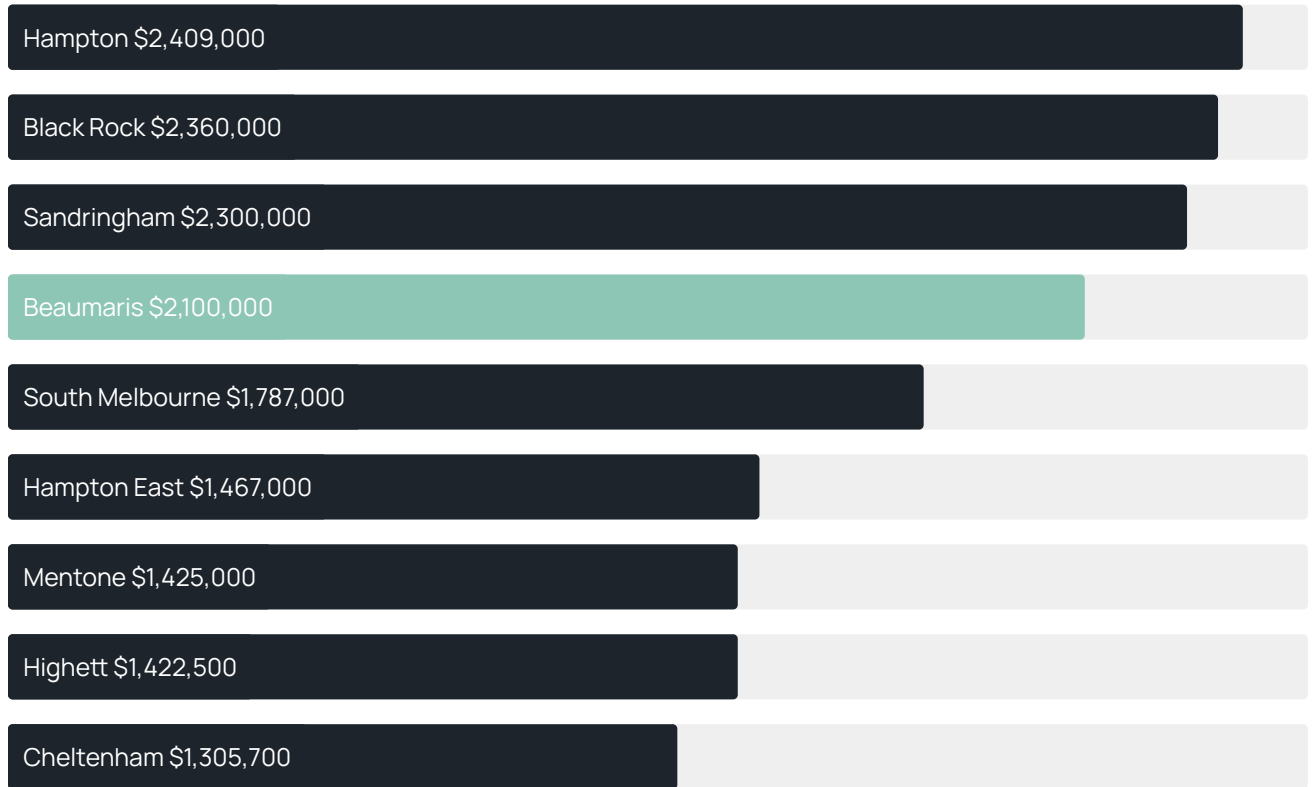
0.38% ↑

Quarterly price change<sup>1</sup>

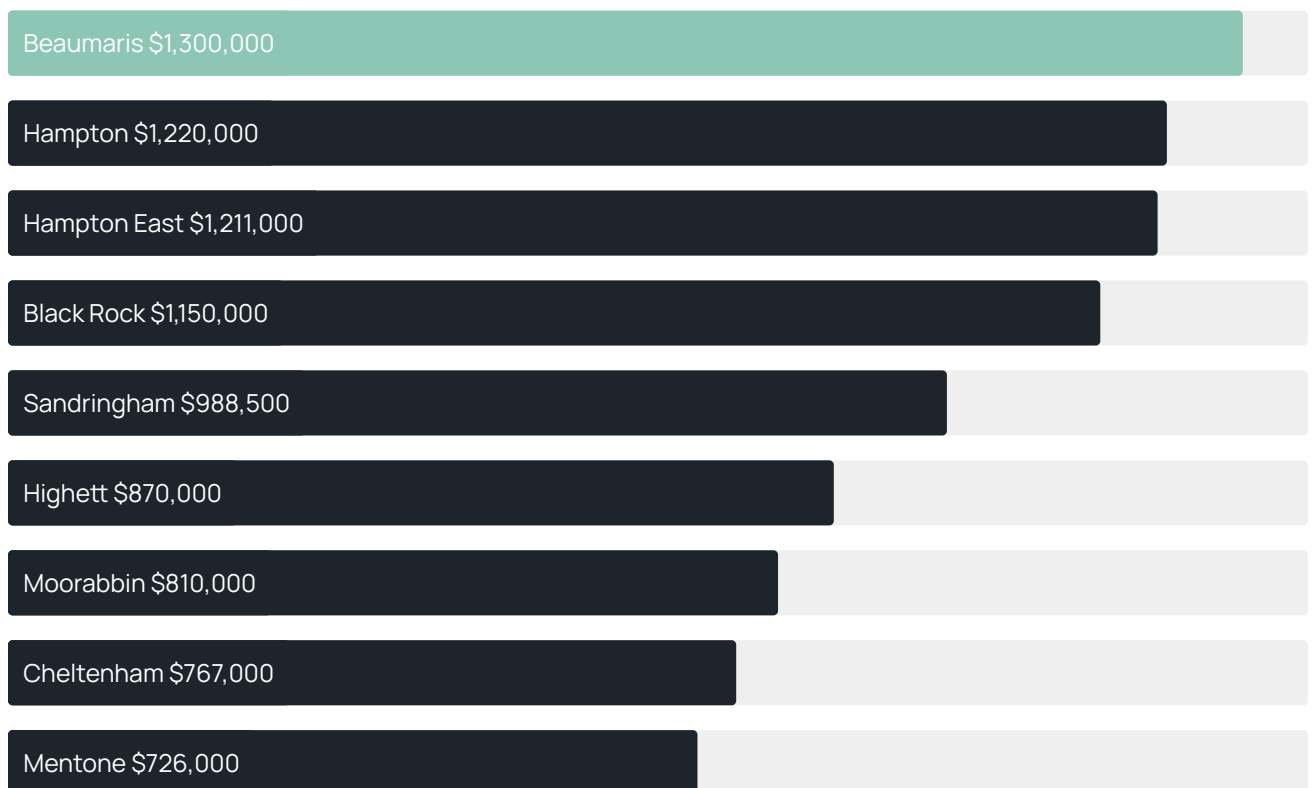


BEAUMARIS SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 31%  
● Private 69%

Auction clearance rate<sup>3</sup>

94.12%

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

32 days

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

32 groups

Average hold period<sup>1</sup>

7.6 years

Dwelling type<sup>5</sup>



● Houses 79% ● Units 21%

Ownership<sup>5</sup>



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

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








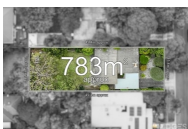


BEAUMARIS SUBURB REPORT

## 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
 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
 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	16 Jun 2026
 54 Scott St Beaumaris	4	House	\$1,760,000	13 Jun 2026
 11 Cloris Av Beaumaris	5	House	\$2,430,000	09 Jun 2026
 3/1 Alfred St Beaumaris	2	Unit	\$750,000	30 May 2026
 86 Wells Rd Beaumaris	4	House	\$2,550,000	23 May 2026
 10a Glenwood Av Beaumaris	4	Townhouse	\$2,645,000	16 May 2026

## BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 419a Beach Rd Beaumaris	3	Townhouse	\$1,741,000	15 May 2026
 23 Summerhill Rd Beaumaris	4	House	\$1,910,040	15 May 2026
 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
 71 Church St Beaumaris	4	House	\$1,450,000	02 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
 23 Bonanza Rd Beaumaris	4	House	\$1,777,888	30 Apr 2026
 13/472 Beach Rd Beaumaris	2	Apartment	\$620,000	25 Apr 2026

## BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1b Scott St Beaumaris	4	Townhouse	\$2,150,000	24 Apr 2026
 5a Haydens Rd Beaumaris	3	Townhouse	\$2,100,000	24 Apr 2026
 2/12 Llewellyn St Beaumaris	2	Flat/Unit/Apartment	\$690,000	22 Apr 2026
 1/98 Oak St Beaumaris	2	Unit	\$1,045,000	18 Apr 2026
 153 Oak St Beaumaris	3	House	\$1,695,000	18 Apr 2026
 28 Hilton St Beaumaris	5	House	\$1,900,000	17 Apr 2026
 8/12 Towers St Beaumaris	2	Unit	\$730,000	15 Apr 2026
 2a Erowal St Beaumaris	3	House	\$1,550,000	13 Apr 2026
 73 Haydens Rd Beaumaris	4	House	\$150,153	10 Apr 2026
 1/8 Wattle Av Beaumaris	5	Flat/Unit/Apartment	\$1,950,000	09 Apr 2026



**Jellis Craig Brighton**  
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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.

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Data is current as of PDF generation date 01/07/2026

- 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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