



Beaumaris

Suburb Report



Your connection to property insights



JellisCraig

BEAUMARIS SUBURB REPORT

Median house price¹

Median

\$2.10m

Quarterly price change

5.00% ↑

Median unit price¹

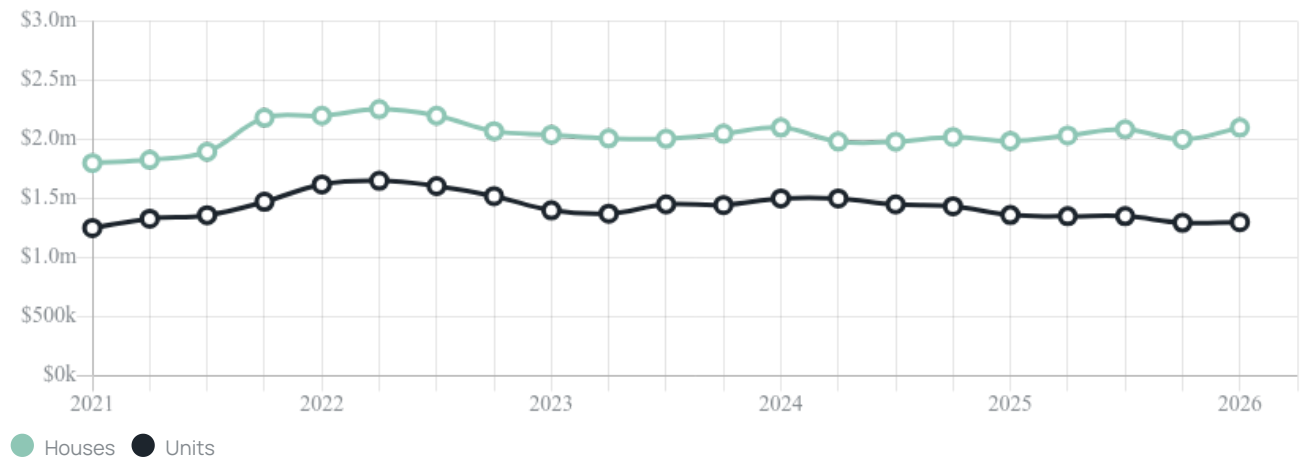
Median

\$1.30m

Quarterly price change

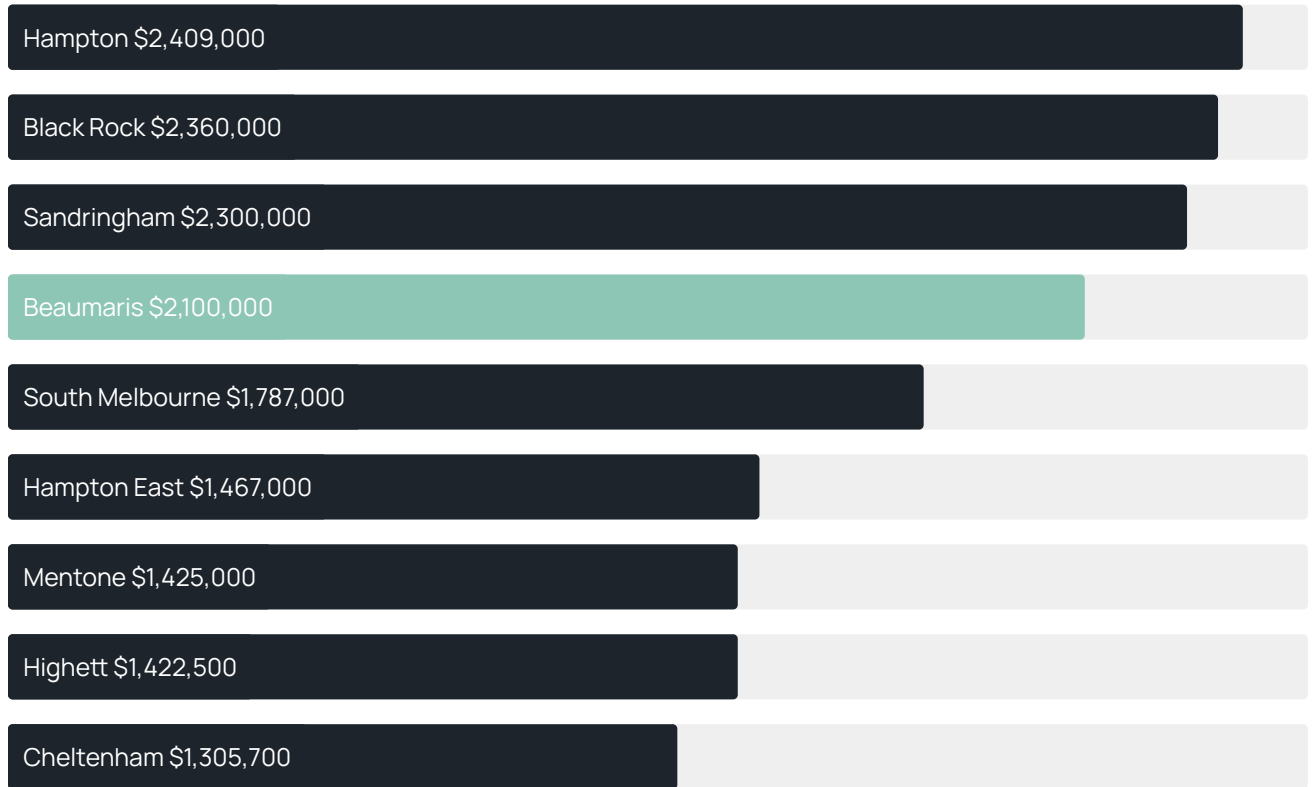
0.38% ↑

Quarterly price change¹

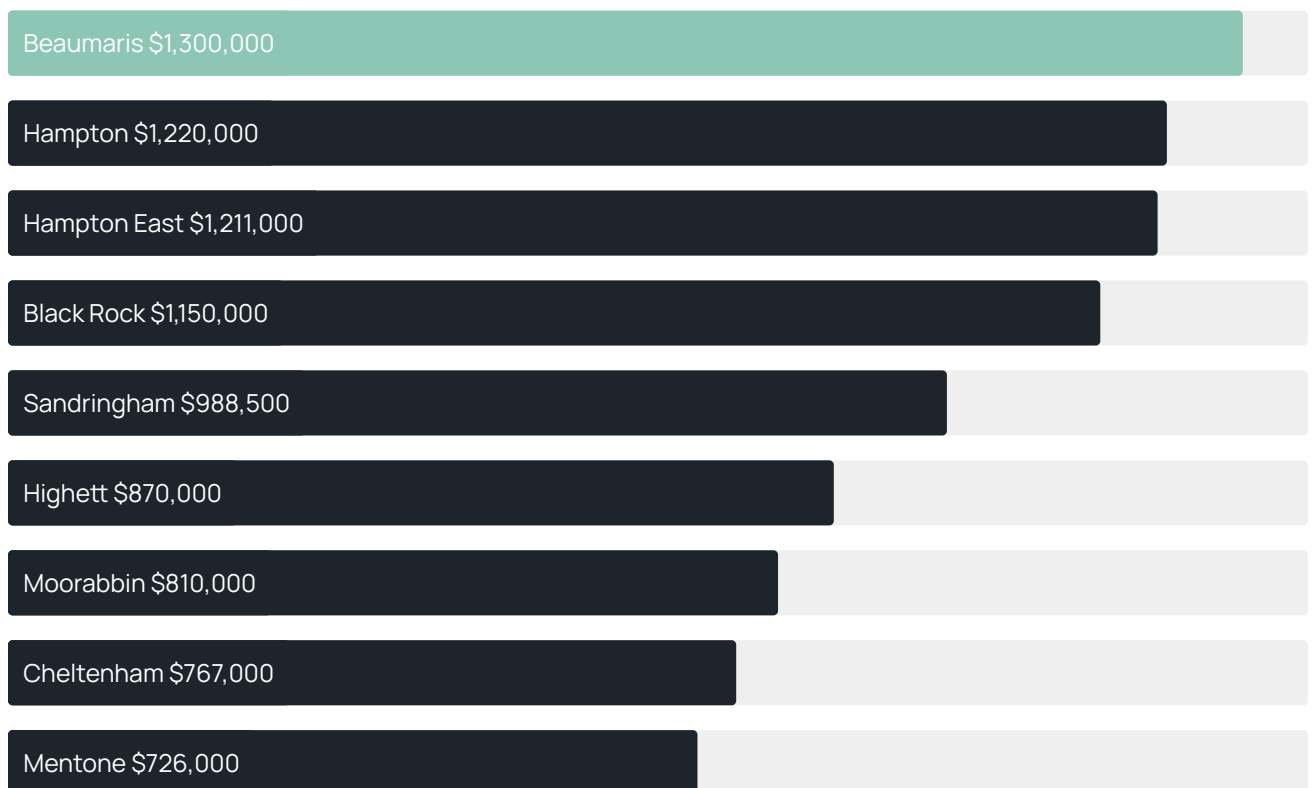


BEAUMARIS SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 47%
● Private 53%

Auction clearance rate³

79.31%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 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








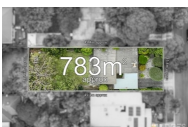


Median household size⁵

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/1 Alfred St Beaumaris	2	Unit	\$750,000	30 May 2026
 10a Glenwood Av Beaumaris	4	Townhouse	\$2,645,000	16 May 2026
 419a Beach Rd Beaumaris	3	Townhouse	\$1,741,000	15 May 2026
 18 Point Av Beaumaris	2	House	\$1,540,000	09 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
 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
 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
 65 Scott St Beaumaris	5	House	\$3,100,000	02 Apr 2026
 33 Hornby St BEAUMARIS	5	House	\$3,235,000	31 Mar 2026

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9a Comport St Beaumaris	3	Townhouse	\$1,400,000	27 Mar 2026
 41 Morey Rd Beaumaris	5	House	\$1,800,000	26 Mar 2026
 7/7b Keys St Beaumaris	2	Apartment	\$600,000	24 Mar 2026
 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
 9/133 Charman Rd Beaumaris	3	Flat/Unit/Apartment	\$1,055,000	14 Mar 2026
 68 Morey Rd Beaumaris	4	House	\$2,405,000	14 Mar 2026
 1/28 Church St Beaumaris	3	House	\$1,450,000	13 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



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 01/06/2026

- 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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