



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>

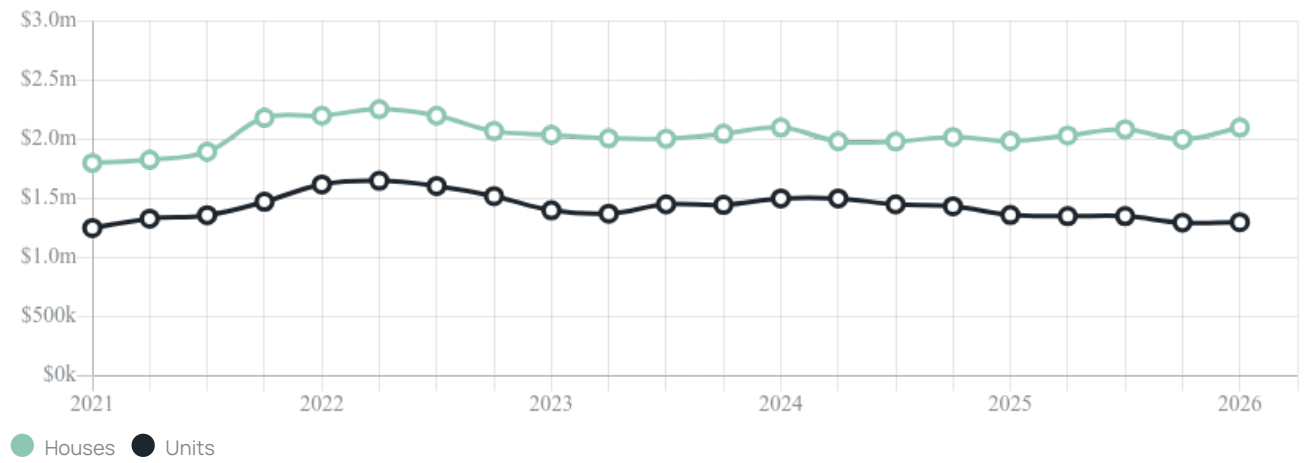
Median

\$1.30m

Quarterly price change

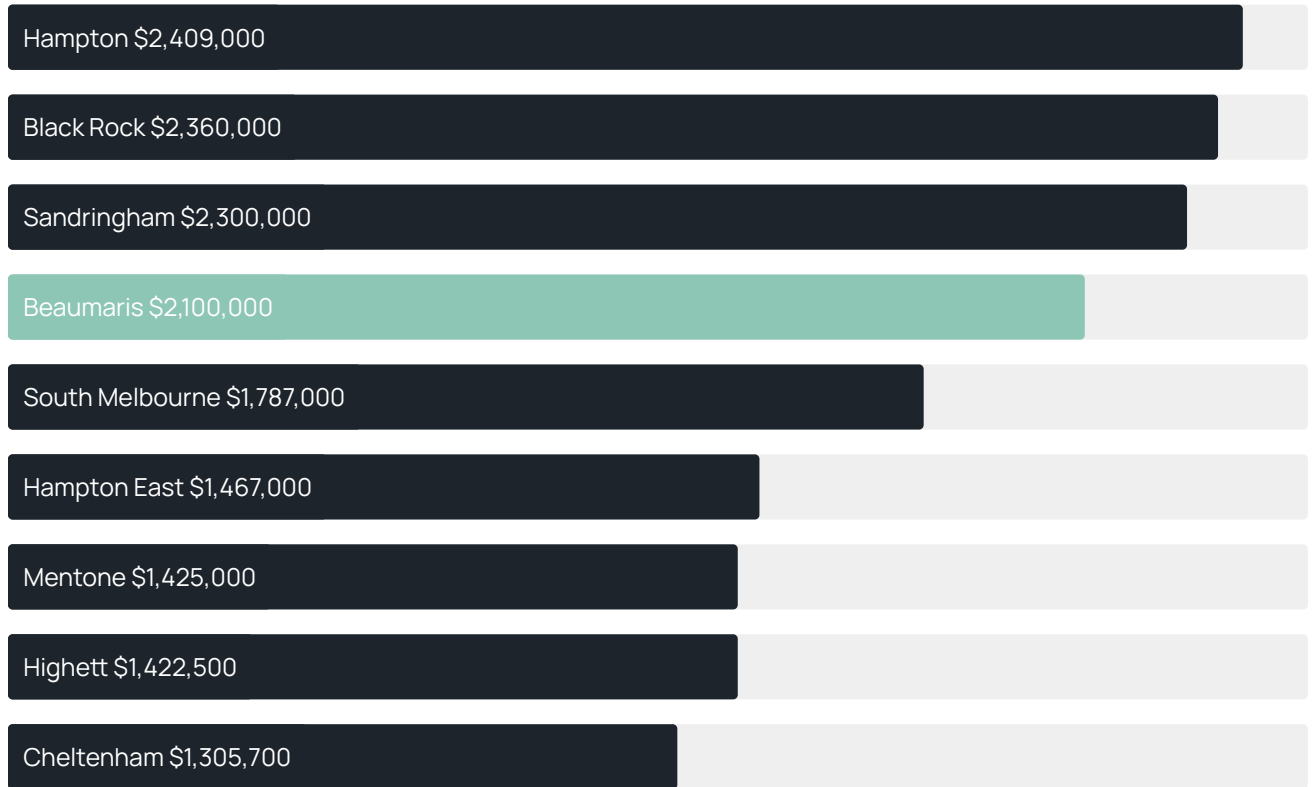
0.38% ↑

Quarterly price change<sup>1</sup>

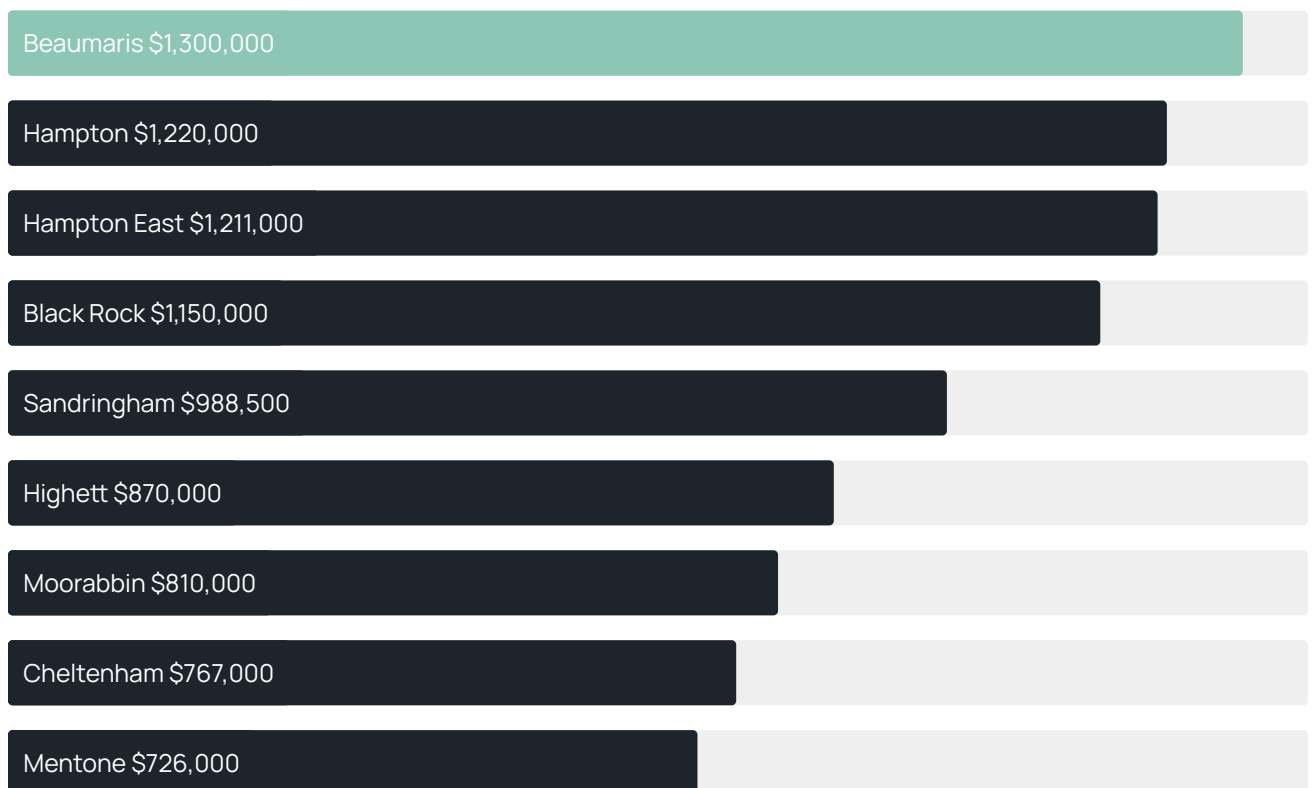


BEAUMARIS SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

81.82%

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

26 days

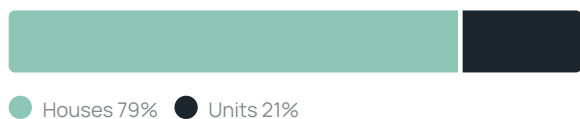
Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

7.6 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



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




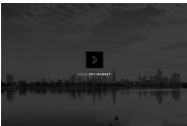

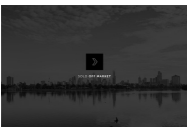




BEAUMARIS SUBURB REPORT

## Recent Beaumaris sales






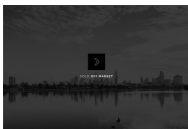




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 13/472 Beach Rd Beaumaris	2	Apartment	\$620,000	25 Apr 2026
 16 Comas Rd Beaumaris	4	House	\$1,850,000	23 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
 1/131 Charman Rd Beaumaris	4	Townhouse	\$1,350,000	17 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
 65 Scott St Beaumaris	5	House	\$3,100,000	02 Apr 2026
 41 Morey Rd Beaumaris	5	House	\$1,800,000	26 Mar 2026
 2/278 Balcombe Rd Beaumaris	3	Villa	\$1,390,000	21 Mar 2026

## BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 278a Balcombe Rd Beaumaris	3	Villa	\$1,390,000	21 Mar 2026
 68 Morey Rd Beaumaris	4	House	\$2,405,000	14 Mar 2026
 284a Balcombe Rd Beaumaris	4	Townhouse	\$1,665,000	12 Mar 2026
 3/106 Cromer Rd Beaumaris	1	Apartment	\$480,000	12 Mar 2026
 14 Rossmith Av Beaumaris	3	House	\$1,455,000	12 Mar 2026
 8 Rosemary Rd Beaumaris	4	House	\$1,675,000	11 Mar 2026
 19 Coreen Av Beaumaris	4	House	\$1,937,000	10 Mar 2026
 51 Cromer Rd Beaumaris	4	House	\$2,165,000	05 Mar 2026
 11/1 Coles Ct Beaumaris	1	Unit	\$488,000	04 Mar 2026
 3b Lileura Av Beaumaris	4	House	\$2,220,000	03 Mar 2026

## BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 124 Tramway Pde Beaumaris	4	Townhouse	\$1,530,000	02 Mar 2026
 20 Hardinge St Beaumaris	5	House	\$2,555,000	28 Feb 2026
 4/131 Charman Rd Beaumaris	4	House	\$1,920,000	26 Feb 2026
 17 Folkestone Cr Beaumaris	4	House	\$1,925,000	25 Feb 2026
 1/130 Tramway Pde Beaumaris	3	House	\$1,600,000	24 Feb 2026
 15 Oak St Beaumaris	5	House	\$2,098,000	24 Feb 2026
 66 Haldane St Beaumaris	4	House	\$1,900,000	23 Feb 2026
 69a Fourth St Beaumaris	3	Townhouse	\$1,680,000	21 Feb 2026
 12 Spicer St Beaumaris	4	House	\$2,236,000	21 Feb 2026
 8 Church St Beaumaris	3	House	\$1,587,500	21 Feb 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.

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Data is current as of PDF generation date 01/05/2026

- 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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