Beaumaris

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.92m

Monthly median price change[2]

-4.00% ↓

Median unit price

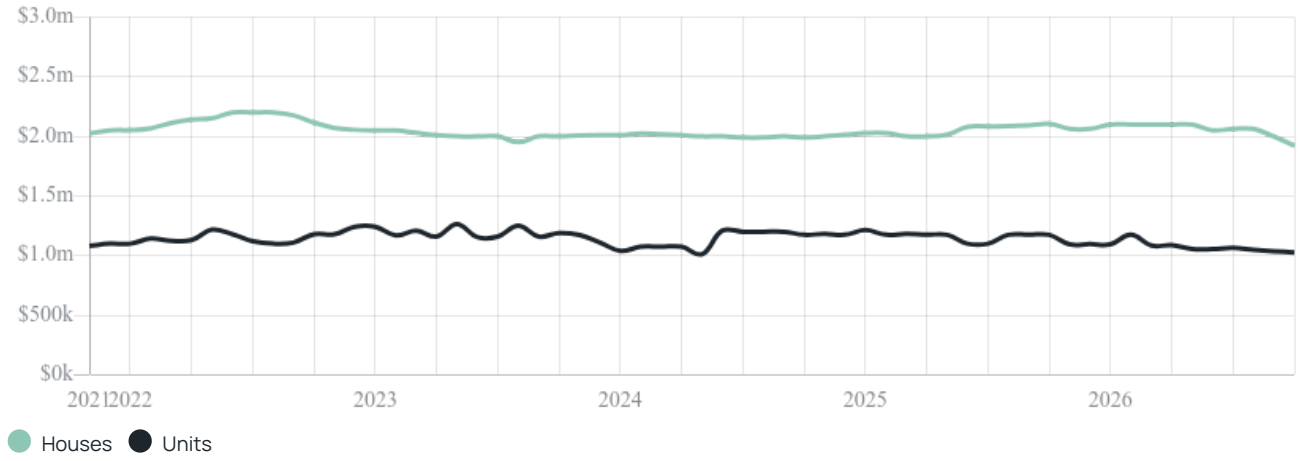
Median[1]

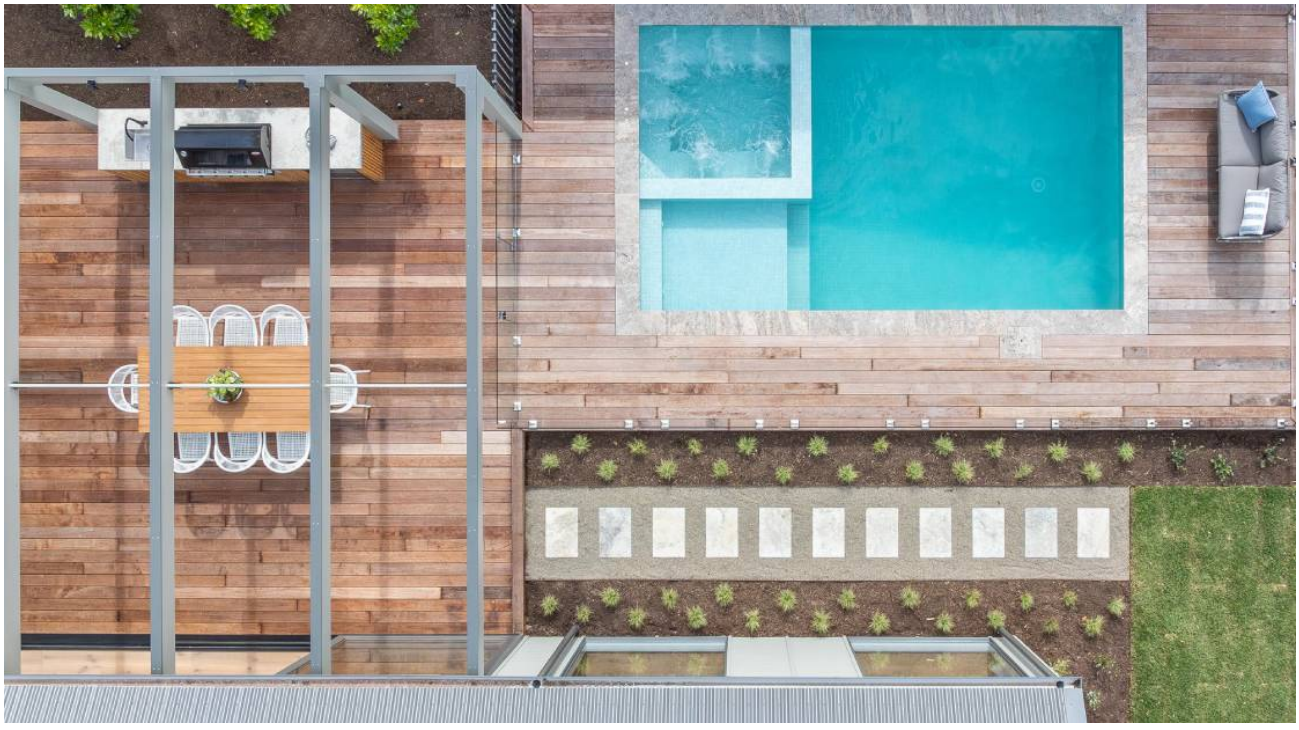
$1.03m

Monthly median price change[2]

-1.06% ↓

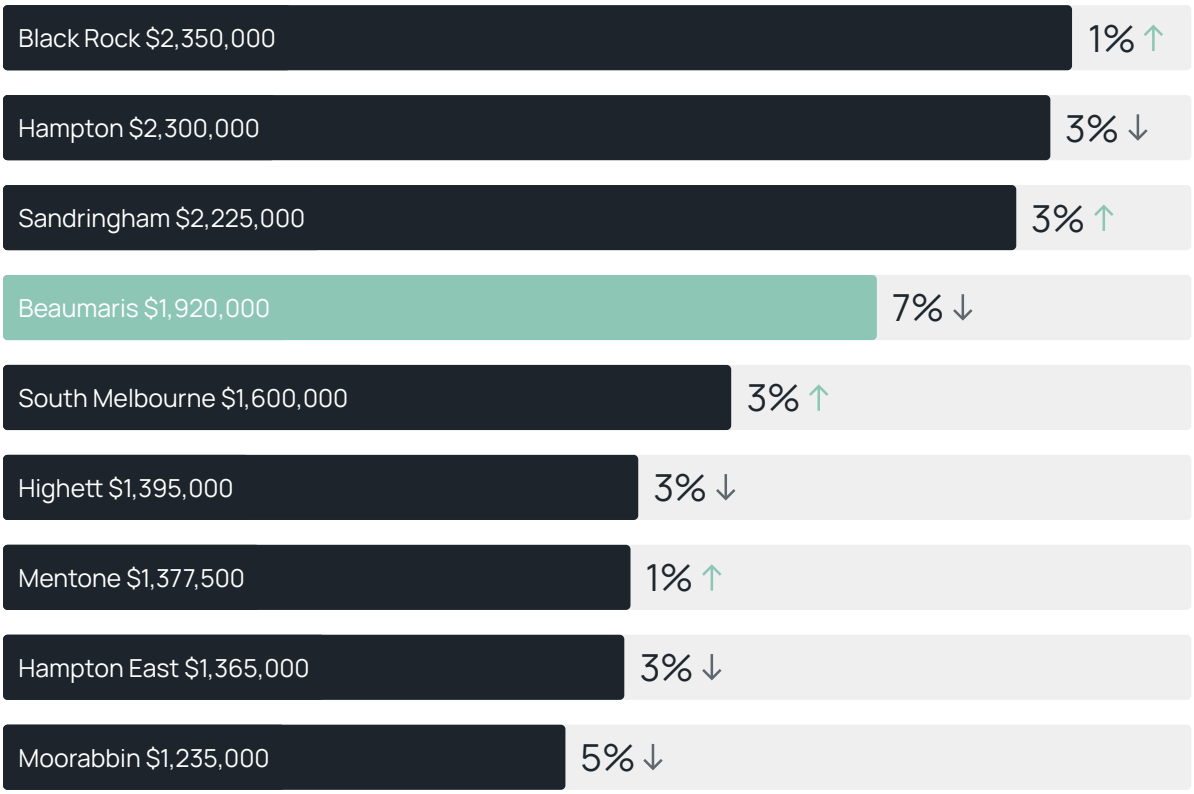
Beaumaris monthly median property prices[3]



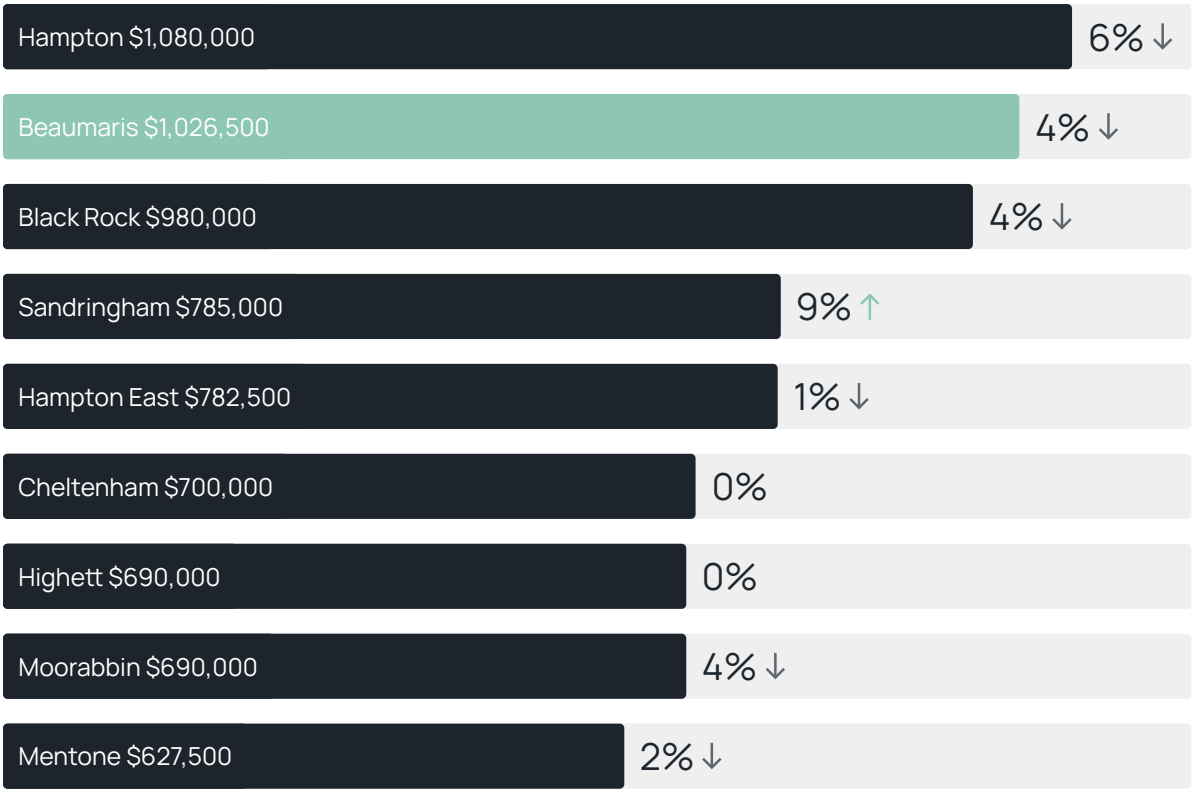


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

44%

Median days on market[5]

House	Unit
34 days	26 days

Jellis Craig average inspection attendance per listing[6]

30 groups

Average hold period[1]

House	Unit
17.7 years	17.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

13,947

Population growth[7]

4.48%

Median age[7]

48 years

Median household size[7]

2.7 people

Median asking rent per week[1]

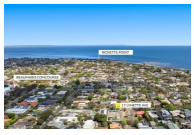
House	Unit
$1,300	$700

Rental yield[8]

House	Unit
3.45%	4.01%

Recent Beaumaris sales[5]

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
	33 Deauville Street Beaumaris	4	House	$1,680,000	30 Oct 2026
	1/434 Balcombe Road Beaumaris	3	Townhouse	$1,100,000	30 Oct 2026
	30 Clonmore Street Beaumaris	3	House	$1,665,000	30 Oct 2026
	17 Lynette Avenue Beaumaris	3	House	$1,755,000	29 Oct 2026
	3 Bellaire Court Beaumaris	6	House	Undisclosed	28 Oct 2026
	12 Banksia Avenue Beaumaris	4	House	$1,960,000	28 Oct 2026
	18B Haywood Street Beaumaris	4	Townhouse	$1,710,000	21 Oct 2026
	50 Haydens Road Beaumaris	2	Townhouse	$1,150,000	16 Oct 2026
	122 Pellatt Street Beaumaris	3	Townhouse	$1,100,000	14 Oct 2026
	39a Tramway Parade Beaumaris	2	House	Undisclosed	12 Oct 2026

Address		Bedrooms	Type	Price	Sold
	2 Gray Court Beaumaris	3	House	$1,635,000	12 Oct 2026
	9 Gramatan Avenue Beaumaris	5	House	Undisclosed	05 Oct 2026
	20 Rosemary Road Beaumaris	4	House	Undisclosed	02 Oct 2026
	20 Pasadena Avenue Beaumaris	4	House	$1,850,000	02 Oct 2026
	44b Spicer Street Beaumaris	4	Townhouse	$1,790,000	01 Oct 2026
	5 Hotham Street Beaumaris	3	House	$1,600,000	29 Sep 2026
	22B Reserve Road Beaumaris	4	Townhouse	$2,960,000	29 Sep 2026
	112 Cromer Road Beaumaris	2	Townhouse	$860,000	25 Sep 2026
	65A Tramway Parade Beaumaris	4	Townhouse	Undisclosed	22 Sep 2026
	5 St Aubin Street Beaumaris	5	House	Undisclosed	19 Sep 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 4/120 Tramway Parade Beaumaris	2	Townhouse	Undisclosed	19 Sep 2026
 419 Beach Road Beaumaris	4	House	$2,175,000	19 Sep 2026
 1A Agnes Street Beaumaris	3	Townhouse	$1,115,000	19 Sep 2026
 5 Coles Court Beaumaris	4	House	$1,820,000	18 Sep 2026
 14/495 Balcombe Road Beaumaris	2	Apartment	$962,500	18 Sep 2026
 183 Balcombe Road Beaumaris	3	House	Undisclosed	17 Sep 2026
 123b Oak Street Beaumaris	4	Townhouse	$2,077,000	15 Sep 2026
 3/430 Balcombe Road Beaumaris	3	Townhouse	$937,500	14 Sep 2026
 33 Rosemary Road Beaumaris	4	House	$2,200,000	12 Sep 2026
 5 Woff Street Beaumaris	4	House	Undisclosed	11 Sep 2026

Jellis Craig Brighton
Level 1, 181 Bay Street, Brighton
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.

Data is current as of PDF generation date 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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