



Beaumaris

Suburb Report



Your connection to property insights



JellisCraig

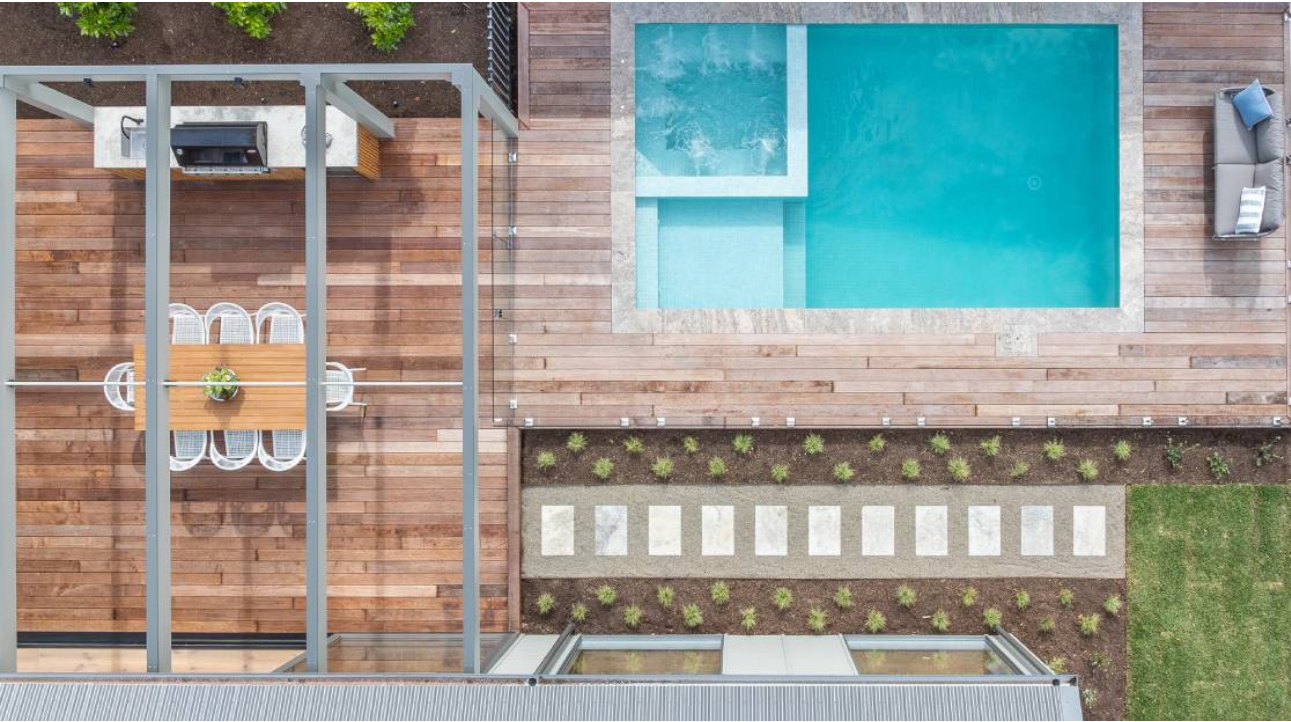
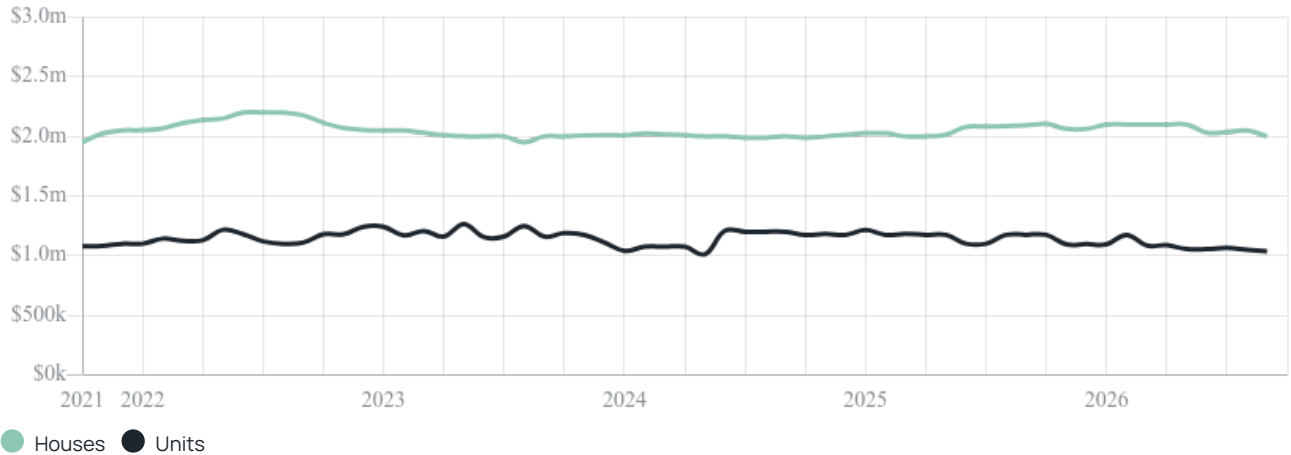
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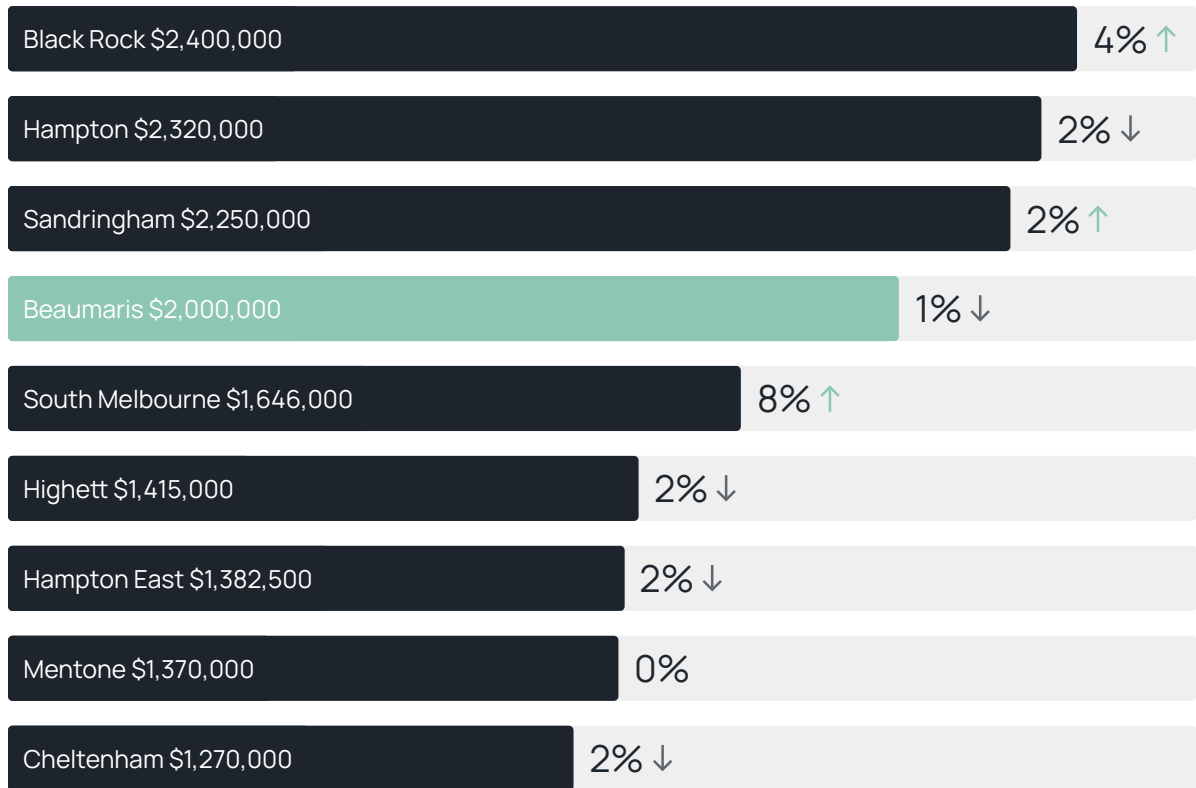
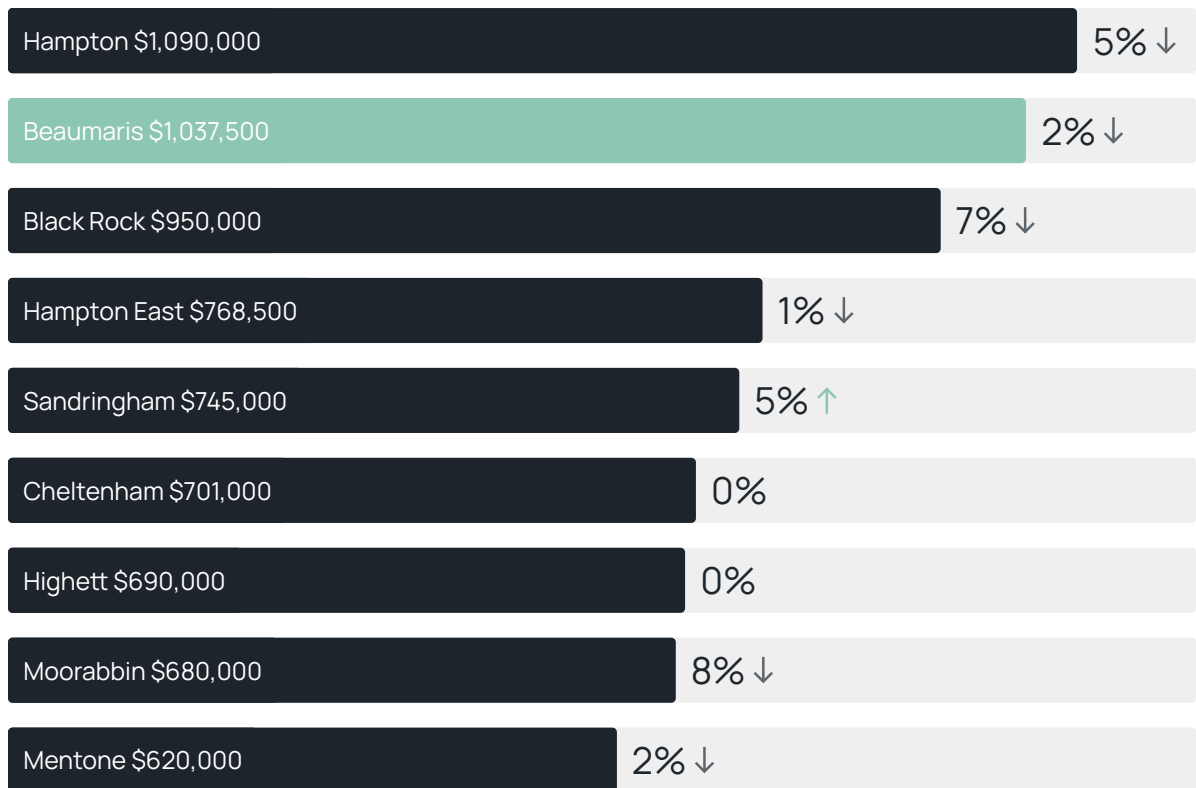
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.00m	-2.44% ↓	\$1.04m	-1.19% ↓

Beaumaris monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹Auction clearance rate⁴

47%

Median days on market⁵

House

Unit

33 days

26 days

Jellis Craig average inspection attendance per listing⁶

32 groups

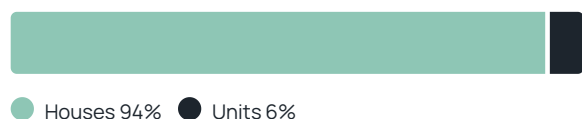
Average hold period¹

House

Unit

17.5 years

16.8 years

Dwelling type⁷Ownership⁷Population⁷

13,947

Population growth⁷

4.48%

Median age⁷

48 years

Median household size⁷

2.7 people

Median asking rent per week¹

House

Unit

\$1,310

\$693

Rental yield⁸

House

Unit

3.51%

3.7%

Recent Beaumaris sales⁵

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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	Undisclosed	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

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Address	Bedrooms	Type	Price	Sold
 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
 6 Hornby Street Beaumaris	4	Townhouse	Undisclosed	11 Sep 2026
 2 Towers Street Beaumaris	4	Townhouse	\$1,750,000	11 Sep 2026
 2 Cromer Road Beaumaris	3	House	Undisclosed	10 Sep 2026
 26 Balcombe Park Lane Beaumaris	4	House	\$1,395,000	04 Sep 2026
 204B Reserve Road Beaumaris	3	Townhouse	\$1,760,000	03 Sep 2026
 184 Tramway Parade Beaumaris	4	House	\$2,100,000	03 Sep 2026
 161a Dalgetty Road Beaumaris	4	Townhouse	Undisclosed	02 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 18/10/2026

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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