



Beaumaris

Suburb Report



Your connection to property insights



JellisCraig

BEAUMARIS SUBURB REPORT

Median house price¹

Median

\$2.05m

Quarterly price change

1.99% ↑

Median unit price¹

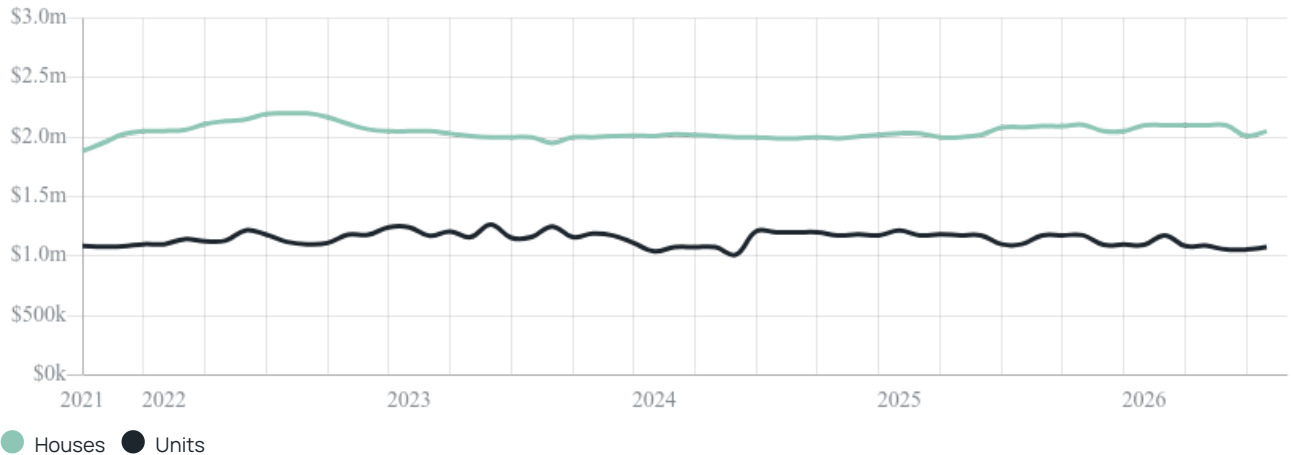
Median

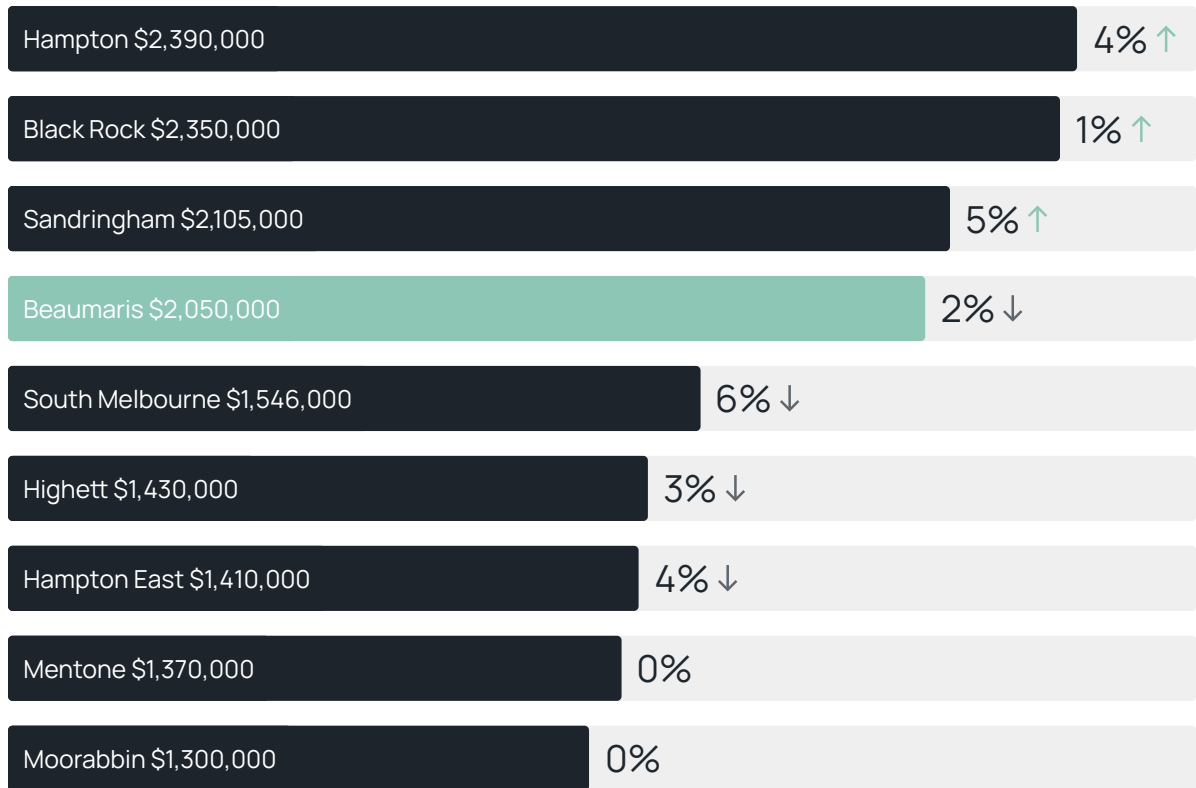
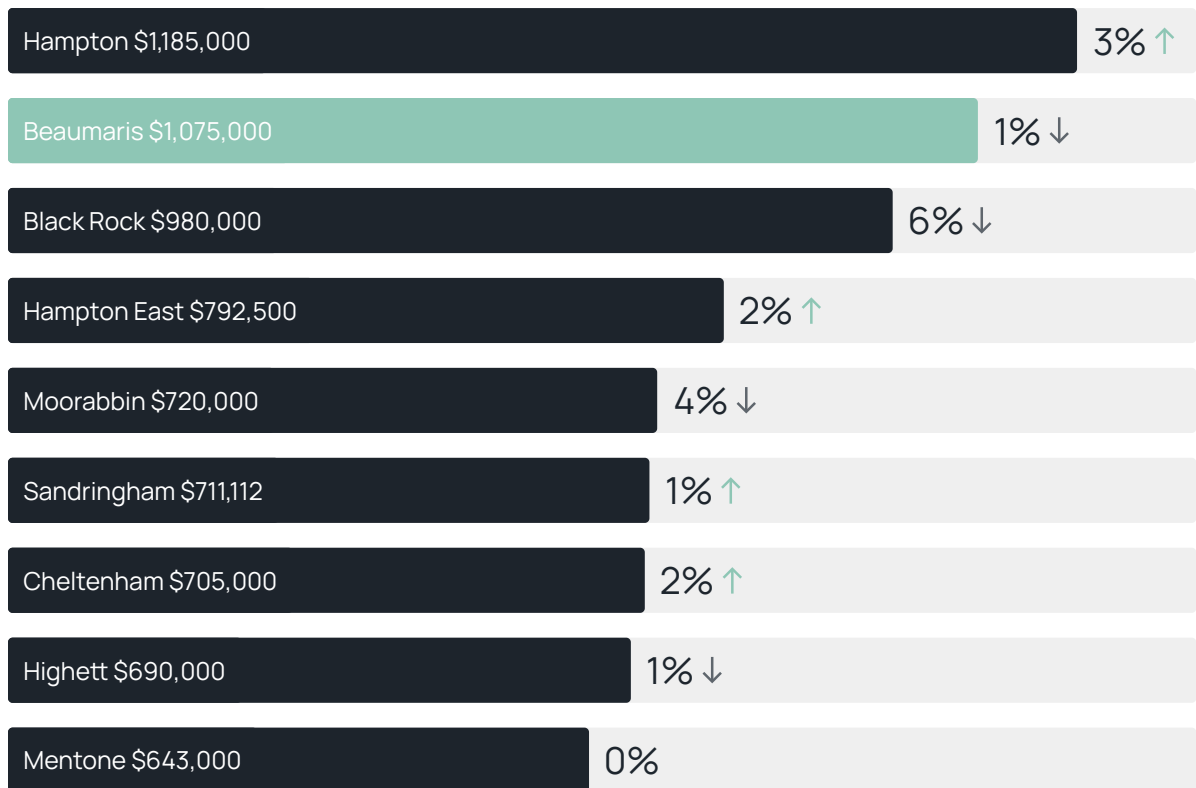
\$1.08m

Quarterly price change

1.90% ↑

Beaumaris quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

51.72%

Median days on market³

House

Unit

31 days

26 days

Jellis Craig average inspection attendance per listing⁴

32 groups

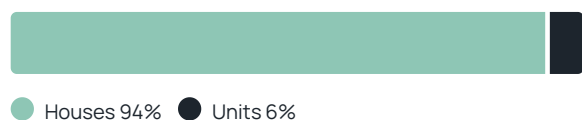
Average hold period¹

House

Unit

16.5 years

16.2 years

Dwelling type⁵Population⁵

13,947

Ownership⁵Median asking rent per week¹

Unit

\$1,200

\$665

Population growth⁵

4.48%

Rental yield¹

House

Unit

3.16%

3.55%

Median age⁵

48 years

Median household size⁵

2.7 people

Recent Beaumaris sales²

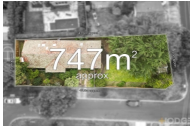
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 131 Dalgetty Road Beaumaris	4	House	Undisclosed	31 Aug 2026
 1/376 Balcombe Road Beaumaris	3	Townhouse	\$1,300,000	27 Aug 2026
 2/4 Kerr Street Beaumaris	3	Unit	\$1,310,000	26 Aug 2026
 11 Agnes Street Beaumaris	4	House	Undisclosed	20 Aug 2026
 17 Cavell Court Beaumaris	4	House	Undisclosed	20 Aug 2026
 2 Armstrong Street Beaumaris	3	House	Undisclosed	20 Aug 2026
 31 Hornby Street Beaumaris	5	House	Undisclosed	15 Aug 2026
 6 Michael Street Beaumaris	3	House	Undisclosed	14 Aug 2026
 3/14 Burgess Street Beaumaris	3	Townhouse	Undisclosed	14 Aug 2026
 2/16 Wood Street Beaumaris	2	Unit	\$1,205,000	10 Aug 2026

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Reid Street Beaumaris	5	House	Undisclosed	08 Aug 2026
 8 Tramway Parade Beaumaris	4	House	\$2,580,000	08 Aug 2026
 1/2 Coles Court Beaumaris	2	Unit	Undisclosed	05 Aug 2026
 204A Reserve Road Beaumaris	4	Townhouse	Undisclosed	05 Aug 2026
 12 Hotham Street Beaumaris	4	House	Undisclosed	04 Aug 2026
 12 Banksia Avenue Beaumaris	4	House	\$2,025,000	31 Jul 2026
 507b Balcombe Road Beaumaris	4	Townhouse	Undisclosed	29 Jul 2026
 4a Rosemary Road Beaumaris	4	Townhouse	Undisclosed	24 Jul 2026
 7/5 Alfred Street Beaumaris	2	Unit	\$750,000	24 Jul 2026
 9/33-35 Bodley Street Beaumaris	3	Apartment	\$975,000	24 Jul 2026

BEAUMARIS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Valmont Avenue Beaumaris	4	House	Undisclosed	18 Jul 2026
 37 Clonmore Street Beaumaris	4	House	Undisclosed	17 Jul 2026
 5B Powys Drive Beaumaris	3	Townhouse	Undisclosed	16 Jul 2026
 4 Coral Avenue Beaumaris	4	House	Undisclosed	15 Jul 2026
 17-19 Lang Street Beaumaris	5	House	Undisclosed	15 Jul 2026
 11 Shands Street Beaumaris	4	House	\$1,910,000	07 Jul 2026
 69 Tramway Parade Beaumaris	5	House	\$2,500,000	04 Jul 2026
 375 Balcombe Road Beaumaris	4	House	Undisclosed	03 Jul 2026
 1/92 Oak Street Beaumaris	3	House	\$1,650,000	03 Jul 2026
 22 Gramatan Avenue Beaumaris	3	House	Undisclosed	28 Jun 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 01/09/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).