

JellisCraig

BONBEACH

Suburb Report

Know your neighbourhood.



BONBEACH SUBURB REPORT

Median House Price*

Median

\$1.11m

Quarterly Price Change

7.69% ↑

Median Unit Price*

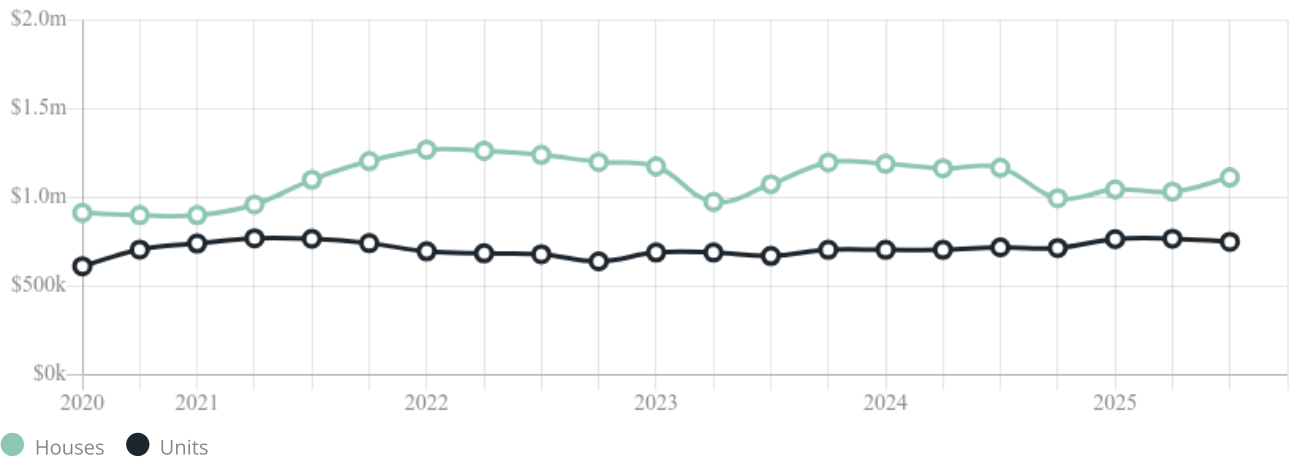
Median

\$750k

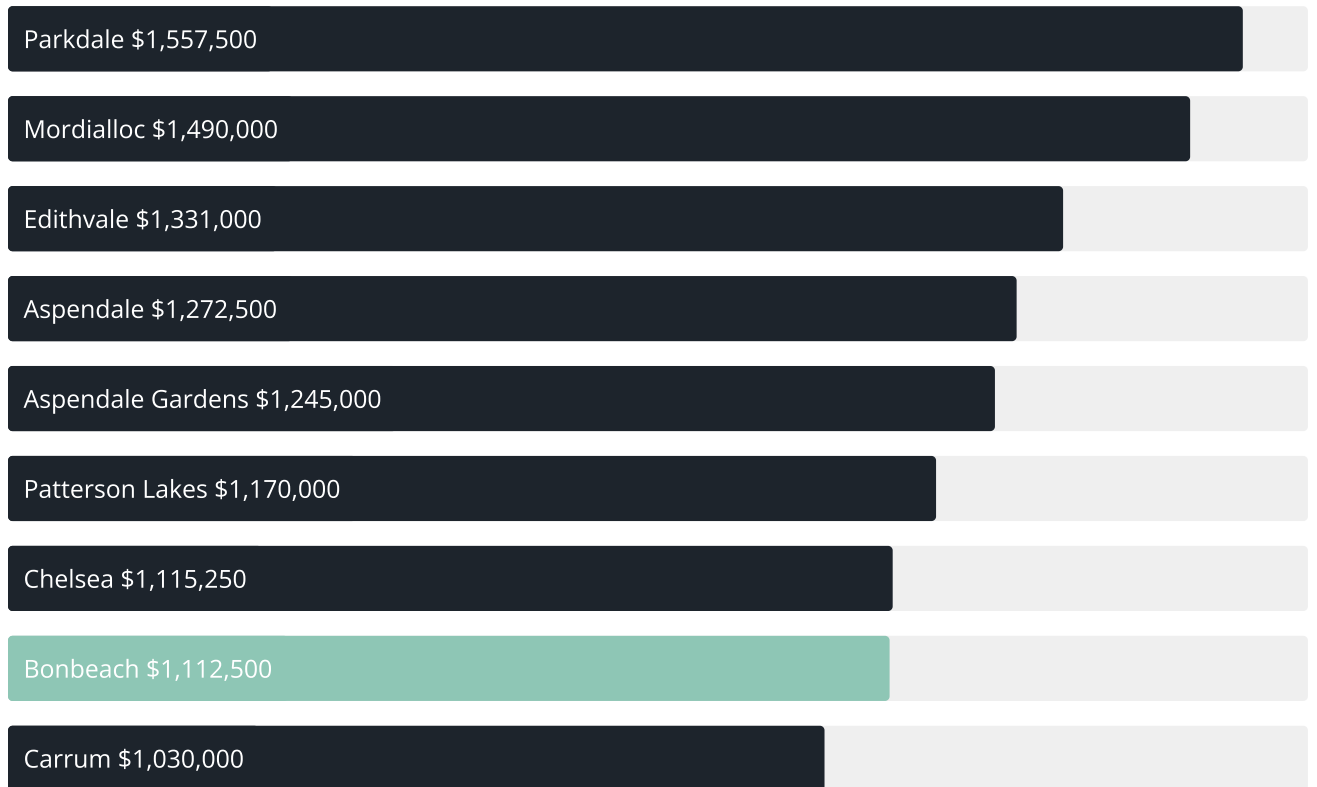
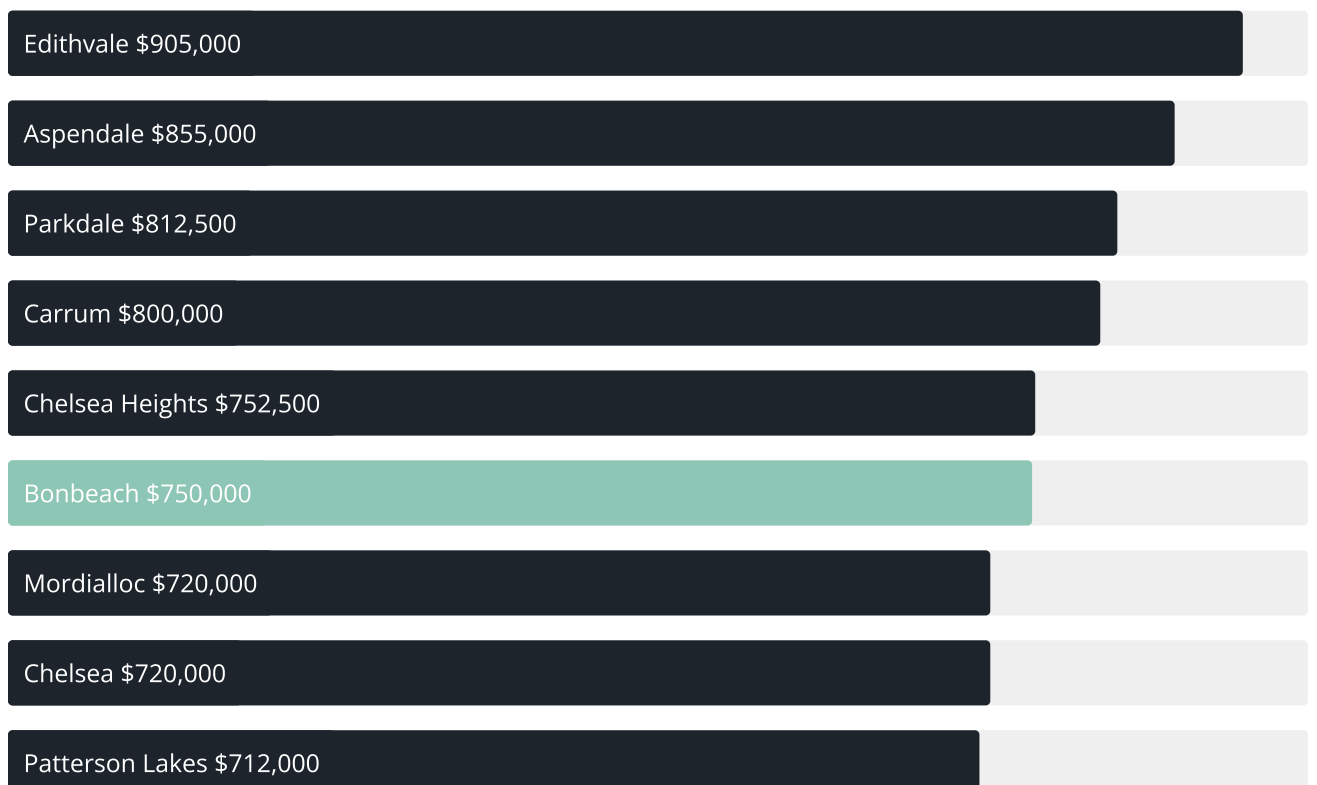
Quarterly Price Change

-2.28% ↓

Quarterly Price Change*



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Median House Sale Price^{*}Median Unit Sale Price^{*}

BONBEACH SUBURB REPORT

Sale Method*



● Auction 41%
● Private 59%

Auction Clearance Rate*

90%

Median Days on Market^

27 days

Average Hold Period*

6.9 years

Dwelling Type^



● Houses 39% ● Units 61%

Ownership^



● Owned Outright 33% ● Mortgaged 42% ● Rented 25%

Population^

6,855

Median Asking Rent per week*

\$675

Median Age^

42 years

Rental Yield*











3.01%

Median Household Size^










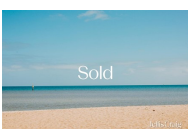
2.2 people

BONBEACH SUBURB REPORT






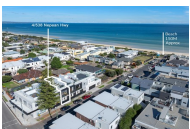



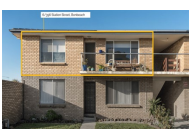
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/43 Patterson St Bonbeach	2	Apartment	\$575,000	21 Nov 2025
 71 Broadway BONBEACH	4	House	\$960,000	17 Nov 2025
 2/452 Station St Bonbeach	3	Townhouse	\$910,000	12 Nov 2025
 6/18-22 Golden Av BONBEACH	2	Unit	\$700,000	08 Nov 2025
 3/66 Golden Av Bonbeach	3	Townhouse	\$1,040,000	08 Nov 2025
 52A Patterson St Bonbeach	4	Townhouse	\$1,565,000	08 Nov 2025
 21 Derby Pde Bonbeach	3	House	\$890,000	27 Oct 2025
 8/473 Station St Bonbeach	2	Townhouse	\$825,000	25 Oct 2025
 5/66 Golden Av Bonbeach	2	Unit	\$950,000	25 Oct 2025
 1/66 Golden Av Bonbeach	3	Townhouse	\$1,050,000	25 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 34 Troy St Bonbeach	2	House	\$1,150,000	25 Oct 2025
 7/589 Nepean Hwy BONBEACH	2	Unit	\$395,000	22 Oct 2025
 4 Broadway BONBEACH	3	House	\$1,270,000	22 Oct 2025
 10 Ferrier Gr Bonbeach	3	Townhouse	\$1,025,000	15 Oct 2025
 3/37 Broadway Bonbeach	2	Unit	\$620,000	15 Oct 2025
 2/41 Royal Rd Bonbeach	3	Townhouse	\$815,000	14 Oct 2025
 3/602 Nepean Hwy Bonbeach	3	Townhouse	\$1,190,000	07 Oct 2025
 1/39 Broadway Bonbeach	3	Flat/Unit/Apartment	\$880,000	06 Oct 2025
 1/45 Bondi Rd Bonbeach	3	Unit	\$1,020,000	30 Sep 2025
 9 Newberry Av Bonbeach	3	House	\$1,190,000	29 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 6 Ferrier Gr Bonbeach	3	Townhouse	\$1,010,000	24 Sep 2025
 5/2a Williams Gr Bonbeach	2	Apartment	\$662,000	24 Sep 2025
 2 Derby Pde Bonbeach	3	House	\$950,000	23 Sep 2025
 22 Crown Rd Bonbeach	3	House	\$321,500	19 Sep 2025
 10/464-465 Station St Bonbeach	2	Townhouse	\$620,000	18 Sep 2025
 4/538 Nepean Hwy Bonbeach	2	Townhouse	\$835,000	14 Sep 2025
 2/383 Station St Bonbeach	2	Unit	\$711,000	13 Sep 2025
 1/22 Broadway Bonbeach	2	Unit	\$725,000	12 Sep 2025
 5/8 York St Bonbeach	2	Unit	\$563,000	12 Sep 2025
 6/396-397 Station St Bonbeach	2	Unit	\$415,000	11 Sep 2025



Mentone Office
99a Balcombe Road, Mentone
(03) 9585 5667

jellisrcraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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