



Bonbeach

Suburb Report



Your connection to property insights



JellisCraig

BONBEACH SUBURB REPORT

Median house price¹

Median

\$1.17m

Quarterly price change

4.93% ↑

Median unit price¹

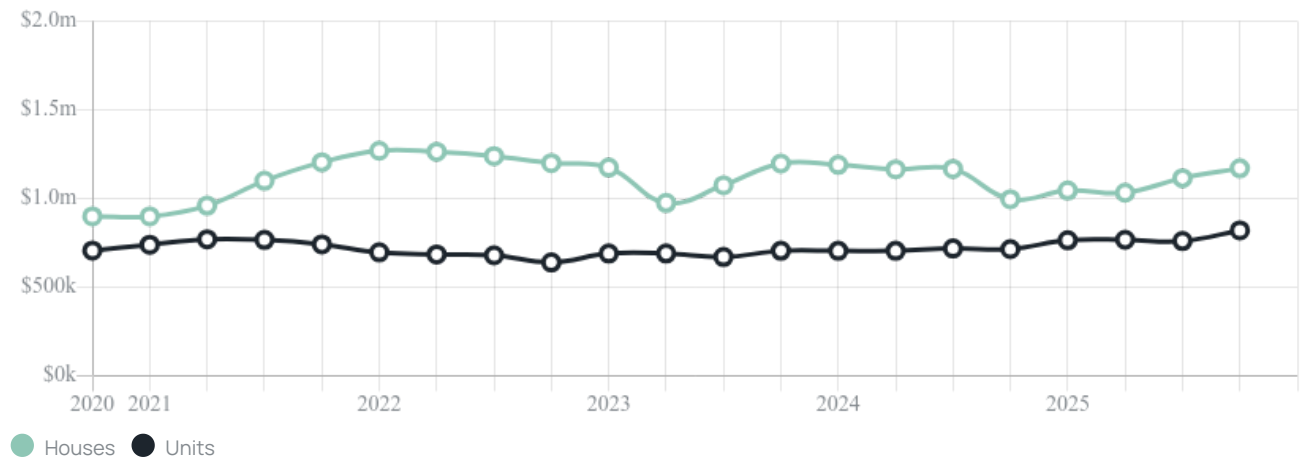
Median

\$821k

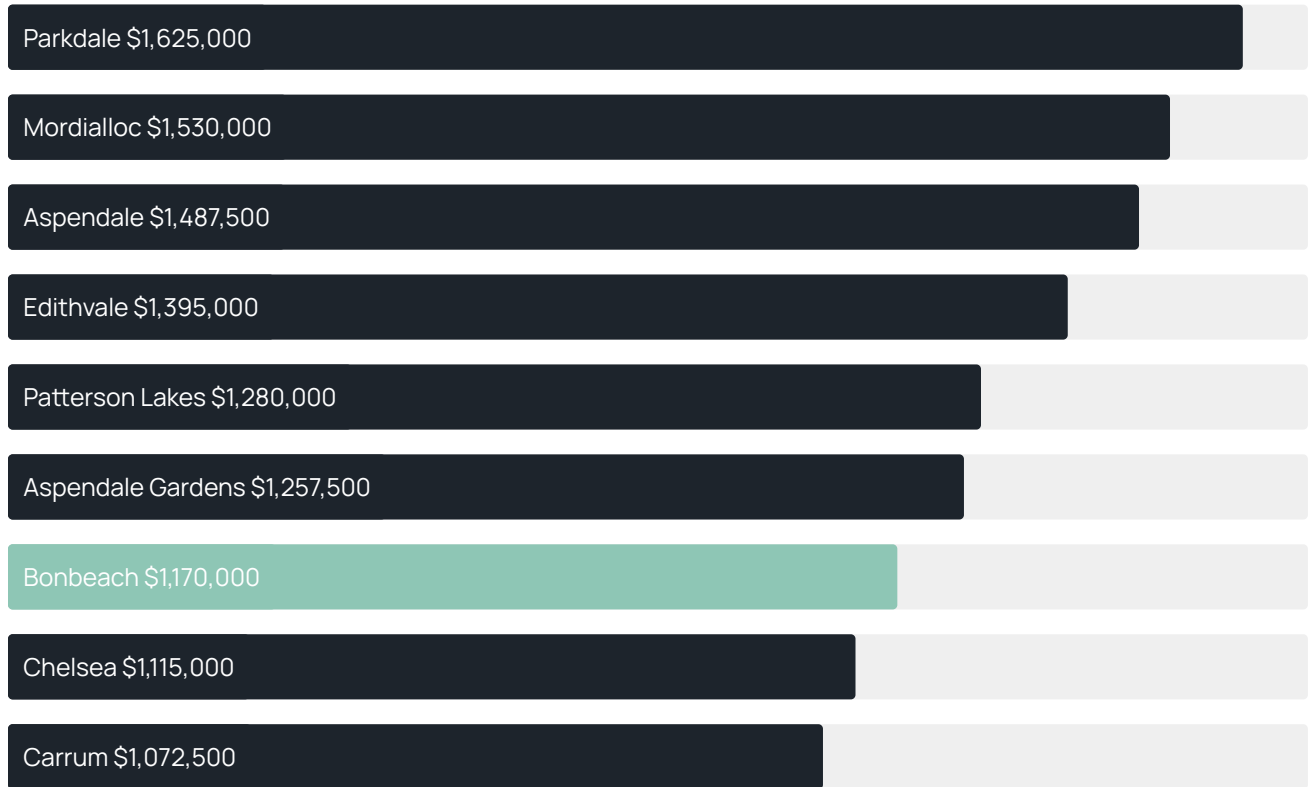
Quarterly price change

7.96% ↑

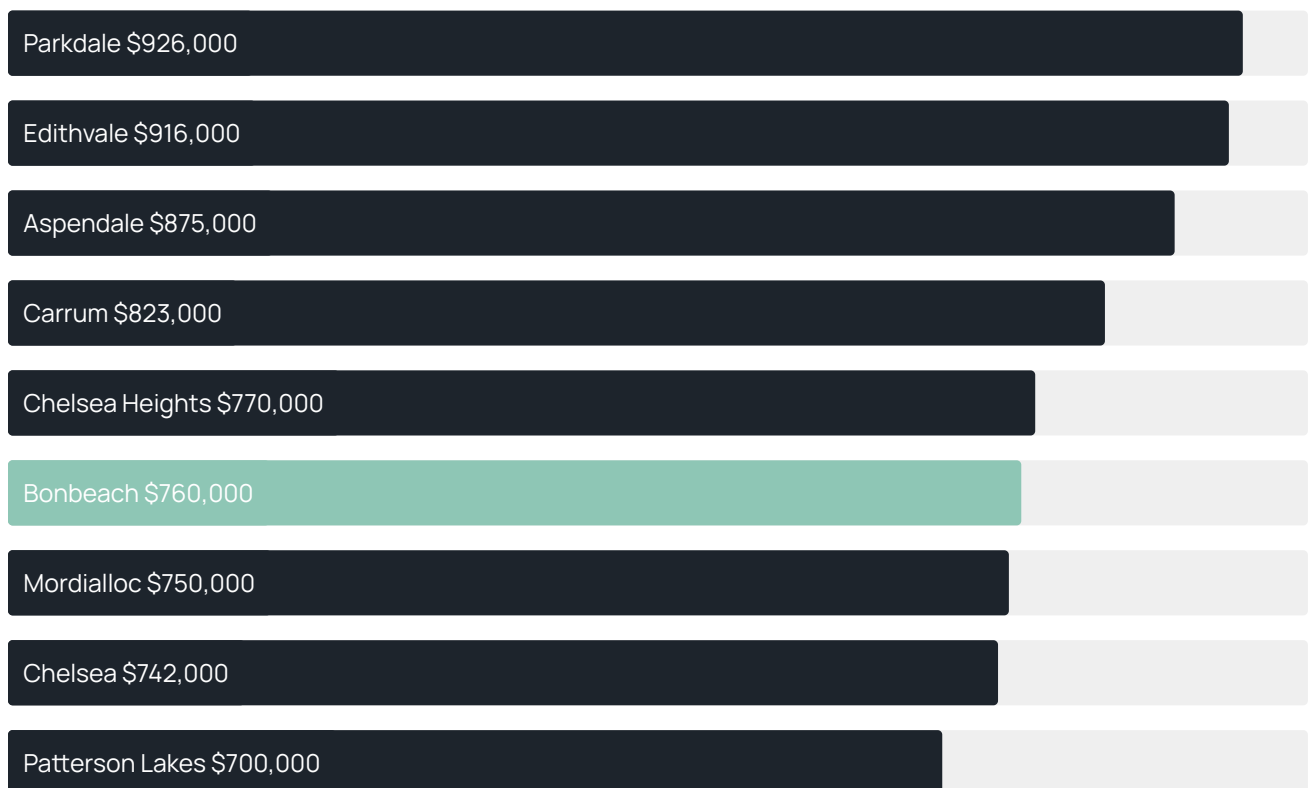
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 44%
- Private 56%

Auction clearance rate³

92.86%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

6.9 years

Dwelling type⁵



- Houses 39%
- Units 61%

Ownership⁵



- Owned outright 33%
- Mortgaged 42%
- Rented 25%

Population⁵

6,855

Median asking rent¹

\$678 per week

Median age⁵

42 years

Rental yield¹

3.01%











Median household size⁵

2.2 people











BONBEACH SUBURB REPORT

Recent Bonbeach 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

Address	Bedrooms	Type	Price	Sold
 27 Bondi Rd Bonbeach	5	House	\$1,375,000	28 Mar 2026
 3/37 Patterson St Bonbeach	2	Apartment	\$759,000	24 Mar 2026
 47A Bondi Rd Bonbeach	3	Townhouse	\$1,235,000	21 Mar 2026
 3/6 York St BONBEACH	2	Unit	\$675,000	21 Mar 2026
 573 Nepean Hwy Bonbeach	3	House	\$1,250,000	16 Mar 2026
 1/23 York St BONBEACH	4	Unit	\$825,000	28 Feb 2026
 141/100 Broadway Bonbeach	2	Unit	\$305,000	27 Feb 2026
 1/63 Bondi Rd Bonbeach	2	Unit	\$785,000	27 Feb 2026
 8/396-397 Station St Bonbeach	2	Apartment	\$480,000	25 Feb 2026
 7/462 Station St BONBEACH	2	Unit	\$660,000	25 Feb 2026

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Matilda Way Bonbeach	3	Townhouse	\$920,000	25 Feb 2026
 7/39 Broadway Bonbeach	2	Townhouse	\$755,500	24 Feb 2026
 8/396 Station St Bonbeach	2	Flat/Unit/Apartment	\$480,000	21 Feb 2026
 1/26 Broadway Bonbeach	2	Unit	\$580,000	20 Feb 2026
 34 Patterson St Bonbeach	3	House	\$1,195,000	19 Feb 2026
 2/27 Scotch Pde Bonbeach	2	Unit	\$595,000	14 Feb 2026
 4/37 Patterson St Bonbeach	2	Apartment	\$713,500	14 Feb 2026
 2/7 Patterson St Bonbeach	2	Townhouse	\$832,000	14 Feb 2026
 7/2 York St BONBEACH	2	Unit	\$726,000	09 Feb 2026
 6/449 Station St Bonbeach	3	Flat/Unit/Apartment	\$680,000	04 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 4/422 Station St Bonbeach	2	Townhouse	\$660,000	01 Feb 2026
 7/394-395 Station St Bonbeach	2	Unit	\$645,000	21 Jan 2026
 7/394 Station St Bonbeach	2	Flat/Unit/Apartment	\$645,000	21 Jan 2026
 4/66 Golden Av Bonbeach	3	Townhouse	\$1,020,000	20 Jan 2026
 2/24 Golden Av Bonbeach	2	Unit	\$533,000	24 Dec 2025
 5/38 York St Bonbeach	1	Flat/Unit/Apartment	\$600,000	22 Dec 2025
 30 La Perouse Blvd Bonbeach	3	Townhouse	\$950,000	22 Dec 2025
 38a Scotch Pde Bonbeach	3	Unit	\$890,000	20 Dec 2025
 6/22 Broadway Bonbeach	3	Unit	\$831,500	18 Dec 2025
 1/51 Bondi Rd Bonbeach	4	Townhouse	\$1,120,000	17 Dec 2025



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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.

Data is current as of PDF generation date 01/04/2026

- 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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