



Bonbeach

# Suburb Report



Your connection to property insights



JellisCraig

BONBEACH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.26m

Quarterly price change

2.02% ↑

Median unit price<sup>1</sup>

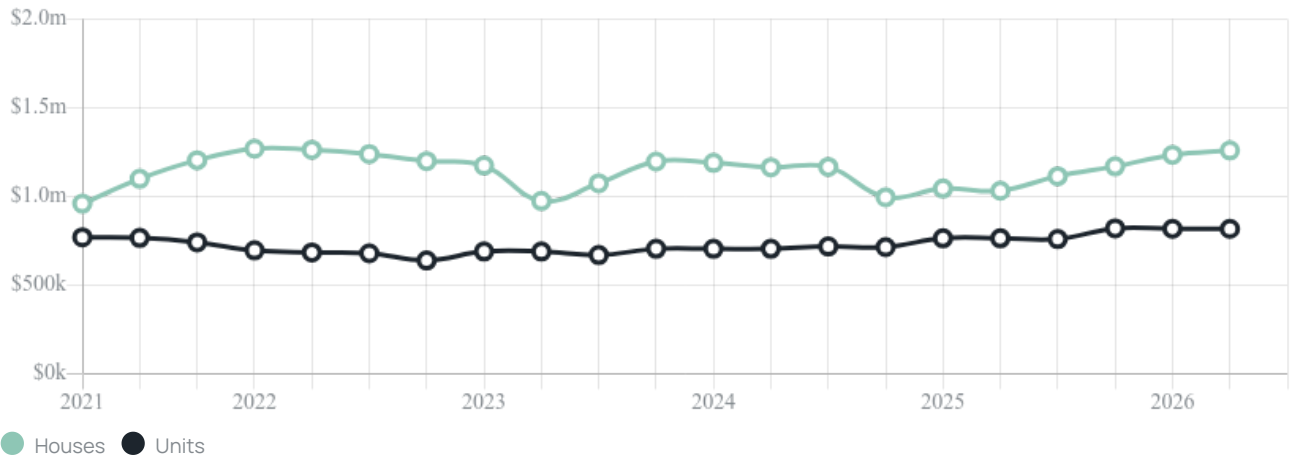
Median

\$818k

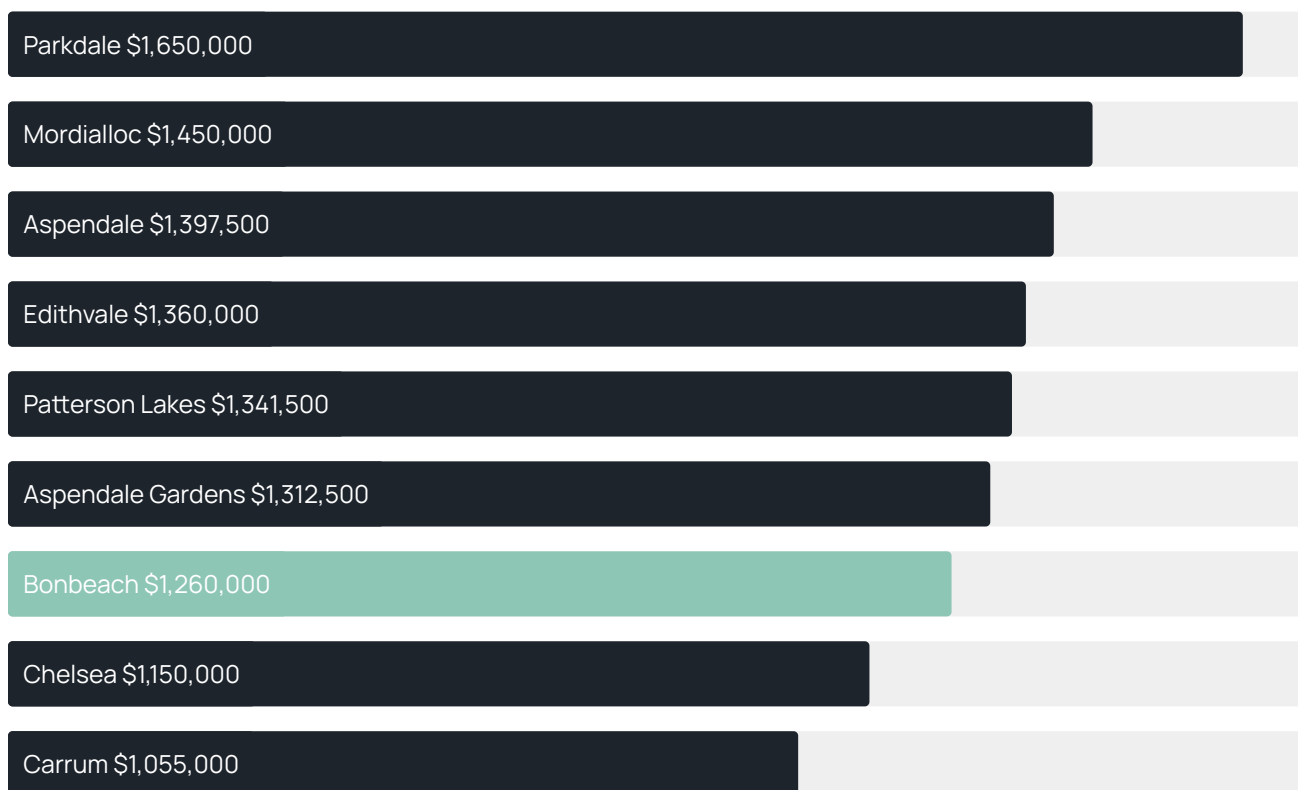
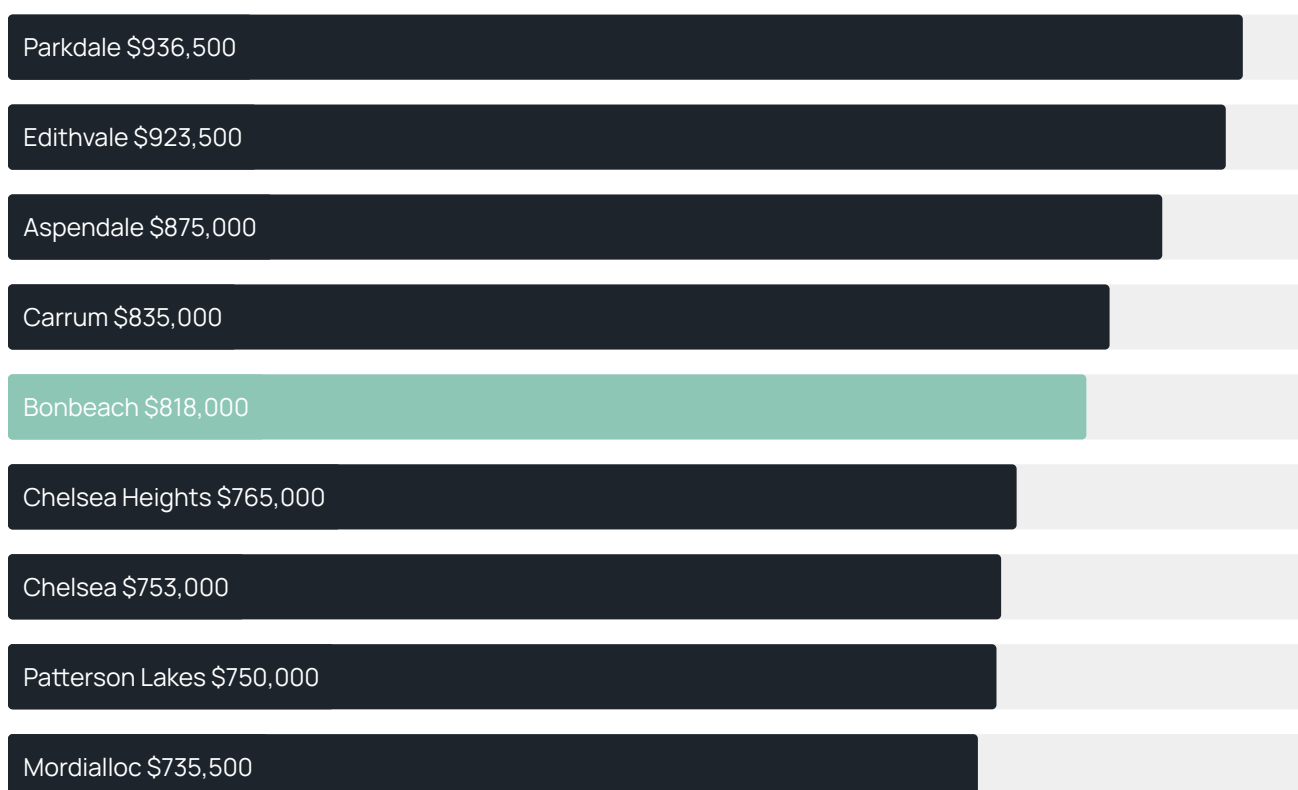
Quarterly price change

0.00% ↓

Quarterly price change<sup>1</sup>



## BONBEACH SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 38%  
● Private 62%

Auction clearance rate<sup>3</sup>

60%

Median days on market<sup>3</sup>

28 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

28 groups

Average hold period<sup>1</sup>

6.9 years

Dwelling type<sup>5</sup>

● Houses 39% ● Units 61%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

6,855

Median asking rent<sup>1</sup>

\$725 per week

Median age<sup>5</sup>

42 years

Rental yield<sup>1</sup>

3.01%

Median household size<sup>5</sup>

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 [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                               | Bedrooms | Type                | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  1/462 Station St<br>Bonbeach        | 2        | Unit                | \$630,000   | 14 Jul 2026 |
|  3/449 Station St<br>Bonbeach        | 3        | Unit                | \$730,000   | 11 Jul 2026 |
|  1/59 Bondi Rd<br>Bonbeach           | 2        | Unit                | \$656,000   | 06 Jul 2026 |
|  1/10 Mernda Av<br>Bonbeach         | 3        | House               | \$910,000   | 04 Jul 2026 |
|  5/23 York St<br>Bonbeach          | 2        | Unit                | \$690,000   | 30 Jun 2026 |
|  11/18-22 Golden<br>Av<br>BONBEACH | 2        | Unit                | \$648,000   | 20 Jun 2026 |
|  8/437 Station St<br>Bonbeach      | 2        | Unit                | \$657,000   | 18 Jun 2026 |
|  6/10 Broadway<br>Bonbeach         | 3        | Flat/Unit/Apartment | \$585,000   | 16 Jun 2026 |
|  2/519 Nepean<br>Hwy<br>Bonbeach   | 1        | Flat/Unit/Apartment | \$670,000   | 16 Jun 2026 |
|  33 Ilma Gr<br>Bonbeach            | 4        | House               | \$1,740,000 | 12 Jun 2026 |

## BONBEACH SUBURB REPORT

| Address                                                                                                                 | Bedrooms | Type                | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  409 Station St<br>Bonbeach            | 5        | House               | \$1,250,000 | 10 Jun 2026 |
|  2/16 Cannes Av<br>Bonbeach            | 4        | Townhouse           | \$1,105,000 | 07 Jun 2026 |
|  1/472 Station St<br>Bonbeach          | 3        | Flat/Unit/Apartment | \$1,060,000 | 04 Jun 2026 |
|  1/584 Nepean<br>Hwy<br>Bonbeach       | 5        | Townhouse           | \$1,315,000 | 02 Jun 2026 |
|  12/580-581<br>Nepean Hwy<br>Bonbeach | 3        | Townhouse           | \$857,500   | 30 May 2026 |
|  12/580 Nepean<br>Hwy<br>Bonbeach    | 3        | Flat/Unit/Apartment | \$857,500   | 30 May 2026 |
|  34A Fowler St<br>Bonbeach           | 4        | House               | \$1,240,000 | 30 May 2026 |
|  64 La Perouse<br>Blvd<br>Bonbeach   | 3        | House               | \$970,000   | 29 May 2026 |
|  2 Hogan Cl<br>Bonbeach              | 3        | Townhouse           | \$902,000   | 24 May 2026 |
|  35 Coast Banksia<br>Dr<br>Bonbeach  | 3        | House               | \$1,055,000 | 23 May 2026 |



## BONBEACH SUBURB REPORT

| Address                                                                                                             | Bedrooms | Type                | Price     | Sold        |
|---------------------------------------------------------------------------------------------------------------------|----------|---------------------|-----------|-------------|
|  90 Royal Rd<br>Bonbeach           | 2        | House               | \$795,000 | 22 May 2026 |
|  5/4 Brixton St<br>Bonbeach        | 2        | Flat/Unit/Apartment | \$620,000 | 22 May 2026 |
|  4/519 Nepean<br>Hwy<br>Bonbeach   | 2        | Townhouse           | \$810,000 | 08 May 2026 |
|  1/605 Nepean<br>Hwy<br>Bonbeach   | 2        | Townhouse           | \$760,000 | 06 May 2026 |
|  1/452 Station St<br>Bonbeach     | 3        | Townhouse           | \$944,000 | 02 May 2026 |
|  3/14 Golden Av<br>Bonbeach      | 2        | Unit                | \$615,000 | 30 Apr 2026 |
|  4/58 Bondi Rd<br>Bonbeach       | 2        | Unit                | \$505,000 | 29 Apr 2026 |
|  9/589 Nepean<br>Hwy<br>Bonbeach | 1        | Flat/Unit/Apartment | \$300,000 | 28 Apr 2026 |
|  5/43 Patterson St<br>Bonbeach   | 2        | Unit                | \$585,000 | 27 Apr 2026 |
|  2/27 Broadway<br>Bonbeach       | 2        | Flat/Unit/Apartment | \$617,000 | 25 Apr 2026 |



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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.

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Data is current as of PDF generation date 01/08/2026

- 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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