



# Bonbeach Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BONBEACH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.11m

Quarterly price change

7.69% 

Median unit price<sup>1</sup>

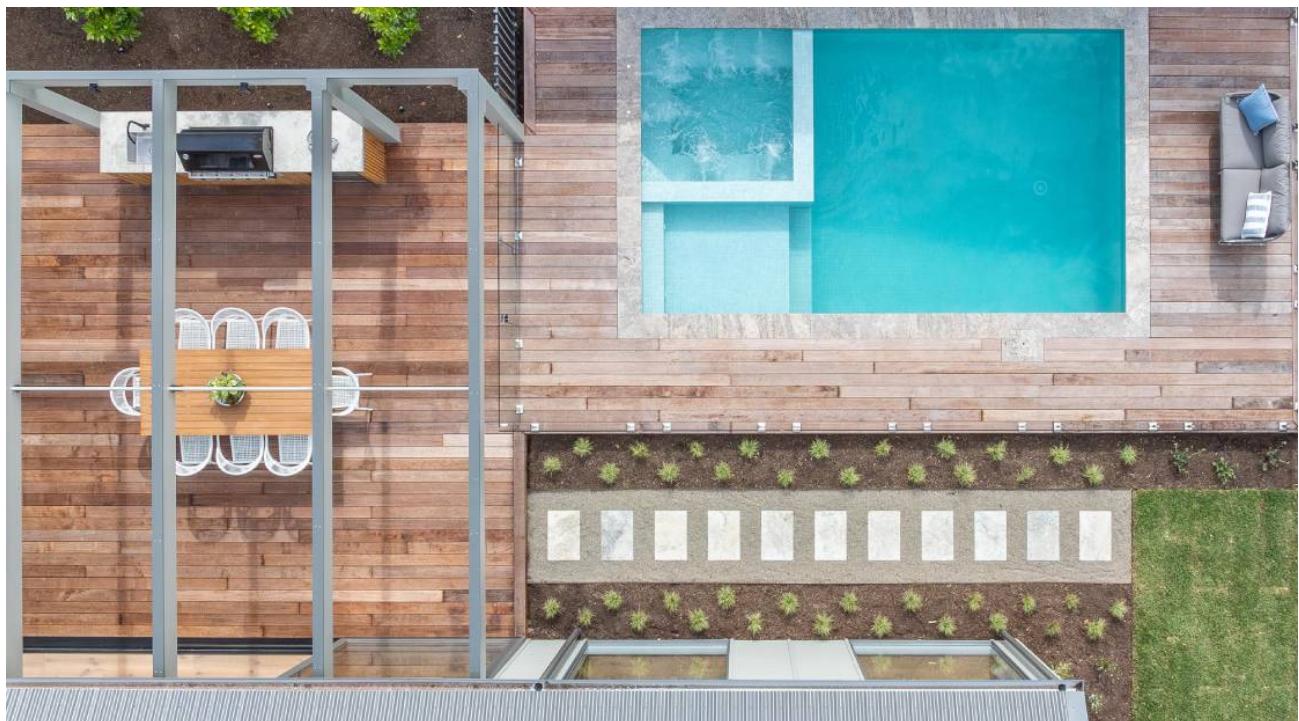
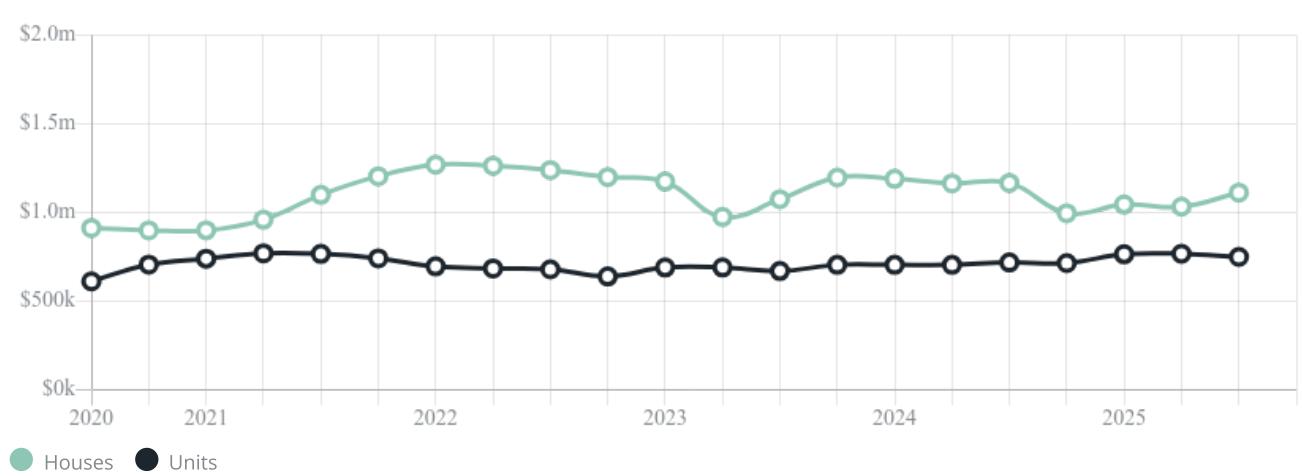
Median

\$750k

Quarterly price change

-2.28% 

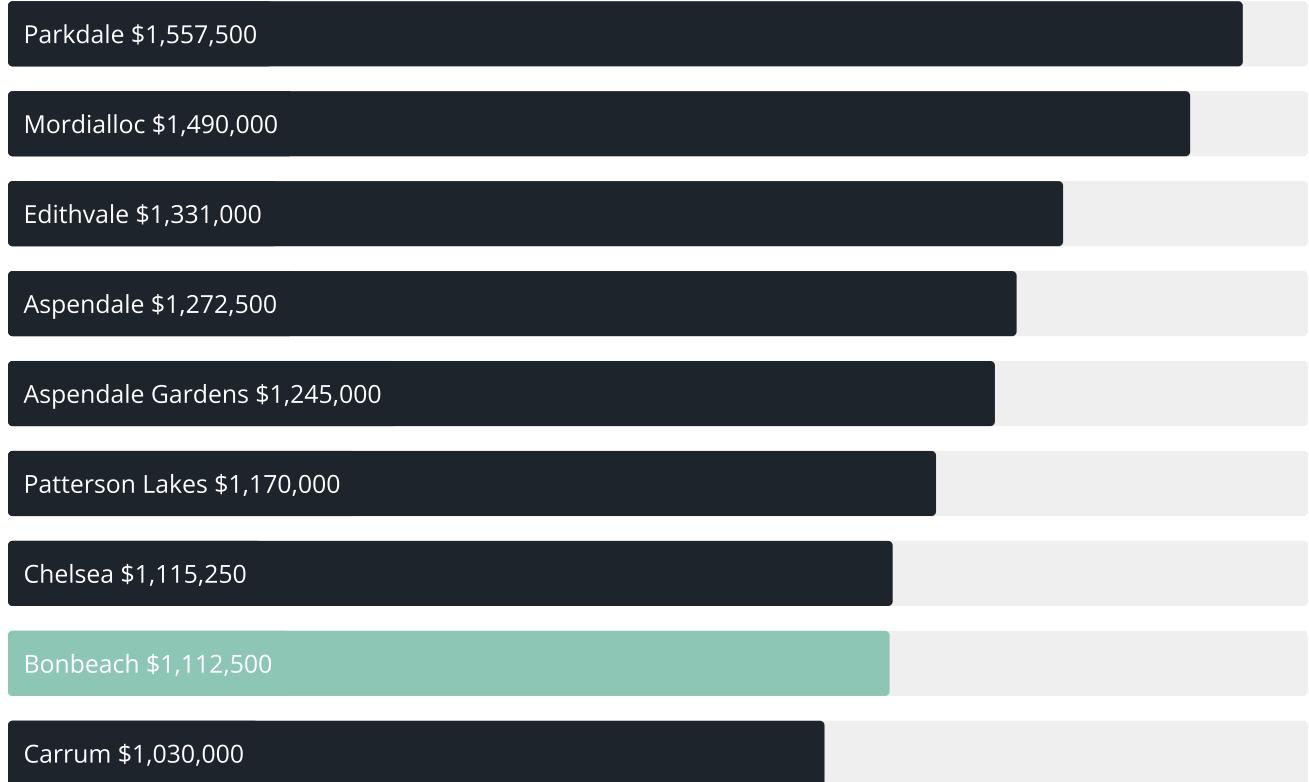
Quarterly price change<sup>1</sup>



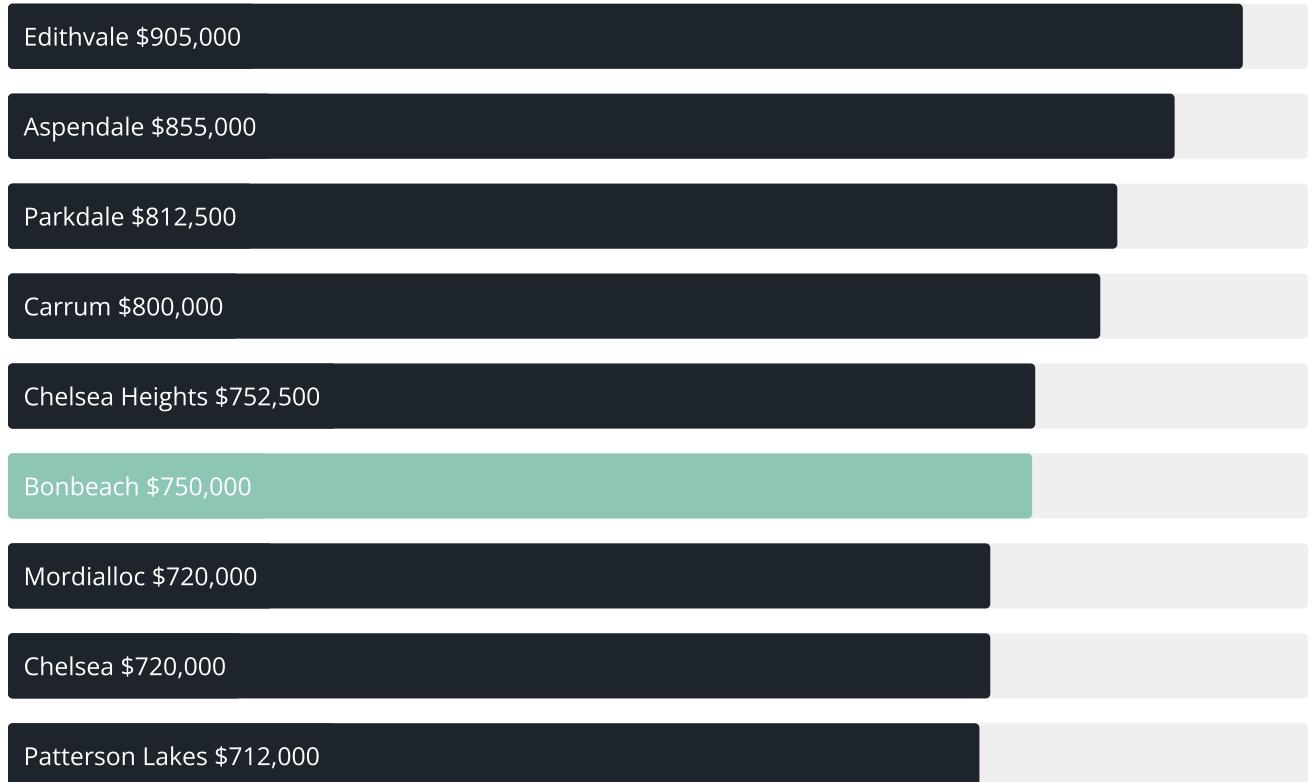
# Surrounding Suburbs

## BONBEACH SUBURB REPORT

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



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



# Sales Snapshot

BONBEACH SUBURB REPORT

Sale method<sup>2</sup>



● Auction 41%  
● Private 59%

Auction clearance rate<sup>3</sup>

94.12%

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

28 days

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

28 groups

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Average hold period<sup>1</sup>

6.9 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 39% ● Units 61%

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Population<sup>5</sup>

6,855

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Median age<sup>5</sup>

42 years

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Ownership<sup>5</sup>



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

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Median asking rent<sup>1</sup>

\$675 per week

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Rental yield<sup>1</sup>

3.01%

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Median household size<sup>5</sup>

2.2 people

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 38a Scotch Pde Bonbeach	3	Unit	\$890,000	20 Dec 2025
 6/22 Broadway Bonbeach	3	Unit	\$831,500	18 Dec 2025
 5/533-535 Nepean Hwy Bonbeach	2	Unit	\$605,000	15 Dec 2025
 2/66 Golden Av Bonbeach	3	Townhouse	\$1,030,000	11 Dec 2025
 1/51 Bondi Rd Bonbeach	4	Townhouse	\$1,120,000	10 Dec 2025
 4/38 Golden Av Bonbeach	2	Unit	\$722,500	09 Dec 2025
 29 Scotch Pde Bonbeach	3	House	\$1,385,000	08 Dec 2025
 4/35 York St Bonbeach	3	Unit	\$790,000	06 Dec 2025
 5/602 Nepean Hwy Bonbeach	3	Townhouse	\$1,950,000	01 Dec 2025
 6/10 Golden Av Bonbeach	2	Unit	\$674,400	28 Nov 2025

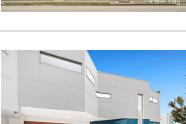
# Sold Properties

## BONBEACH SUBURB REPORT

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
 41 Patterson St Bonbeach	2	Unit	\$710,000	15 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
 52A Patterson St Bonbeach	4	Townhouse	\$1,565,000	08 Nov 2025
 3/66 Golden Av Bonbeach	3	Townhouse	\$1,040,000	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

# Sold Properties

## BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/66 Golden Av Bonbeach	3	Townhouse	\$1,050,000	25 Oct 2025
 34 Troy St Bonbeach	2	House	\$1,150,000	25 Oct 2025
 7/589 Nepean Hwy BONBEACH	2	Unit	\$395,000	22 Oct 2025
 1/4 Bondi Rd Bonbeach	3	Townhouse	\$1,210,000	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
 1/544 Nepean Hwy Bonbeach	3	Townhouse	\$1,052,000	11 Oct 2025
 3/602 Nepean Hwy Bonbeach	3	Townhouse	\$1,190,000	07 Oct 2025



**Jellis Craig Mentone**  
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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 08/01/2026

- 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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