



Bonbeach

# Suburb Report



Your connection to property insights



JellisCraig

BONBEACH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.11m

Quarterly price change

7.69% ↑

Median unit price<sup>1</sup>

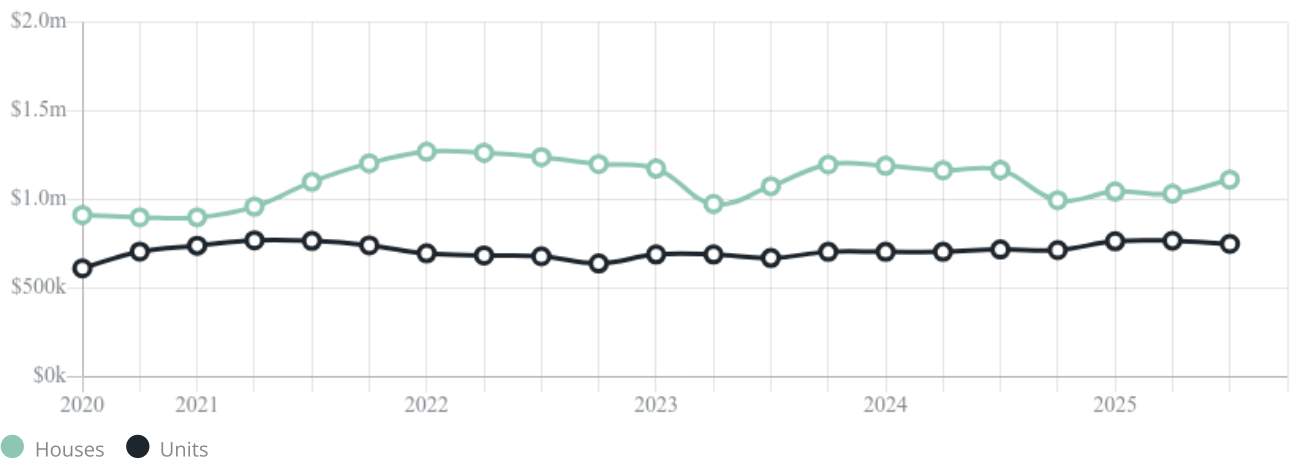
Median

\$750k

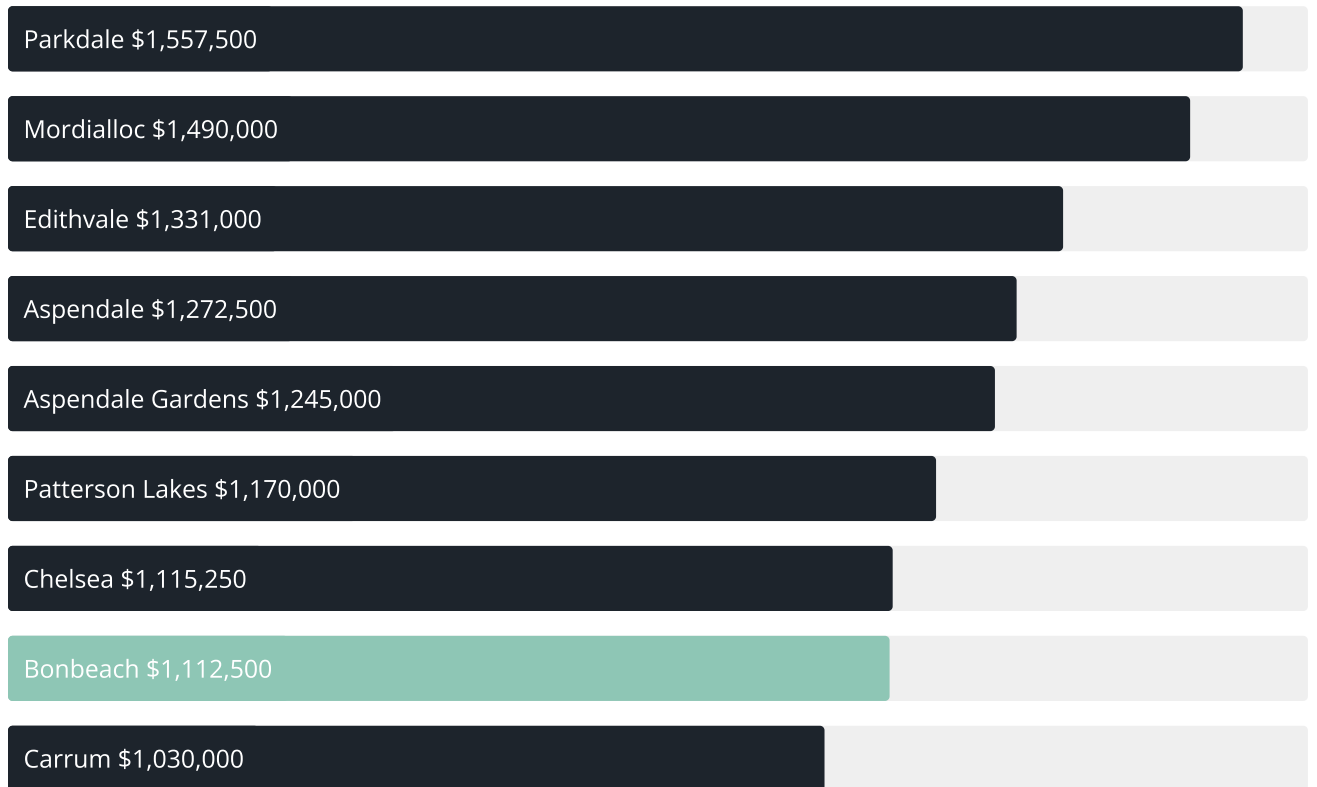
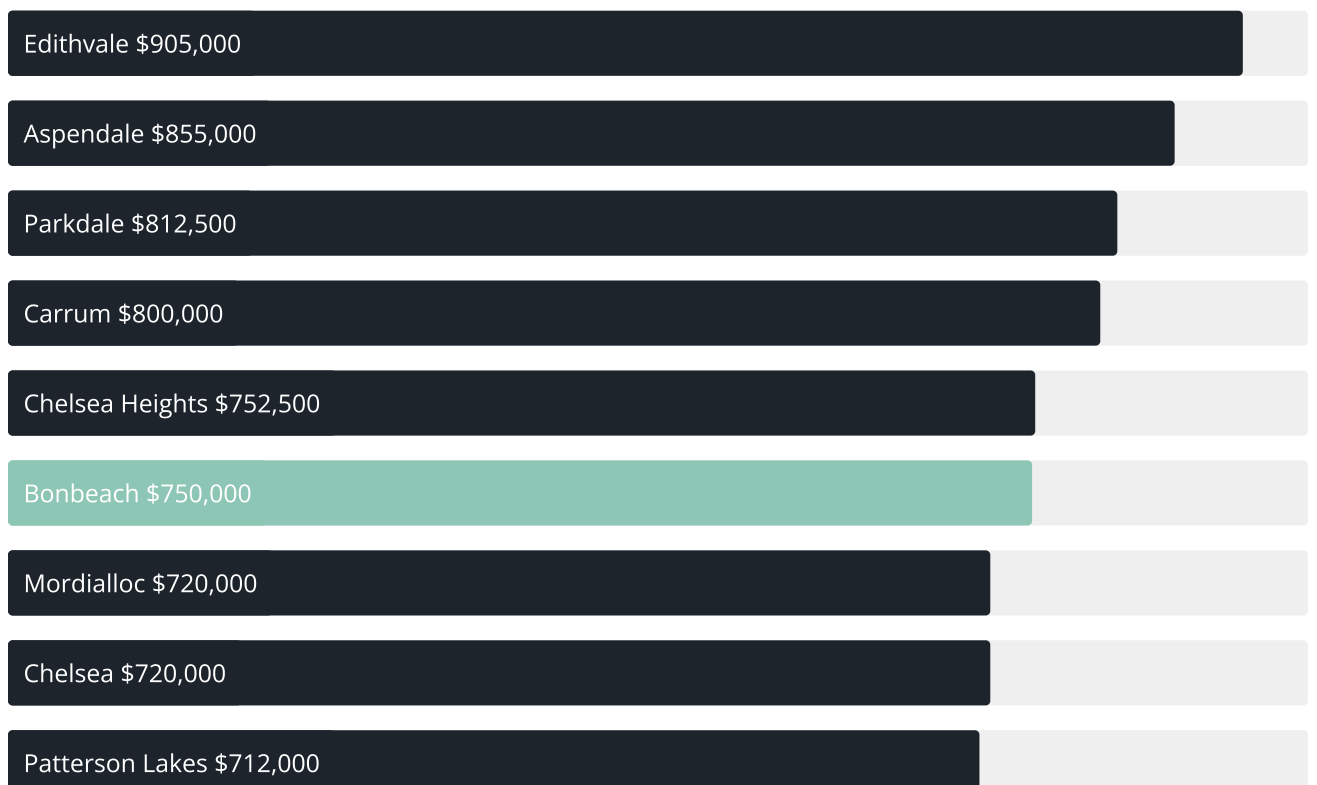
Quarterly price change

-2.28% ↓

Quarterly price change<sup>1</sup>



## BONBEACH SUBURB REPORT

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

Sale method<sup>2</sup>Auction clearance rate<sup>3</sup>

94.12%

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

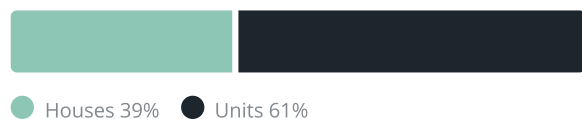
28 days

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>Population<sup>5</sup>

6,855

Median age<sup>5</sup>

42 years

Ownership<sup>5</sup>Median asking rent<sup>1</sup>

\$675 per week

Rental yield<sup>1</sup>

3.01%









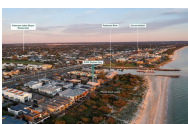

Median household size<sup>5</sup>

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
 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

## 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



## 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**

99a Balcombe Road, Mentone  
(03) 9585 5667

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.