



Bonbeach

Suburb Report



Your connection to property insights



JellisCraig

BONBEACH SUBURB REPORT

Median house price¹

Median

\$1.24m

Quarterly price change

5.55% ↑

Median unit price¹

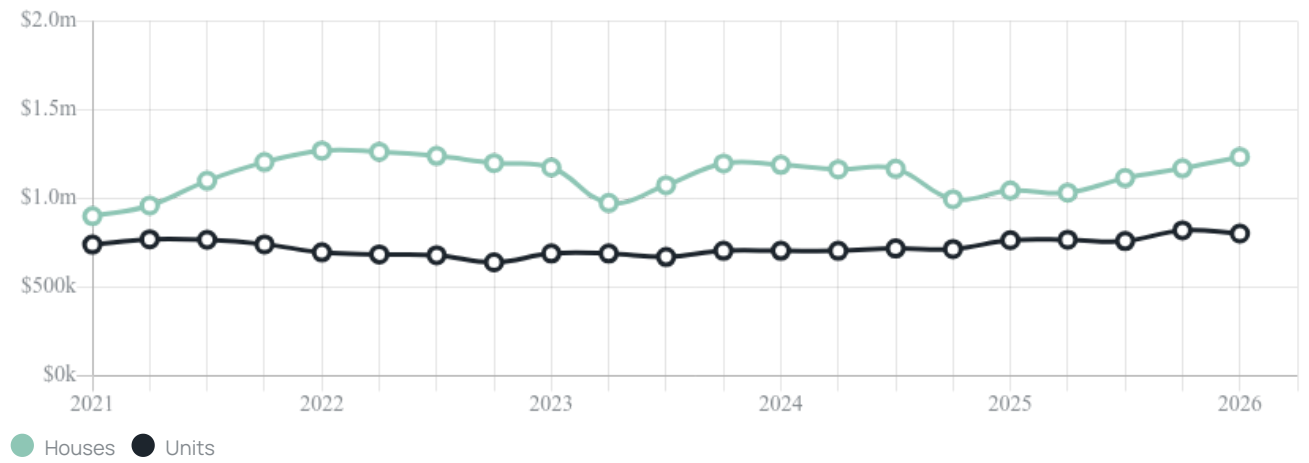
Median

\$803k

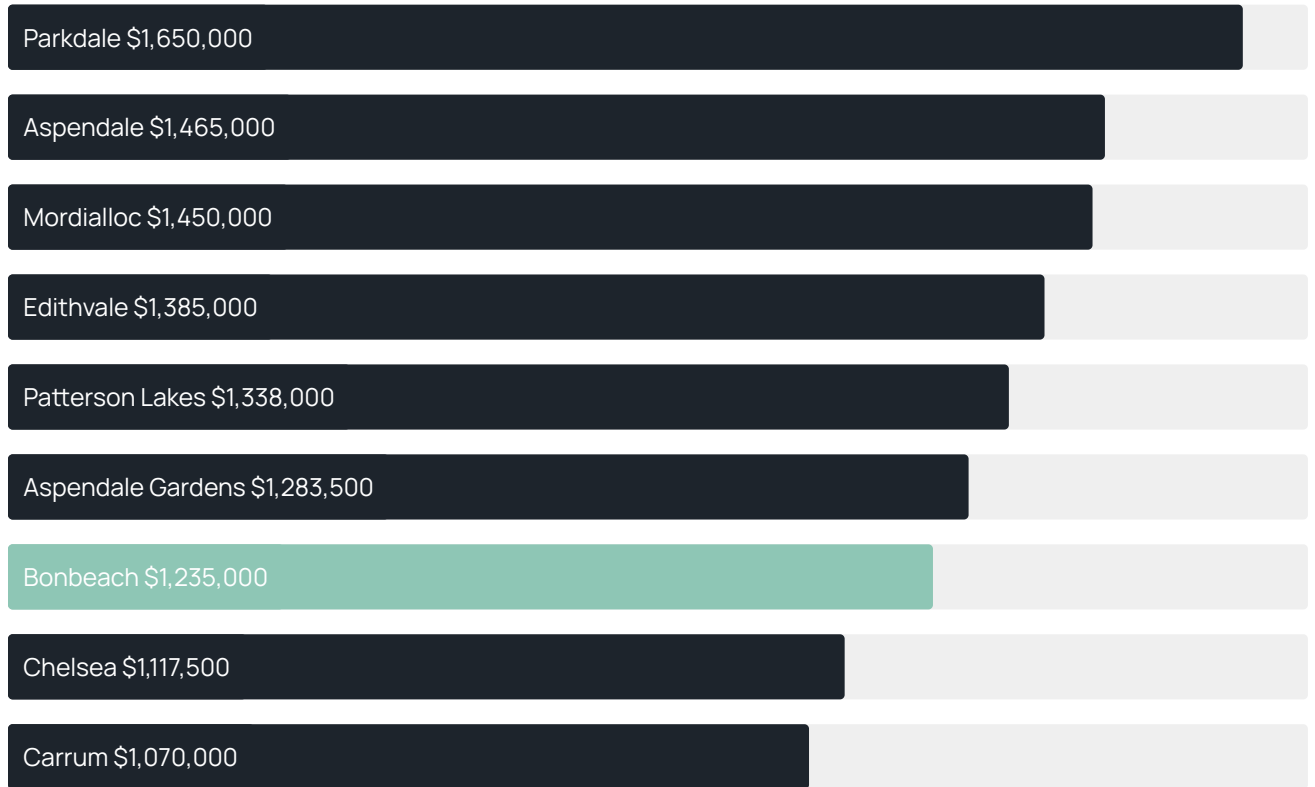
Quarterly price change

-2.19% ↓

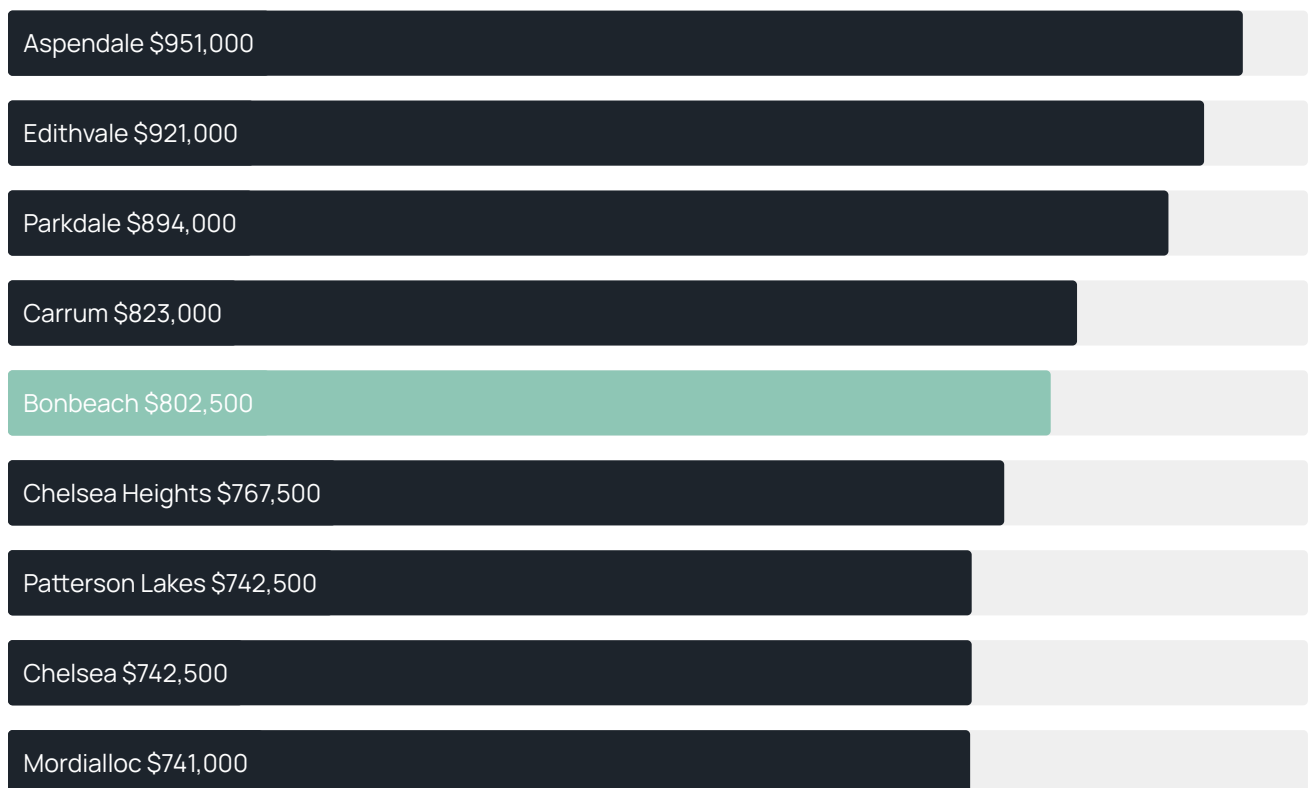
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 38%
- Private 63%

Auction clearance rate³

80%

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

\$718 per week

Median age⁵

42 years

Rental yield¹

3.01%






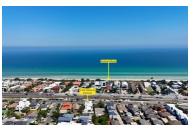




Median household size⁵

2.2 people









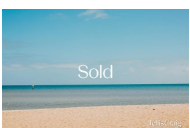

BONBEACH SUBURB REPORT

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 34A Fowler St Bonbeach	4	House	\$1,240,000	30 May 2026
 64 La Perouse Blvd Bonbeach	3	House	\$970,000	29 May 2026
 35 Coast Banksia Dr Bonbeach	3	House	\$1,055,000	23 May 2026
 90 Royal Rd Bonbeach	2	House	\$795,000	22 May 2026
 4/519 Nepean Hwy Bonbeach	2	Townhouse	\$810,000	08 May 2026
 1/452 Station St Bonbeach	3	Townhouse	\$944,000	02 May 2026
 3/14 Golden Av Bonbeach	2	Unit	\$615,000	30 Apr 2026
 4/58 Bondi Rd Bonbeach	2	Unit	\$505,000	29 Apr 2026
 5/43 Patterson St Bonbeach	2	Unit	\$585,000	27 Apr 2026
 14/29 York St Bonbeach	2	Unit	\$688,000	25 Apr 2026

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/473 Station St Bonbeach	3	Townhouse	\$930,000	23 Apr 2026
 4/602 Nepean Hwy BONBEACH	3	Townhouse	\$1,150,000	21 Apr 2026
 4/37 York St BONBEACH	2	Unit	\$783,000	20 Apr 2026
 5/27 Broadway Bonbeach	2	Unit	\$611,000	19 Apr 2026
 453 Station St Bonbeach	3	House	\$1,022,500	15 Apr 2026
 2/6 Patterson St Bonbeach	3	Townhouse	\$902,500	10 Apr 2026
 41 Cannes Av Bonbeach	4	House	\$1,300,000	10 Apr 2026
 2/26 Bondi Rd BONBEACH	3	Unit	\$880,000	10 Apr 2026
 5 Derby Pde Bonbeach	3	House	\$1,150,000	07 Apr 2026
 5/431 Station St Bonbeach	2	Townhouse	\$739,000	03 Apr 2026

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Bondi Rd Bonbeach	5	House	\$1,375,000	28 Mar 2026
 2/600 Nepean Hwy Bonbeach	3	Flat/Unit/Apartment	\$1,825,000	26 Mar 2026
 20/97 Broadway Bonbeach	2	Unit	\$650,000	24 Mar 2026
 3/37 Patterson St Bonbeach	2	Apartment	\$759,000	24 Mar 2026
 38 Patterson St Bonbeach	3	House	\$1,040,000	21 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
 20b Fowler St Bonbeach	4	Townhouse	\$1,075,000	18 Mar 2026
 573 Nepean Hwy Bonbeach	3	House	\$1,250,000	16 Mar 2026
 1/6 Harding Av Bonbeach	2	Flat/Unit/Apartment	\$840,000	28 Feb 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.

Data is current as of PDF generation date 01/06/2026

- 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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