



Bonbeach

# Suburb Report



Your connection to property insights



**JellisCraig**

BONBEACH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.17m

Quarterly price change

4.93% ↑

Median unit price<sup>1</sup>

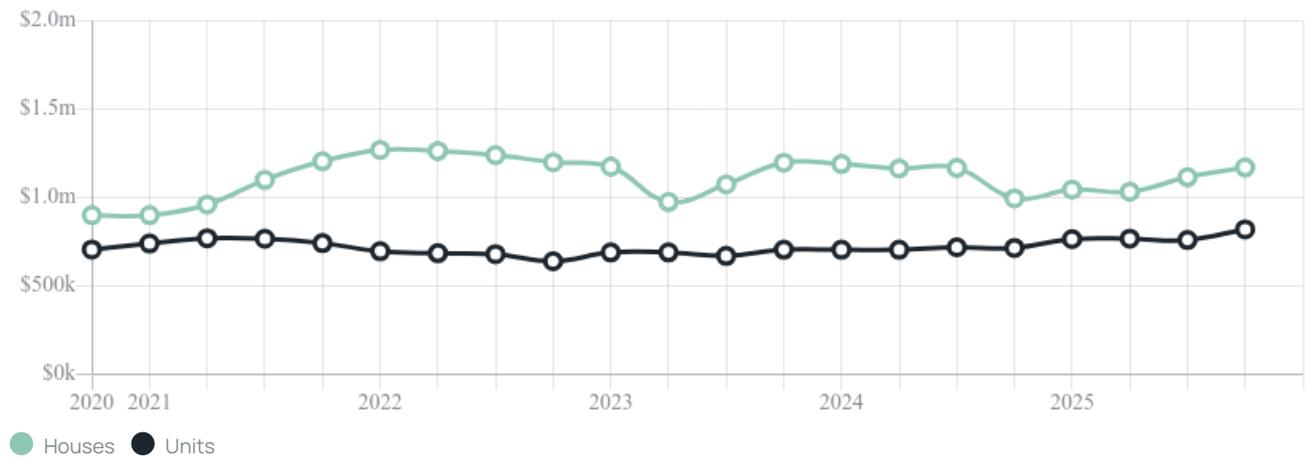
Median

\$821k

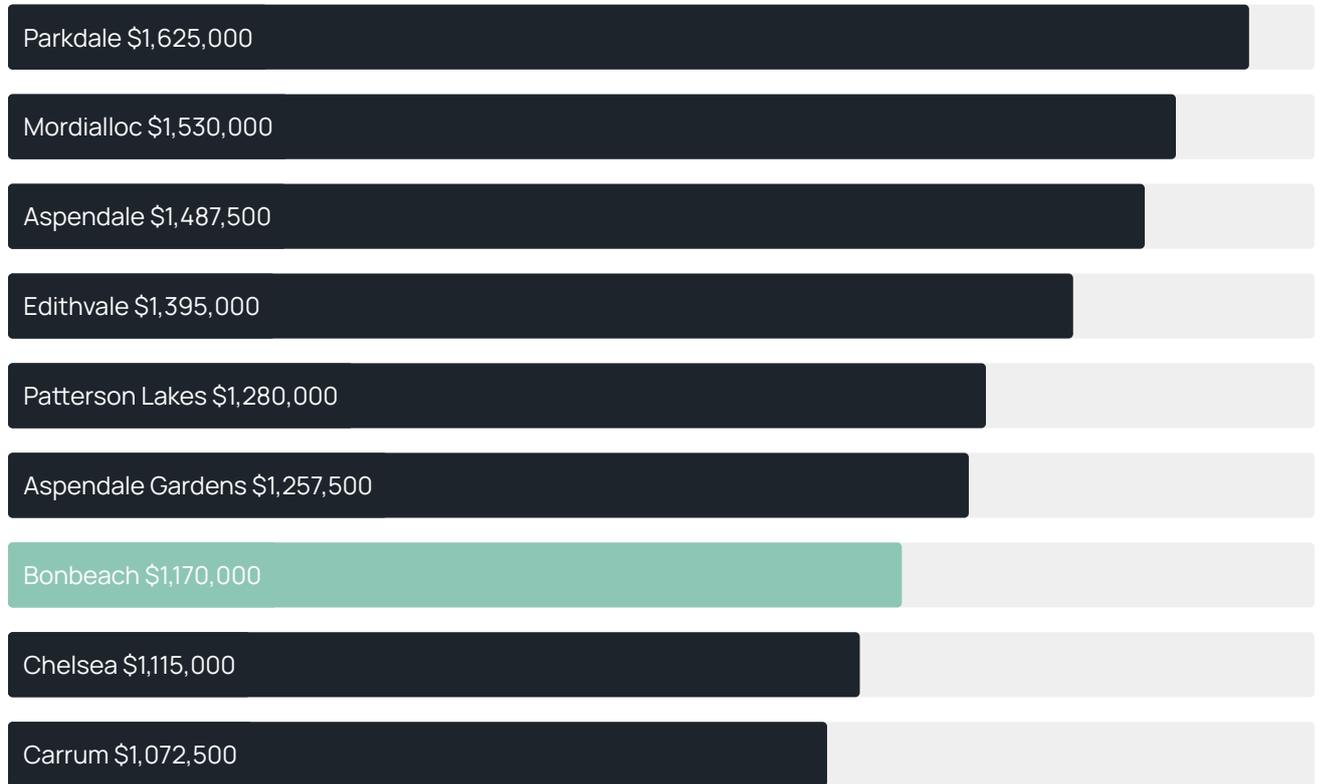
Quarterly price change

7.96% ↑

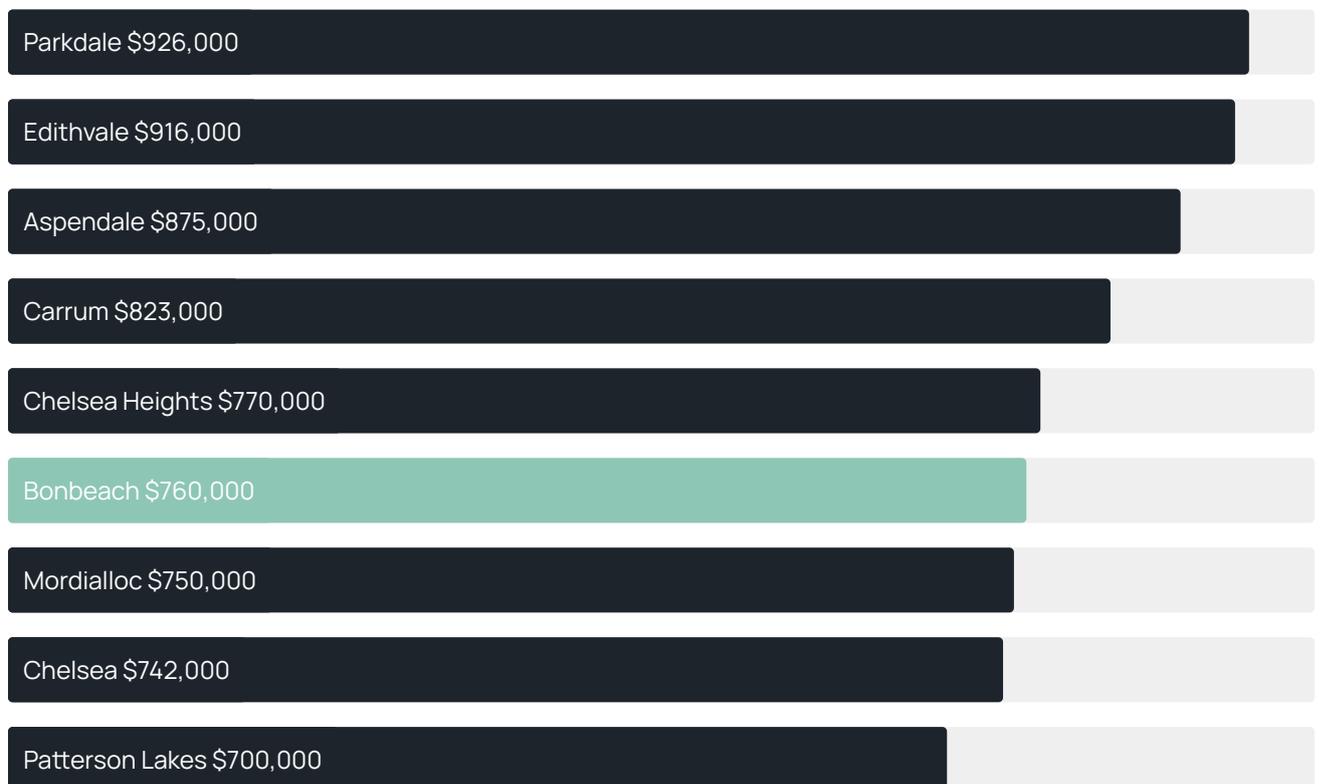
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 32%  
● Private 68%

Auction clearance rate<sup>3</sup>

100%

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

27 days

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

27 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>

\$678 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 [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1/23 York St BONBEACH	4	Unit	\$825,000	28 Feb 2026
 8/396-397 Station St Bonbeach	2	Apartment	\$480,000	25 Feb 2026
 3 Matilda Way Bonbeach	3	Townhouse	\$920,000	25 Feb 2026
 7/39 Broadway Bonbeach	2	Townhouse	\$755,500	24 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
 7/394-395 Station St Bonbeach	2	Unit	\$645,000	21 Jan 2026

## BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/4 Bondi Rd Bonbeach	3	Townhouse	\$1,050,000	16 Dec 2025
 5/533-535 Nepean Hwy Bonbeach	2	Unit	\$605,000	15 Dec 2025

## BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Mascot Av BONBEACH	5	House	\$2,200,000	11 Dec 2025
 2/66 Golden Av Bonbeach	3	Townhouse	\$1,030,000	11 Dec 2025
 4/51 Bondi Rd Bonbeach	4	Flat/Unit/Apartment	\$1,140,000	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
 9/594 Nepean Hwy Bonbeach	3	Townhouse	\$1,300,000	06 Dec 2025
 90 Bondi Rd Bonbeach	5	House	\$1,280,000	06 Dec 2025
 77a Broadway Bonbeach	4	Townhouse	\$1,450,000	03 Dec 2025
 5/602 Nepean Hwy Bonbeach	3	Townhouse	\$1,950,000	01 Dec 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.

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Data is current as of PDF generation date 01/03/2026

- 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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