



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

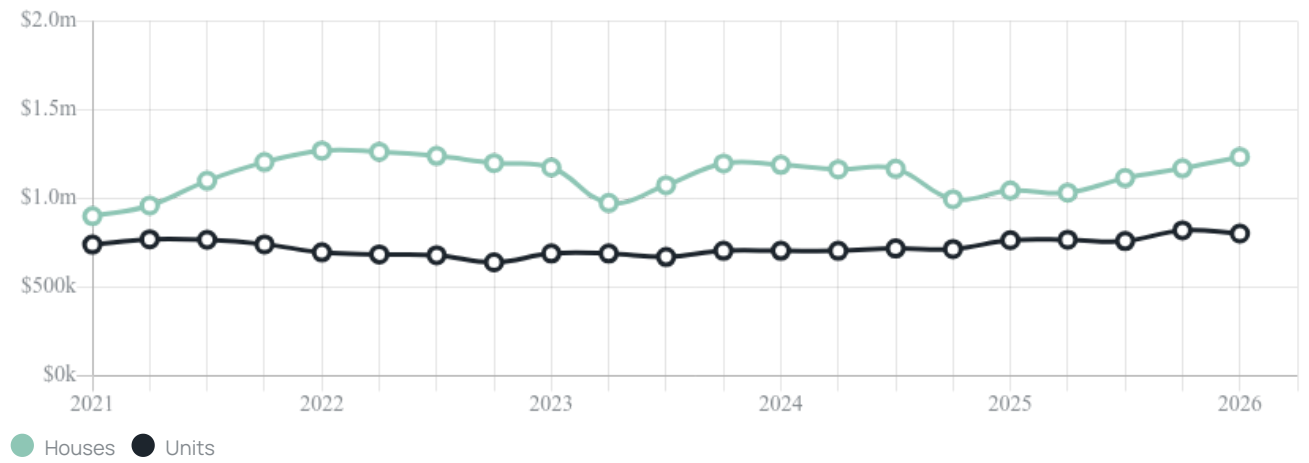
Median

\$803k

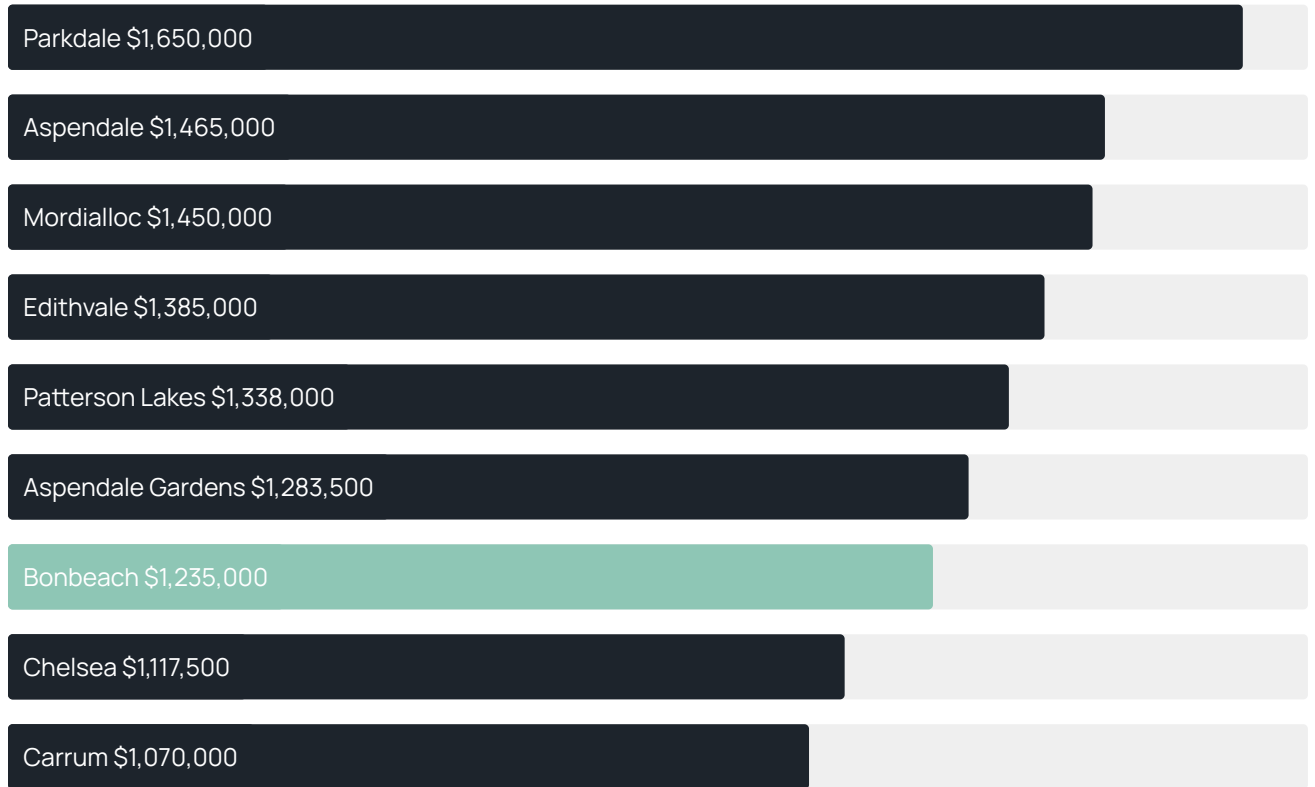
Quarterly price change

-2.19% ↓

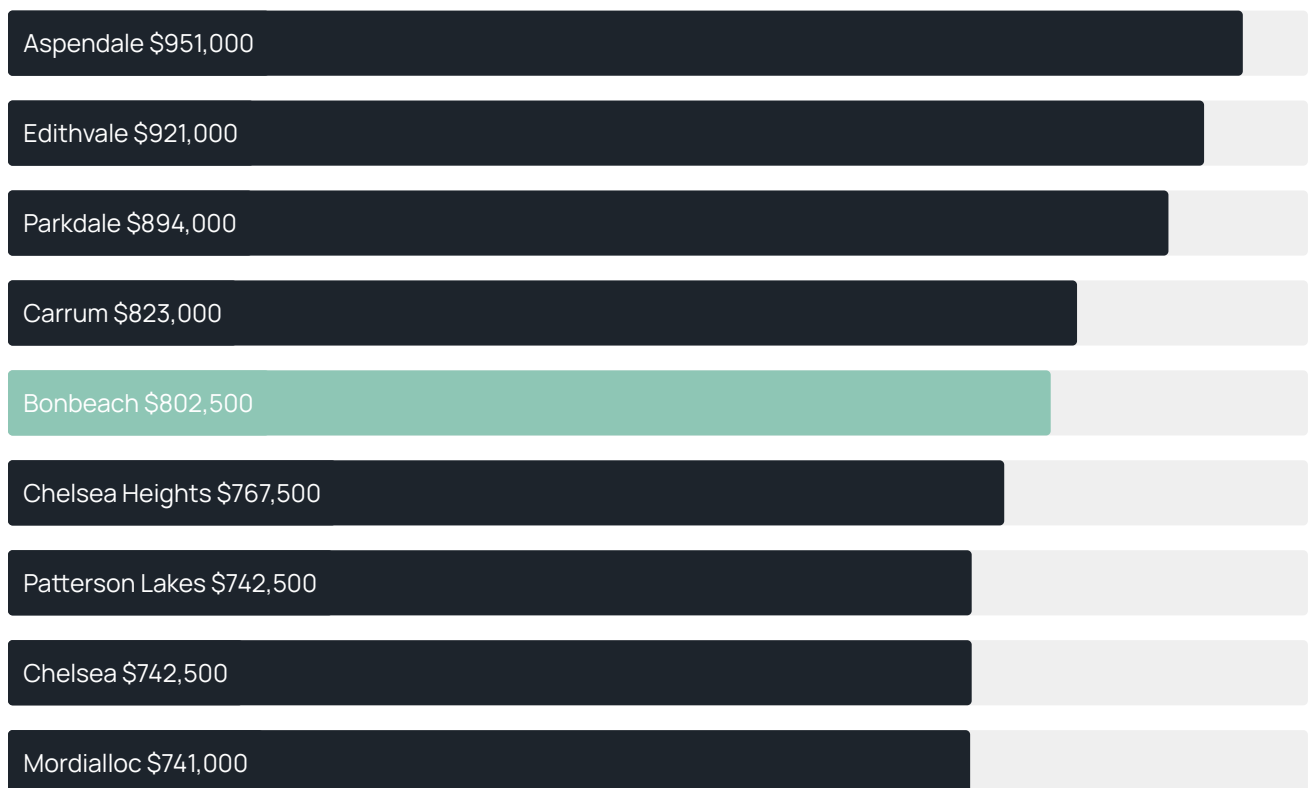
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 33%
- Private 67%

Auction clearance rate³

93.33%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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%









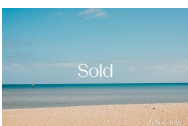

Median household size⁵

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
 4/473 Station St Bonbeach	3	Townhouse	\$930,000	23 Apr 2026
 4/37 York St BONBEACH	2	Unit	\$783,000	22 Apr 2026
 4/602 Nepean Hwy BONBEACH	3	Townhouse	\$1,150,000	21 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
 27 Bondi Rd Bonbeach	5	House	\$1,375,000	28 Mar 2026
 3/37 Patterson St Bonbeach	2	Apartment	\$759,000	24 Mar 2026
 47A Bondi Rd Bonbeach	3	Townhouse	\$1,235,000	21 Mar 2026

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 38 Patterson St Bonbeach	3	House	\$1,040,000	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
 1/23 York St BONBEACH	4	Unit	\$825,000	28 Feb 2026
 141/100 Broadway Bonbeach	2	Unit	\$305,000	27 Feb 2026
 1/63 Bondi Rd Bonbeach	2	Unit	\$785,000	27 Feb 2026
 8/396-397 Station St Bonbeach	2	Apartment	\$480,000	25 Feb 2026
 7/462 Station St BONBEACH	2	Unit	\$660,000	25 Feb 2026

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Matilda Way Bonbeach	3	Townhouse	\$920,000	25 Feb 2026
 7/39 Broadway Bonbeach	2	Townhouse	\$755,500	24 Feb 2026
 8/396 Station St Bonbeach	2	Flat/Unit/Apartment	\$480,000	21 Feb 2026
 1/26 Broadway Bonbeach	2	Unit	\$580,000	20 Feb 2026
 34 Patterson St Bonbeach	3	House	\$1,195,000	19 Feb 2026
 4/594 Nepean Hwy BONBEACH	2	Flat/Unit/Apartment	\$720,000	18 Feb 2026
 2/27 Scotch Pde Bonbeach	2	Unit	\$595,000	14 Feb 2026
 2/7 Patterson St Bonbeach	2	Townhouse	\$832,000	14 Feb 2026
 4/37 Patterson St Bonbeach	2	Apartment	\$713,500	14 Feb 2026
 2/479 Station St Bonbeach	2	Unit	\$825,000	13 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 01/05/2026

- 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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