Bonbeach

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$1.18m

Monthly median price change[2]

-0.63% ↓

Median unit price

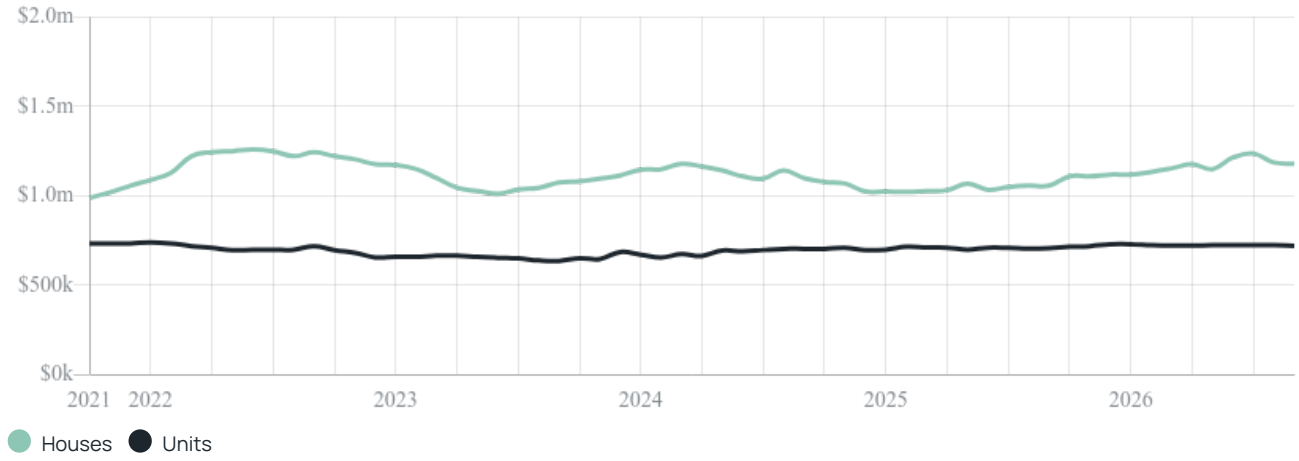
Median[1]

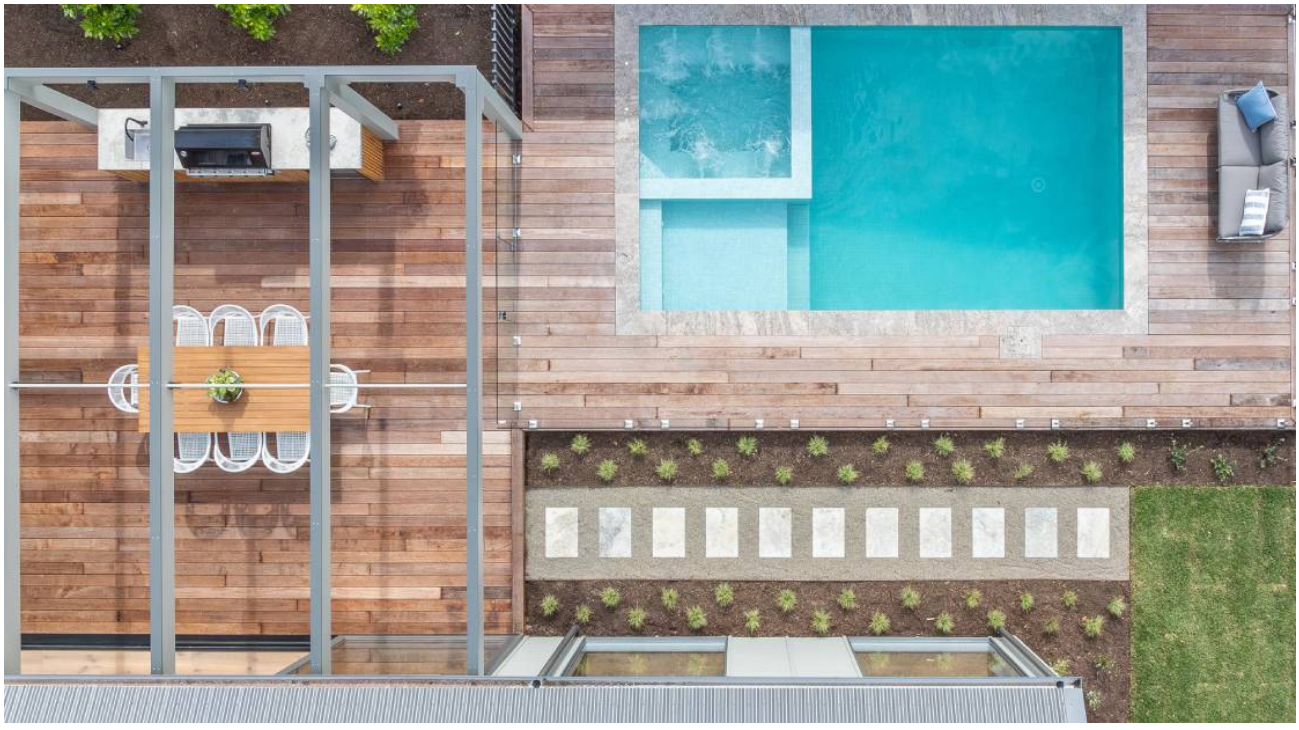
$721k

Monthly median price change[2]

-0.52% ↓

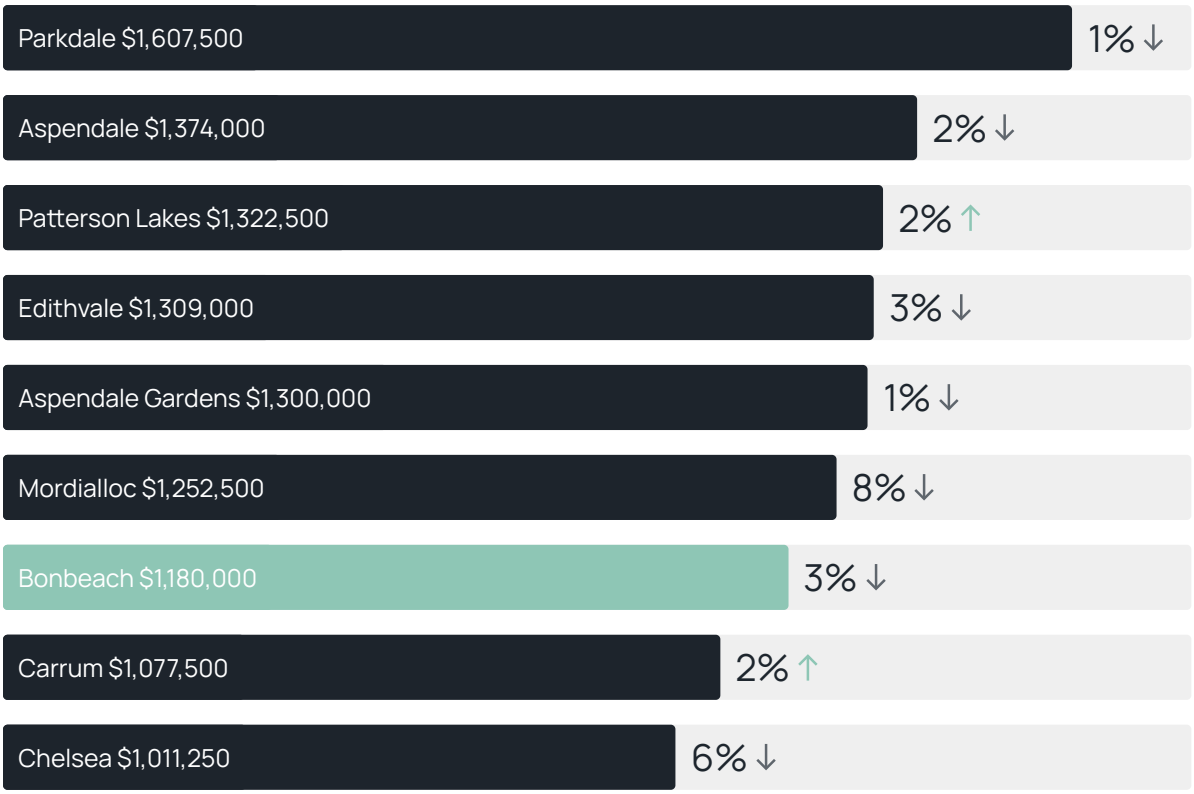
Bonbeach monthly median property prices[3]



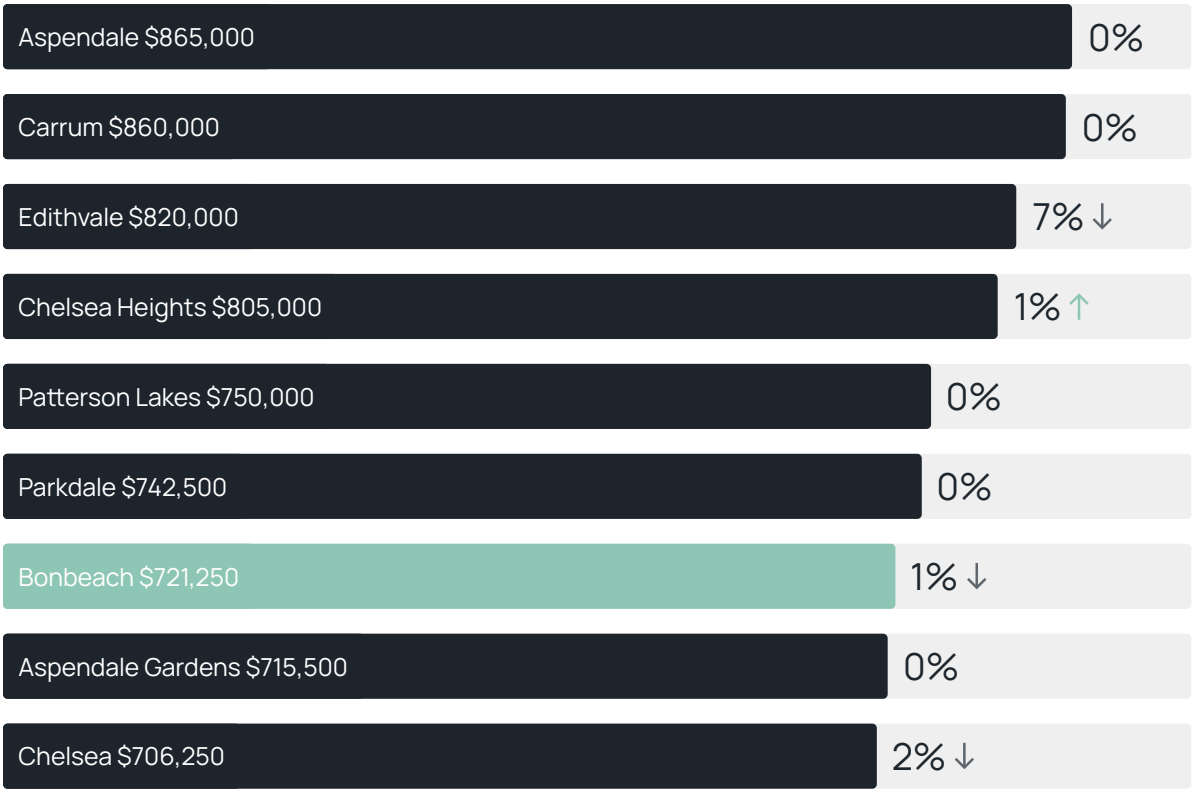


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

36%

Median days on market[5]

House	Unit
27 days	30 days

Jellis Craig average inspection attendance per listing[6]

30 groups

Average hold period[1]

House	Unit
12.5 years	11.9 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,855

Median age[7]

42 years

Median household size[7]

2.2 people

Median asking rent per week[1]

House	Unit
$785	$588

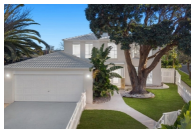
Rental yield[8]

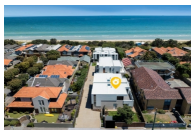
House	Unit
3.41%	4.31%

Recent Bonbeach sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	17 Irish Court Bonbeach	2	Townhouse	$797,500	20 Oct 2026
	1/30 York Street Bonbeach	2	Unit	$632,000	16 Oct 2026
	2/38 Cannes Avenue Bonbeach	3	Townhouse	$995,000	13 Oct 2026
	16a Newberry Avenue Bonbeach	4	Townhouse	$2,400,000	11 Oct 2026
	10A Fowler Street Bonbeach	3	Unit	$745,000	10 Oct 2026
	3 Wolstenholme Gardens Bonbeach	4	Townhouse	$985,000	07 Oct 2026
	1/26 Bondi Road Bonbeach	3	Townhouse	$927,500	07 Oct 2026
	1 2	7	House	$1,360,000	05 Oct 2026
	5/26 York Street Bonbeach	2	Unit	$600,000	05 Oct 2026
	37B Bondi Road Bonbeach	2	Unit	$680,000	01 Oct 2026

Address		Bedrooms	Type	Price	Sold
	65 Scotch Parade Bonbeach	4	House	Undisclosed	29 Sep 2026
	4/589 Nepean Highway Bonbeach	2	Apartment	$450,000	28 Sep 2026
	2/20 Cannes Avenue Bonbeach	3	Townhouse	$1,010,000	27 Sep 2026
	4/32 Broadway Bonbeach	2	Unit	$700,000	23 Sep 2026
	2/10A York Street Bonbeach	4	Townhouse	$1,080,000	23 Sep 2026
	51 Fowler Street Bonbeach	4	House	$1,050,000	21 Sep 2026
	2 Glenbrook Avenue Bonbeach	3	House	$1,050,000	19 Sep 2026
	70 Patterson Street Bonbeach	4	House	$1,410,000	18 Sep 2026
	7/28 Golden Avenue Bonbeach	2	Unit	$552,000	18 Sep 2026
	5/519 Nepean Highway Bonbeach	2	Townhouse	$750,000	11 Sep 2026

Address		Bedrooms	Type	Price	Sold
	4 Wolstenholme Gardens Bonbeach	4	Townhouse	Undisclosed	08 Sep 2026
	8/606 Nepean Highway Bonbeach	3	Townhouse	$1,550,000	05 Sep 2026
	5/449 Station Street Bonbeach	2	Unit	$639,000	03 Sep 2026
	1/590 Nepean Highway Bonbeach	3	Townhouse	$1,100,000	01 Sep 2026
	49A Broadway Bonbeach	3	Townhouse	$1,180,000	31 Aug 2026
	8 Warren Street Bonbeach	3	House	$1,162,000	31 Aug 2026
	2/6 Alleyne Avenue Bonbeach	3	House	$960,000	31 Aug 2026
	12a Cannes Avenue Bonbeach	3	Townhouse	$1,140,000	29 Aug 2026
	22 Glenbrook Avenue Bonbeach	3	Townhouse	$860,000	29 Aug 2026
	6 Monaco Avenue Bonbeach	3	House	$1,150,000	28 Aug 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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