



Bonbeach

Suburb Report



Your connection to property insights



JellisCraig

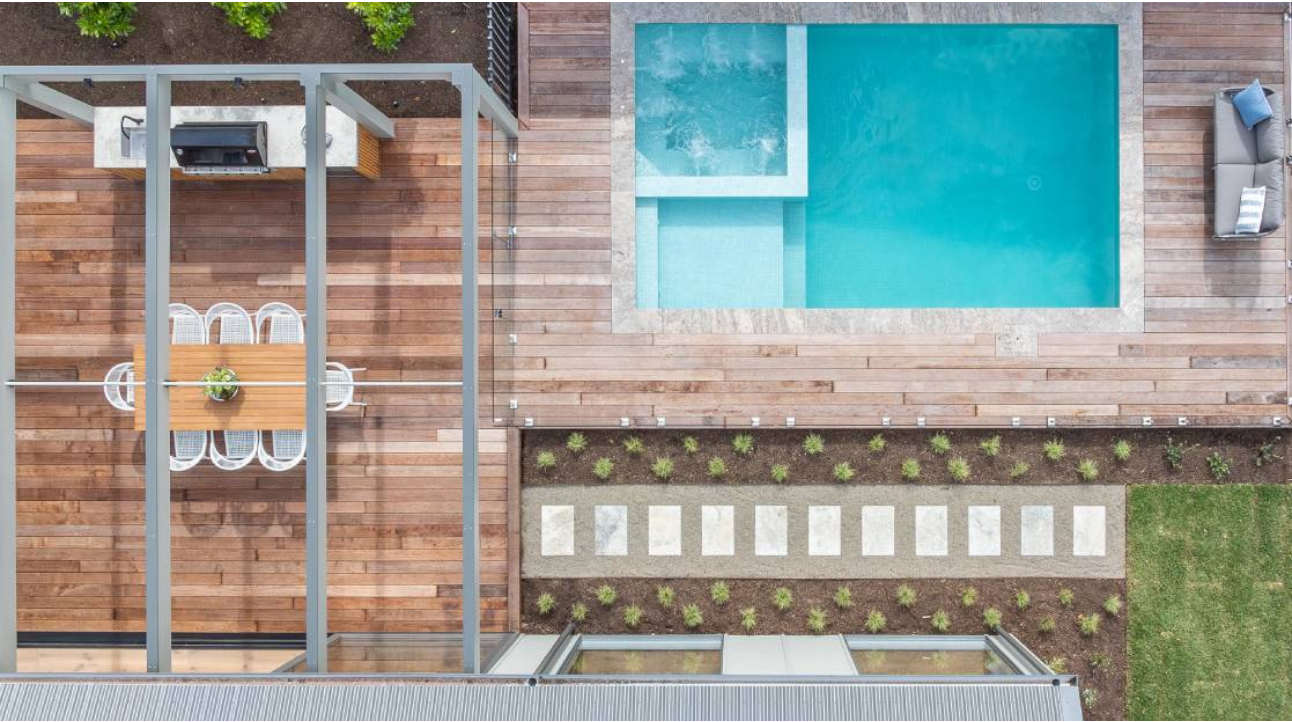
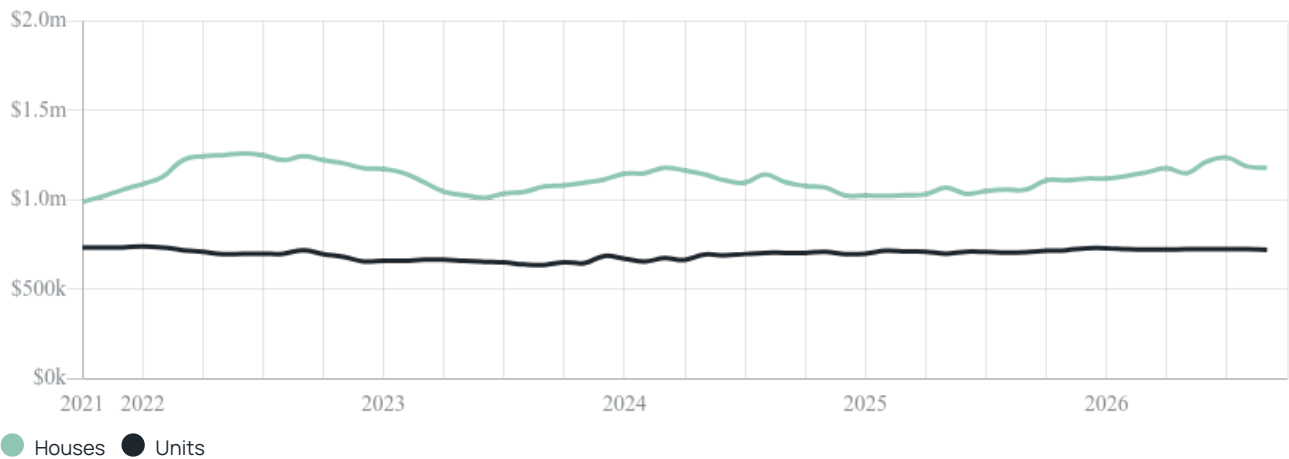
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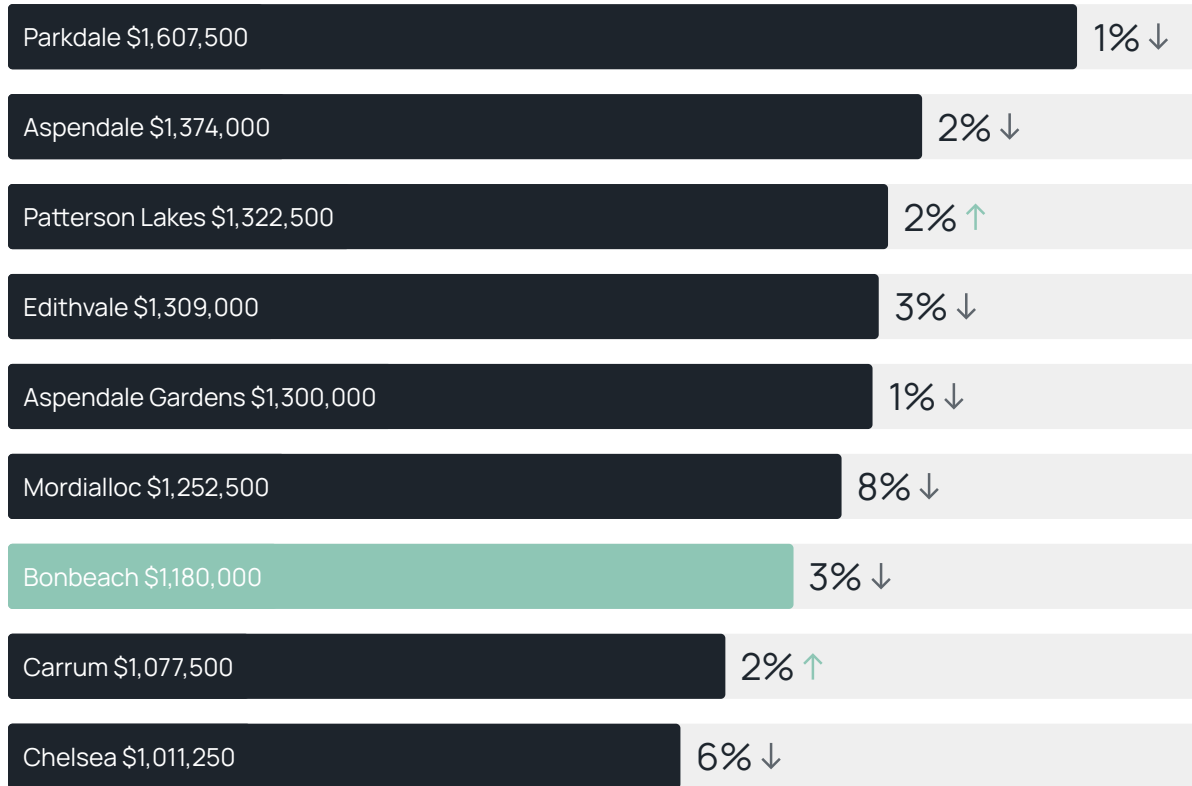
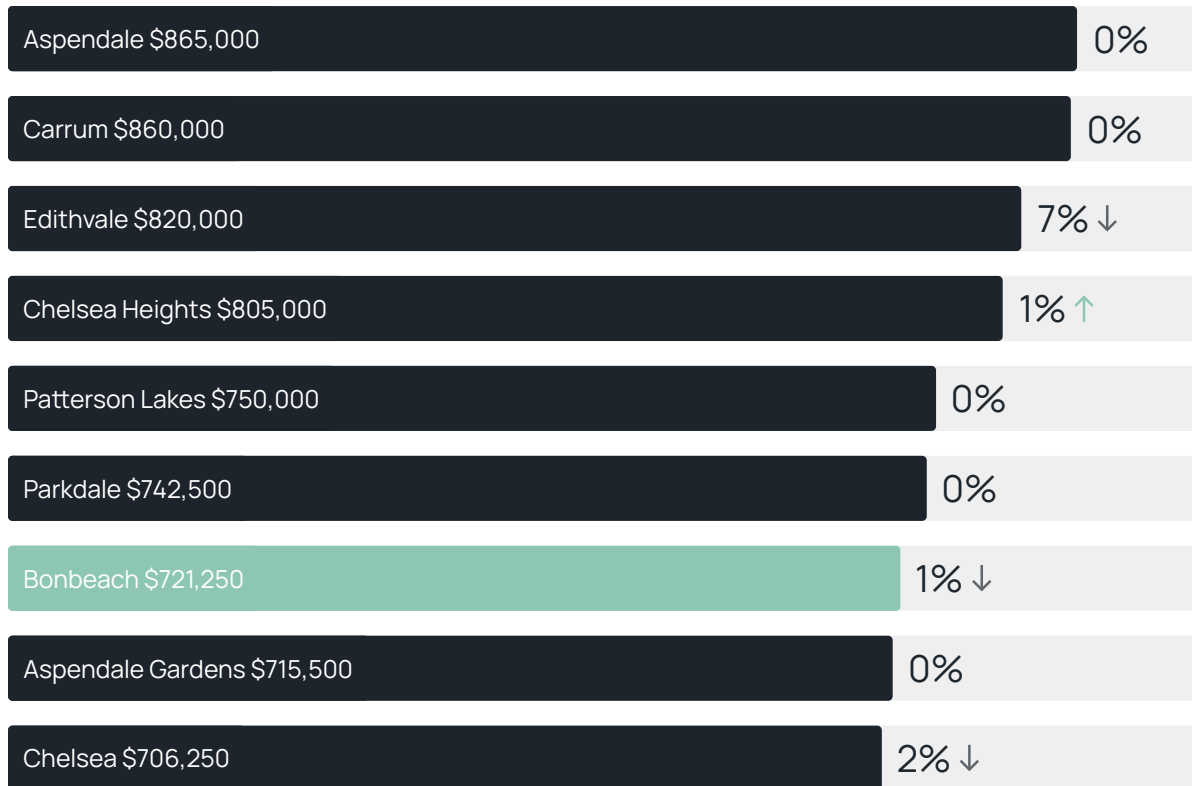
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.18m	-0.63% ↓	\$721k	-0.52% ↓

Bonbeach monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 28%
● Private 72%

Auction clearance rate⁴

40%

Median days on market⁵

House

Unit

27 days

30 days

Jellis Craig average inspection attendance per listing⁶

31 groups

Average hold period¹

House

Unit

12.5 years

11.9 years

Dwelling type⁷

● Houses 82% ● Units 18%

Ownership⁷

● Owned outright 31% ● Mortgaged 39% ● Rented 30%

Population⁷

6,855

Median age⁷

42 years

Median household size⁷

2.2 people

Median asking rent per week¹

House

Unit

\$785

\$588

Rental yield⁸

House

Unit

3.41%

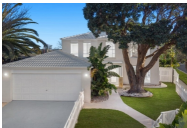
4.31%

Recent Bonbeach sales⁵

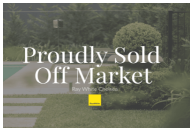
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 1/26 Bondi Road Bonbeach	3	Townhouse	\$927,500	07 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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	\$638,000	03 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 9/24 Golden Avenue Bonbeach	2	Unit	\$550,000	26 Aug 2026
 5/6 York Street Bonbeach	2	Unit	\$645,000	24 Aug 2026
 3/2A Newberry Avenue Bonbeach	1	Apartment	\$517,000	20 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 18/10/2026

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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