



Bonbeach

Suburb Report



Your connection to property insights



JellisCraig

BONBEACH SUBURB REPORT

Median house price¹

Median

\$1.24m

Quarterly price change

-0.20% ↓

Median unit price¹

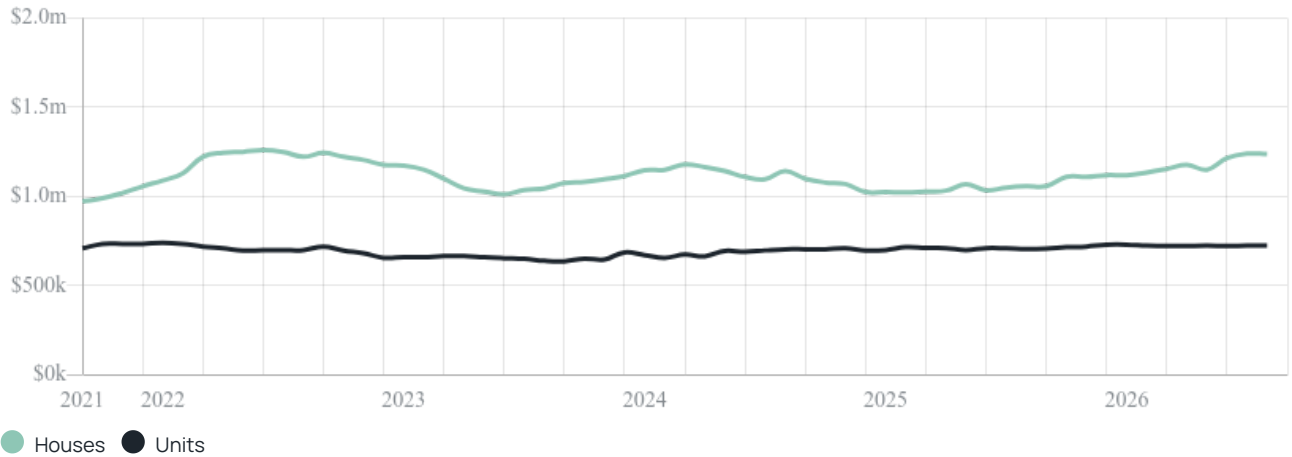
Median

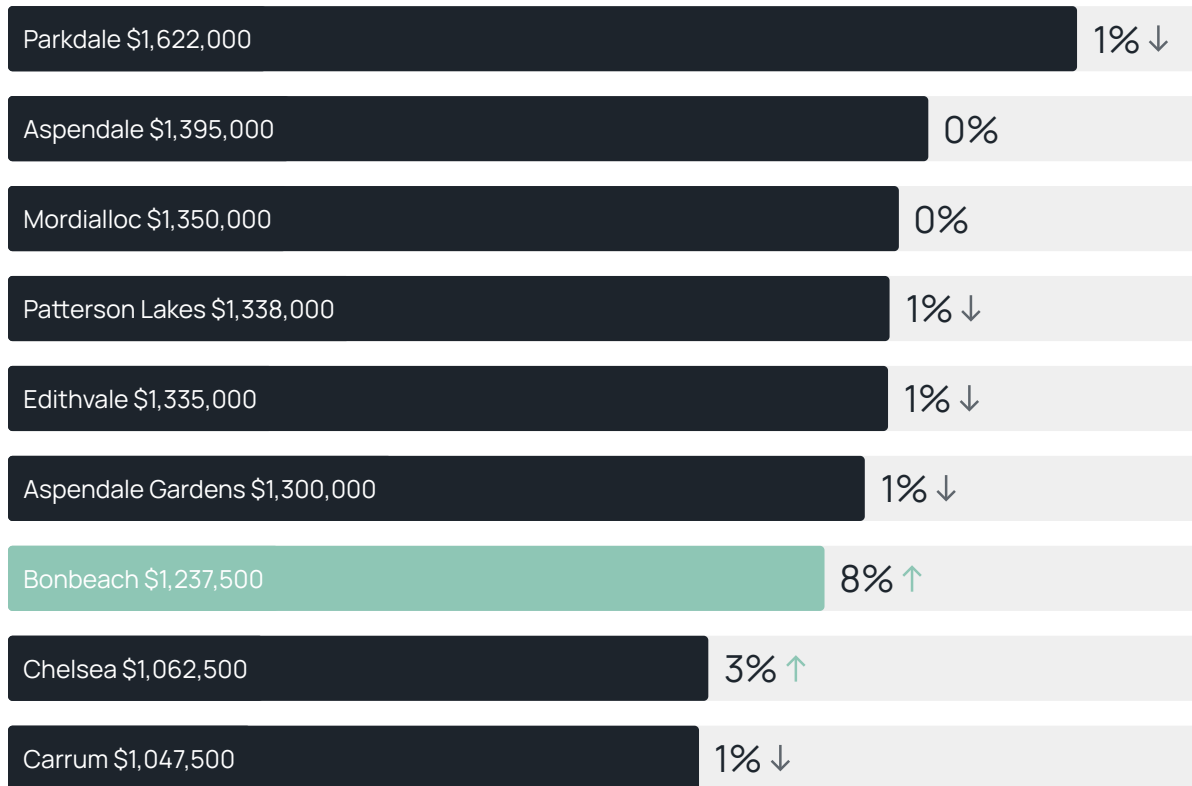
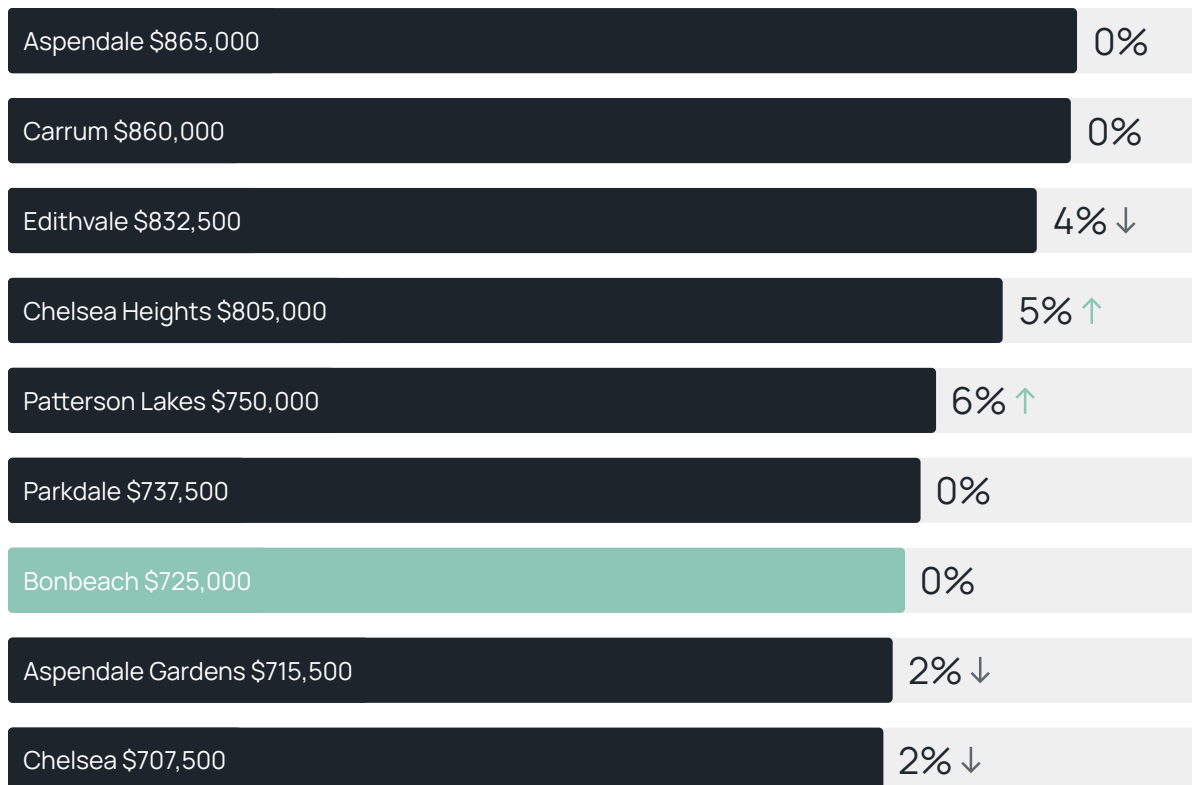
\$725k

Quarterly price change

0.00% ↓

Bonbeach quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 32%
● Private 68%

Auction clearance rate³

66.67%

Median days on market³

House

Unit

27 days

28 days

Jellis Craig average inspection attendance per listing⁴

40 groups

Average hold period¹

House

Unit

13.3 years

11.0 years

Dwelling type⁵

● Houses 82% ● Units 18%

Ownership⁵

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

Population⁵

6,855

Median asking rent per week¹

Unit

\$775

\$580

Median age⁵

42 years

Rental yield¹

House

Unit

3.27%

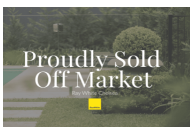
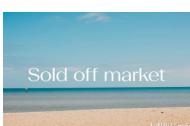
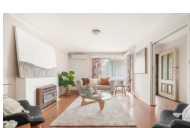
4.33%

Median household size⁵

2.2 people

Recent Bonbeach sales²

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
 8/606 Nepean Highway Bonbeach	3	Townhouse	\$1,550,000	05 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
 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
 47B Mascot Avenue Bonbeach	3	Townhouse	\$1,362,500	20 Aug 2026
 3/12 Golden Avenue Bonbeach	2	Unit	\$570,000	18 Aug 2026

BONBEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/12 Golden Avenue Bonbeach	2	Unit	\$602,000	18 Aug 2026
 2/52 Golden Avenue Bonbeach	3	Unit	\$755,000	15 Aug 2026
 3/48 Broadway Bonbeach	3	Townhouse	\$927,000	15 Aug 2026
 9/394-395 Station Street Bonbeach	2	Unit	\$657,222	14 Aug 2026
 20/38-40 Broadway Bonbeach	2	Unit	\$560,000	11 Aug 2026
 4 Milan Court Bonbeach	2	House	\$855,000	08 Aug 2026
 150 La Perouse Boulevard Bonbeach	4	House	Undisclosed	03 Aug 2026
 26 Breeze Street Bonbeach	4	House	\$1,328,000	01 Aug 2026
 12 Ferrier Grove Bonbeach	3	Townhouse	\$990,000	31 Jul 2026
 11/422 Station Street Bonbeach	2	Townhouse	\$650,000	28 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 12/446 Station Street Bonbeach	2	Unit	Undisclosed	24 Jul 2026
 5/381 Station Street Bonbeach	3	Townhouse	\$975,000	23 Jul 2026
 7/36 Golden Avenue Bonbeach	2	Unit	\$612,000	15 Jul 2026
 1/462 Station Street Bonbeach	2	Unit	\$630,000	14 Jul 2026
 3/449 Station Street Bonbeach	3	Unit	\$730,000	11 Jul 2026
 1/536 Nepean Highway Bonbeach	3	Townhouse	Undisclosed	09 Jul 2026
 1/59 Bondi Road Bonbeach	2	Unit	\$656,000	06 Jul 2026
 9B Crown Road Bonbeach	3	House	\$1,330,000	05 Jul 2026
 1/10 Mernda Avenue Bonbeach	3	House	\$910,000	04 Jul 2026
 124 La Perouse Boulevard Bonbeach	3	Townhouse	\$1,018,500	01 Jul 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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