



Safety Beach Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SAFETY BEACH SUBURB REPORT

Median house price¹

Median
\$1.15m

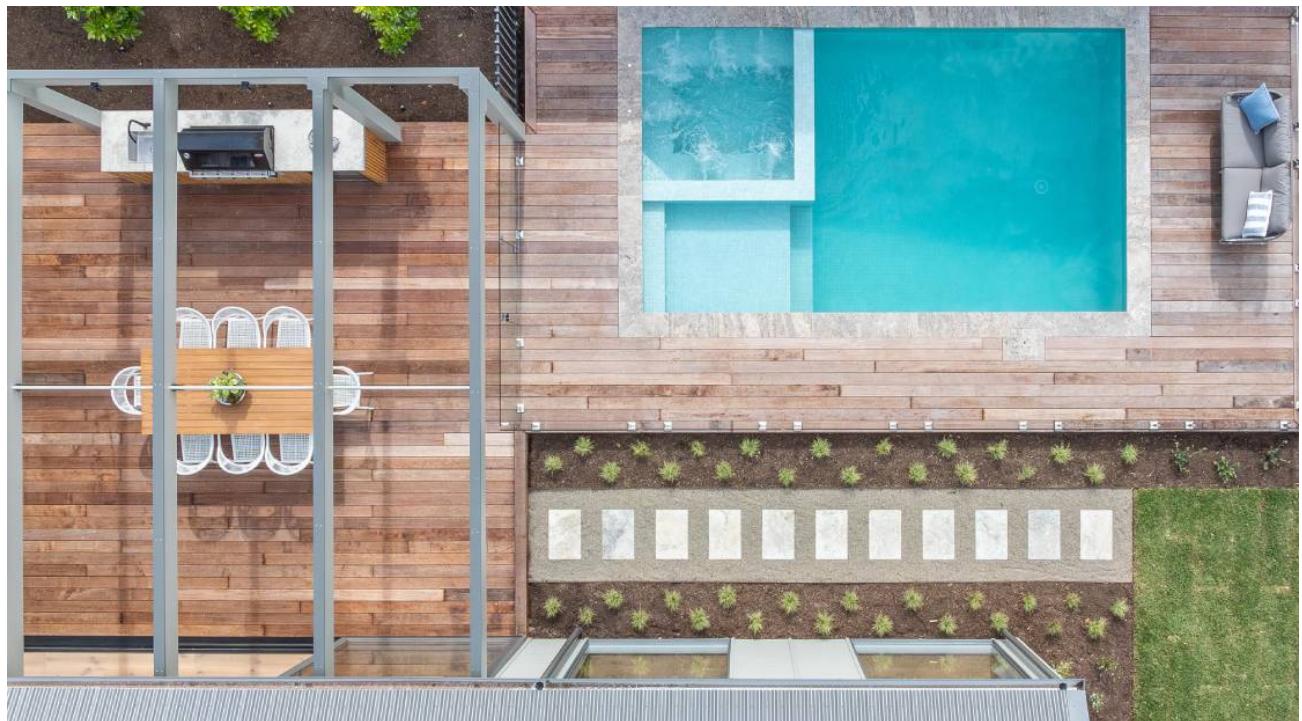
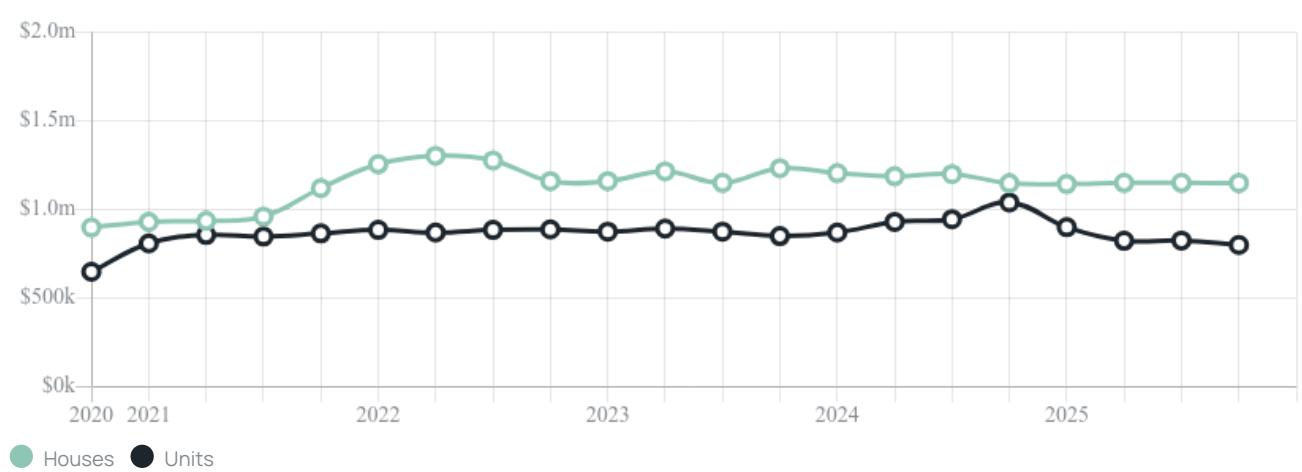
Quarterly price change
-0.08% 

Median unit price¹

Median
\$800k

Quarterly price change
-3.03% 

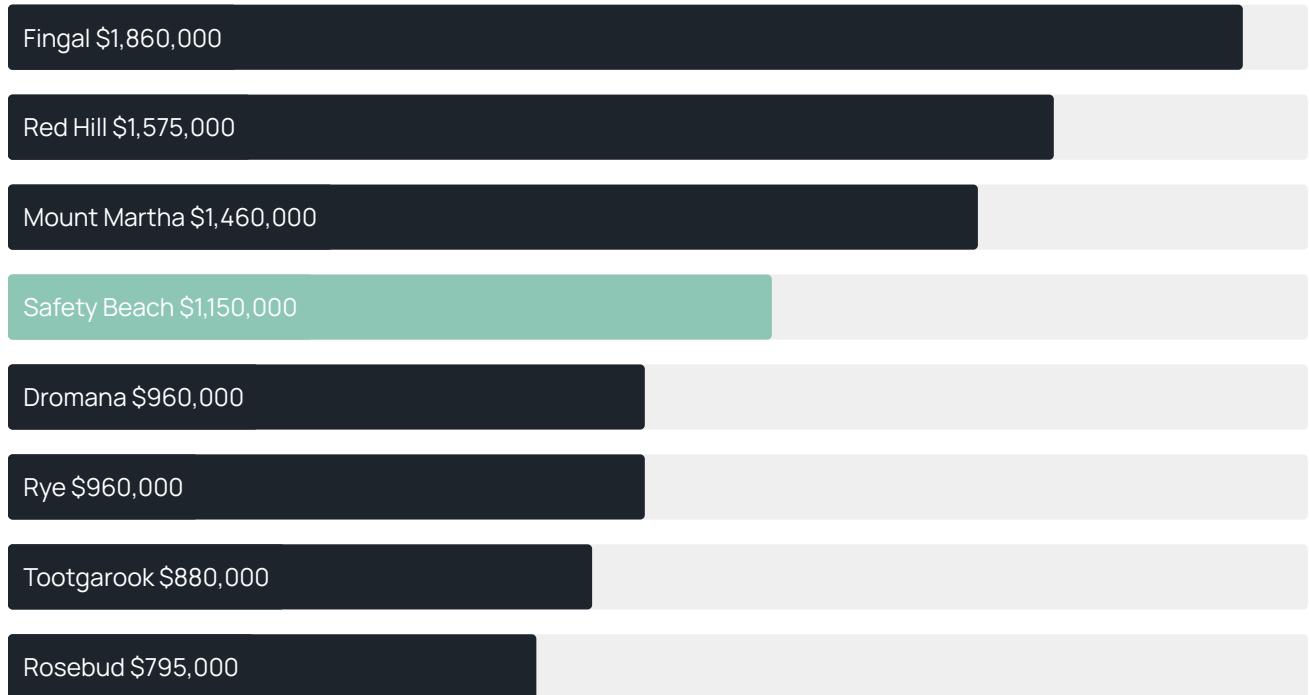
Quarterly price change¹



Surrounding Suburbs

SAFETY BEACH SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SAFETY BEACH SUBURB REPORT

Sale method²



● Auction 17%
● Private 83%

Auction clearance rate³

62.5%

Median days on market³

43 days

Average hold period¹

5.9 years

Insights

Dwelling type⁵



● Houses 78% ● Units 22%

Ownership⁵



● Owned outright 45% ● Mortgaged 33% ● Rented 21%

Population⁵

6,328

Median asking rent¹

\$750 per week

Population growth⁵

0

Rental yield¹

2.98%

Median age⁵

53 years

Median household size⁵

2.3 people

SAFETY BEACH SUBURB REPORT

Recent Safety Beach 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

Address	Bedrooms	Type	Price	Sold
 162 Clipper Quay Safety Beach	4	House	\$1,150,000	31 Jan 2026
 54 Tonkin St Safety Beach	4	House	\$1,310,000	30 Jan 2026
 93 Seaview Av Safety Beach	4	House	\$1,775,000	29 Jan 2026
 4/33 Dromana Pde Safety Beach	2	Unit	\$770,000	28 Jan 2026
 19 Clyde Rd SAFETY BEACH	3	House	\$815,000	27 Jan 2026
 93 Country Club Dr Safety Beach	3	House	\$875,000	25 Jan 2026
 11 Tonkin St Safety Beach	4	House	\$950,000	24 Jan 2026
 206 Dromana Pde Safety Beach	3	House	\$1,750,000	23 Jan 2026
 7 Spinnaker Tce Safety Beach	4	House	\$2,365,000	23 Jan 2026
 17 Pebble Way Safety Beach	4	House	\$2,045,000	22 Jan 2026

Sold Properties

SAFETY BEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Golf Course La Safety Beach	4	House	\$1,880,000	20 Jan 2026
 15A Pickings Rd Safety Beach	4	Townhouse	\$1,175,000	14 Jan 2026
 100 Palm Tree Dr Safety Beach	3	House	\$1,151,000	12 Jan 2026
 13 Iluka St Safety Beach	3	House	\$1,015,000	12 Jan 2026
 5 Davit Ct Safety Beach	4	House	\$770,000	07 Jan 2026
 2/26 Balmoral Av Safety Beach	3	Townhouse	\$935,000	05 Jan 2026
 32 Thurloo Dr Safety Beach	4	House	\$1,350,000	05 Jan 2026
 12 Anchor Pl Safety Beach	4	Apartment	\$2,425,000	29 Dec 2025
 16 Deck Tce Safety Beach	3	House	\$950,000	24 Dec 2025
 41 Palm Tree Dr SAFETY BEACH	3	House	\$1,149,000	23 Dec 2025

Sold Properties

SAFETY BEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Narrows Ct Safety Beach	3	House	\$657,000	15 Dec 2025
 14 Mariners Way Safety Beach	4	House	\$1,775,000	11 Dec 2025
 60 Oceanic Dr Safety Beach	4	House	\$1,052,500	10 Dec 2025
 154 Clipper Quay Safety Beach	4	House	\$1,150,000	03 Dec 2025
 146 Clipper Quay Safety Beach	4	House	\$916,000	02 Dec 2025
 33 Anchorage Av Safety Beach	3	House	\$1,010,000	30 Nov 2025
 30 South Harbour Esp Safety Beach	4	House	\$1,460,000	28 Nov 2025
 6 Brindabella Pt Safety Beach	5	House	\$5,600,000	26 Nov 2025
 8/65 Dromana Pde Safety Beach	2	House	\$480,000	25 Nov 2025
 5 Oskana Wlk Safety Beach	3	Townhouse	\$945,000	22 Nov 2025



Jellis Craig Mount Martha
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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 01/02/2026

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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