



Safety Beach

Suburb Report



Your connection to property insights



JellisCraig

SAFETY BEACH SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

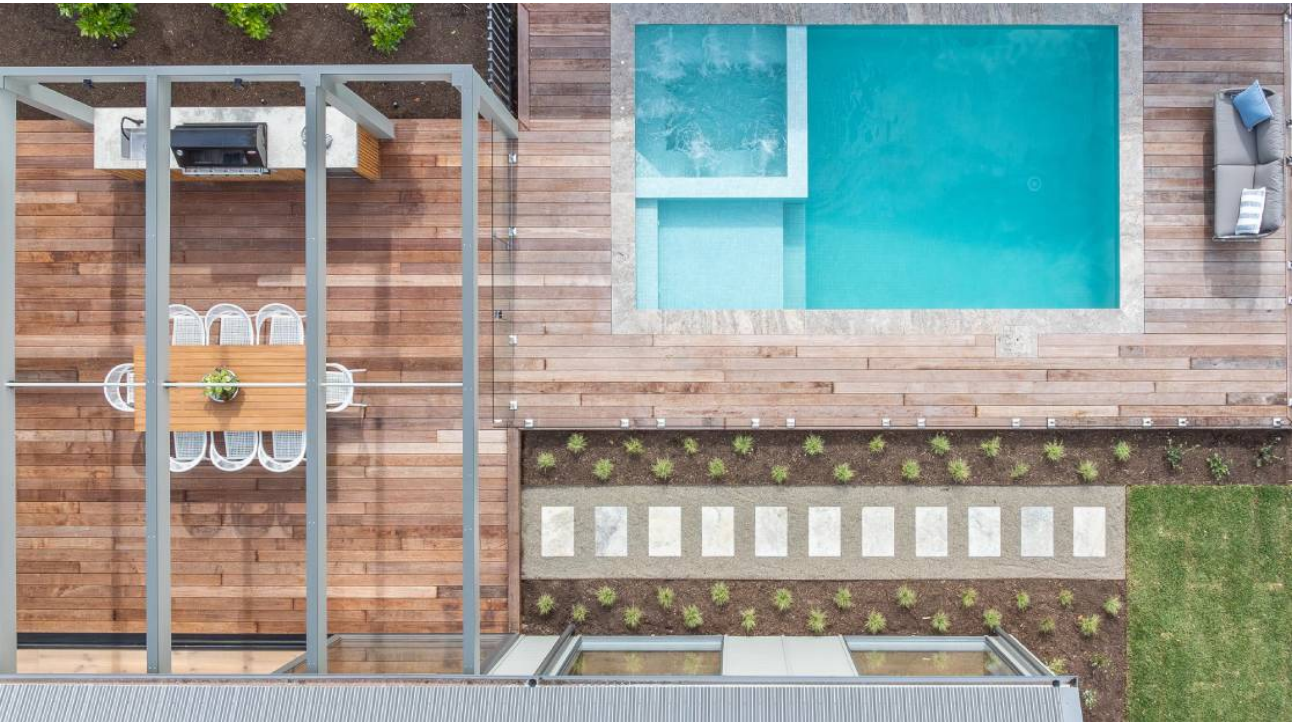
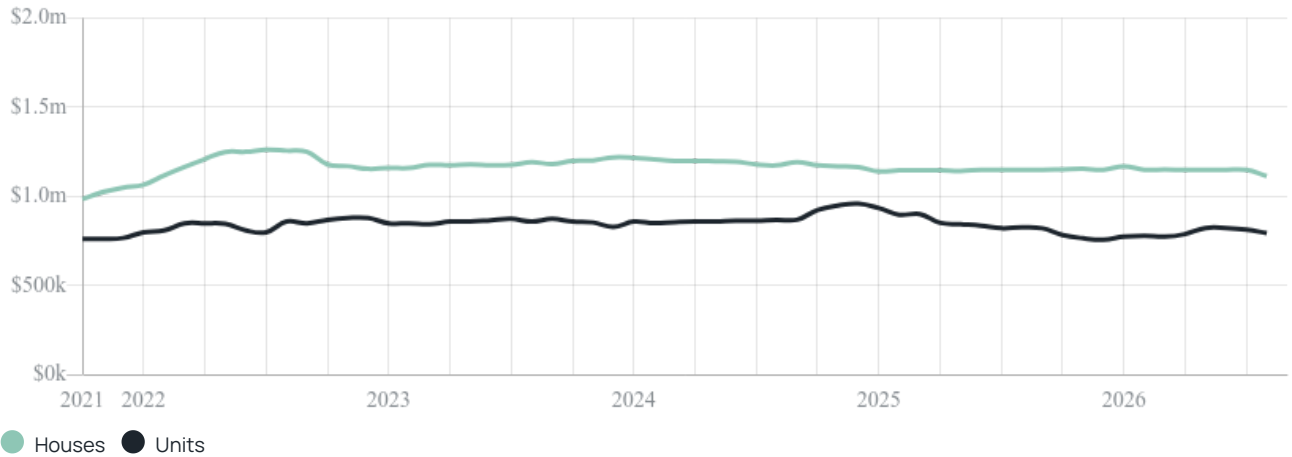
\$1.12m

-2.96% ↓

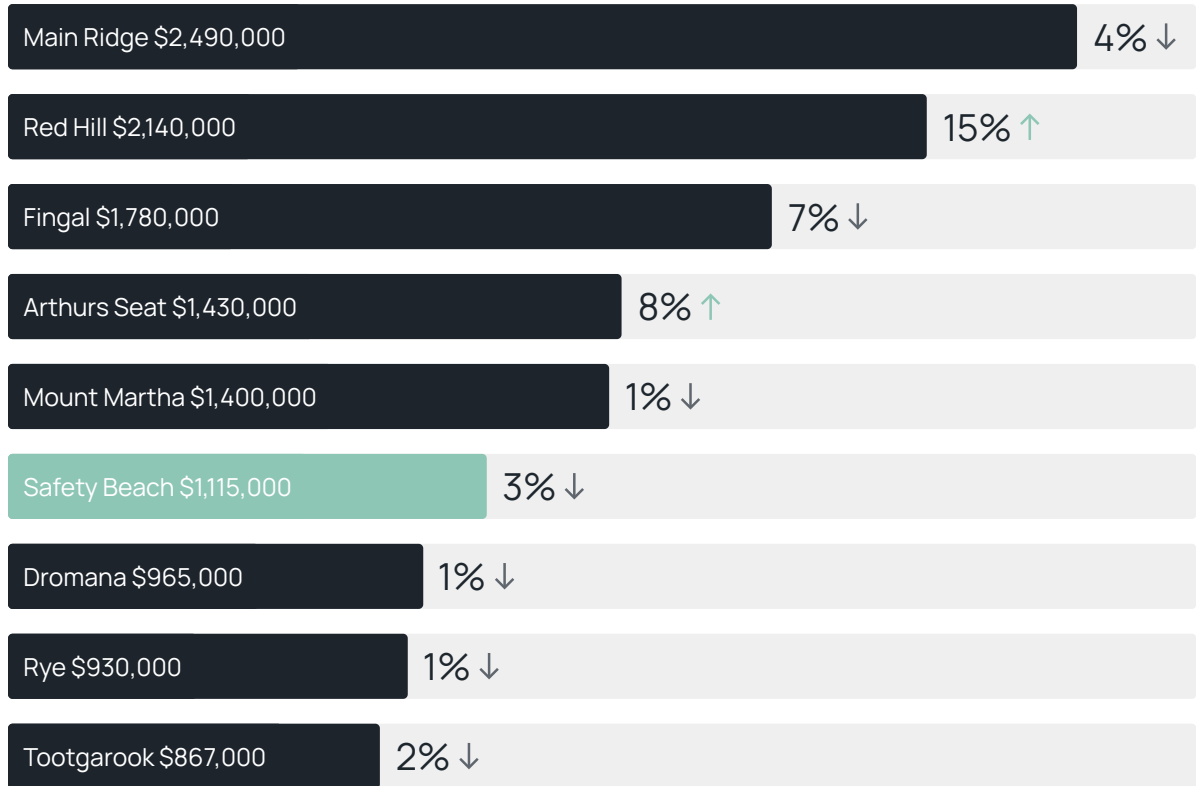
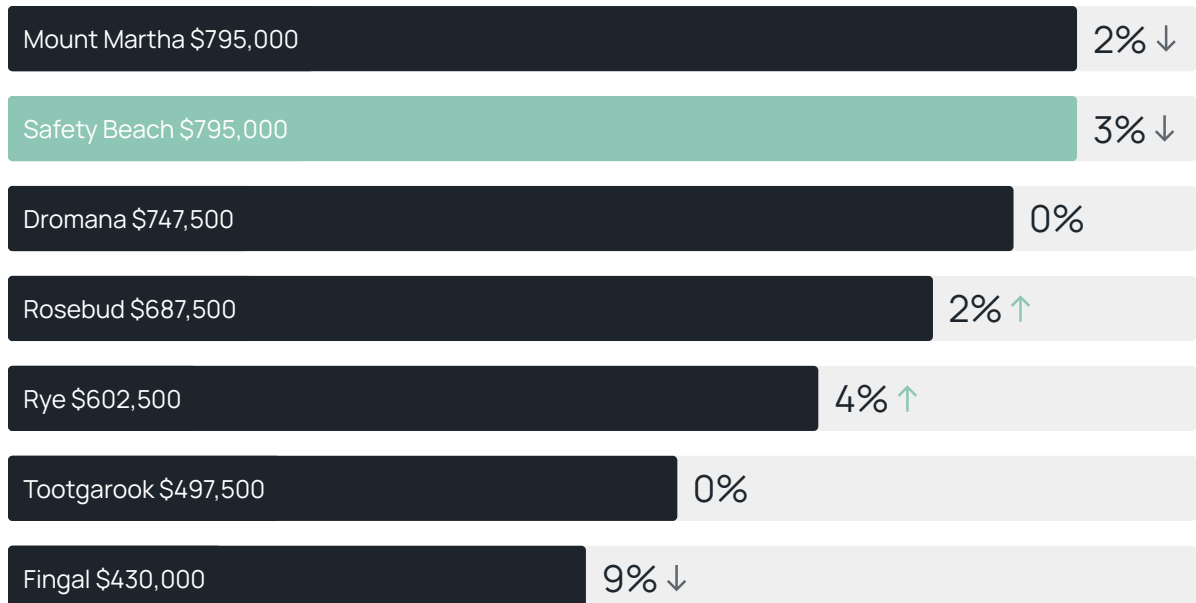
\$795k

-2.45% ↓

Safety Beach quarterly median property prices¹



SAFETY BEACH SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 6%
● Private 94%

Auction clearance rate³

20%

Median days on market³

House

53 days

Unit

59 days

Average hold period¹

House

11.3 years

Unit

11.6 years

Dwelling type⁵

● Houses 97% ● Units 3%

Ownership⁵

● Owned outright 43% ● Mortgaged 32% ● Rented 25%

Population⁵

6,328

Median asking rent per week¹

Unit

\$750

\$695

Population growth⁵

0

Rental yield¹

House

3.68%

Unit

4.23%

Median age⁵

53 years

Median household size⁵

2.3 people

Recent Safety Beach sales²

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
 3/29-31 Dromana Parade Safety Beach	3	Townhouse	\$812,750	29 Sep 2026
 88 Clipper Quay Safety Beach	4	House	\$2,625,000	22 Sep 2026
 36a Davies Street Safety Beach	3	Townhouse	\$1,030,000	22 Sep 2026
 172 Clipper Quay Safety Beach	4	House	\$1,070,000	20 Sep 2026
 56 Rymer Avenue Safety Beach	4	House	\$1,640,000	16 Sep 2026
 94 Palm Tree Drive Safety Beach	4	House	Undisclosed	14 Sep 2026
 118 Rymer Avenue Safety Beach	4	Townhouse	Undisclosed	31 Aug 2026
 15 Anchor Place Safety Beach	4	House	\$925,000	29 Aug 2026
 33 Palm Tree Drive Safety Beach	3	House	\$1,000,000	26 Aug 2026
 22 Brindabella Point Safety Beach	0	Residential_land	\$3,350,000	24 Aug 2026

SAFETY BEACH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Portside Way Safety Beach	4	House	\$860,000	19 Aug 2026
 12 Patterson Street Safety Beach	4	House	Undisclosed	19 Aug 2026
 35 Victoria Street Safety Beach	4	House	\$1,160,000	19 Aug 2026
 18 Dromana Parade Safety Beach	3	House	Undisclosed	18 Aug 2026
 24 Clyde Road Safety Beach	3	House	\$840,000	18 Aug 2026
 216 Dromana Parade Safety Beach	4	House	\$960,000	13 Aug 2026
 203/15 Martha Cove Boulevard Safety Beach	2	Apartment	Undisclosed	10 Aug 2026
 70 Seaview Avenue Safety Beach	4	House	\$1,010,000	10 Aug 2026
 50 South Harbour Esplanade Safety Beach	4	House	\$1,100,000	08 Aug 2026
 44A Helm Avenue Safety Beach	4	Townhouse	Undisclosed	07 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 33 Buckley Street Safety Beach	0	Residential_land	\$1,150,000	06 Aug 2026
 3/21 Dromana Parade Safety Beach	3	Unit	\$700,000	05 Aug 2026
 Lot 1 30 Dromana Parade	0	Residential_land	\$575,000	30 Jul 2026
 17 Seahaven Way Safety Beach	4	House	\$1,050,000	27 Jul 2026
 30 Lansell Avenue Safety Beach	6	House	\$1,310,000	25 Jul 2026
 30 Palm Tree Drive Safety Beach	2	House	\$850,000	24 Jul 2026
 1/73 Dromana Parade Safety Beach	3	Townhouse	\$735,000	24 Jul 2026
 30 Harbourside Esplanade Safety Beach	4	House	\$1,630,000	21 Jul 2026
 87 Palm Tree Drive Safety Beach	4	House	\$1,032,500	16 Jul 2026
 130 Rymer Avenue Safety Beach	3	House	\$965,000	13 Jul 2026



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 01/10/2026

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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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