

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.47m

Quarterly Price Change

0.51% ↑

Median Unit Price*

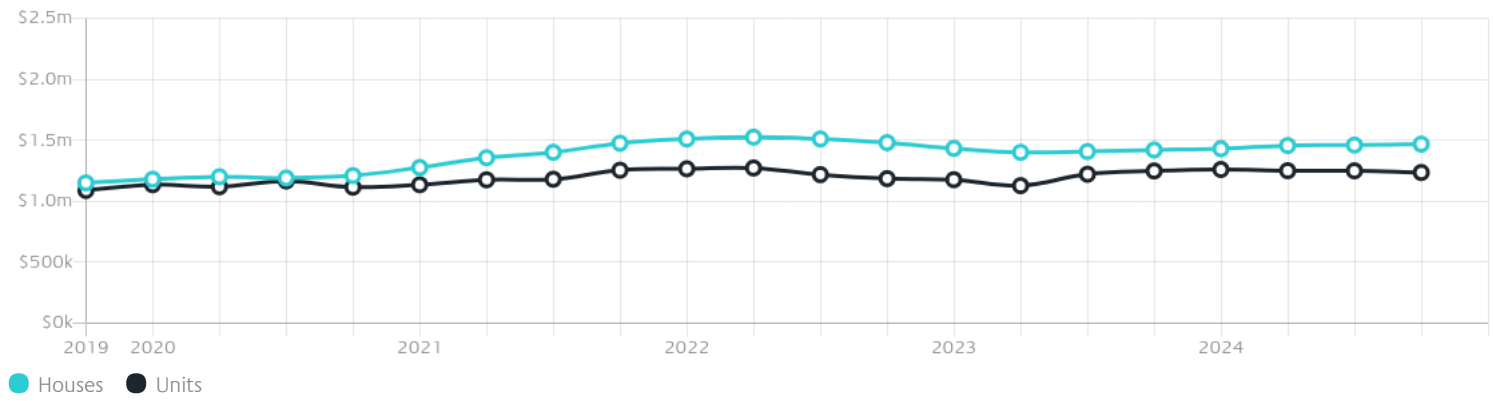
Median

\$1.24m

Quarterly Price Change

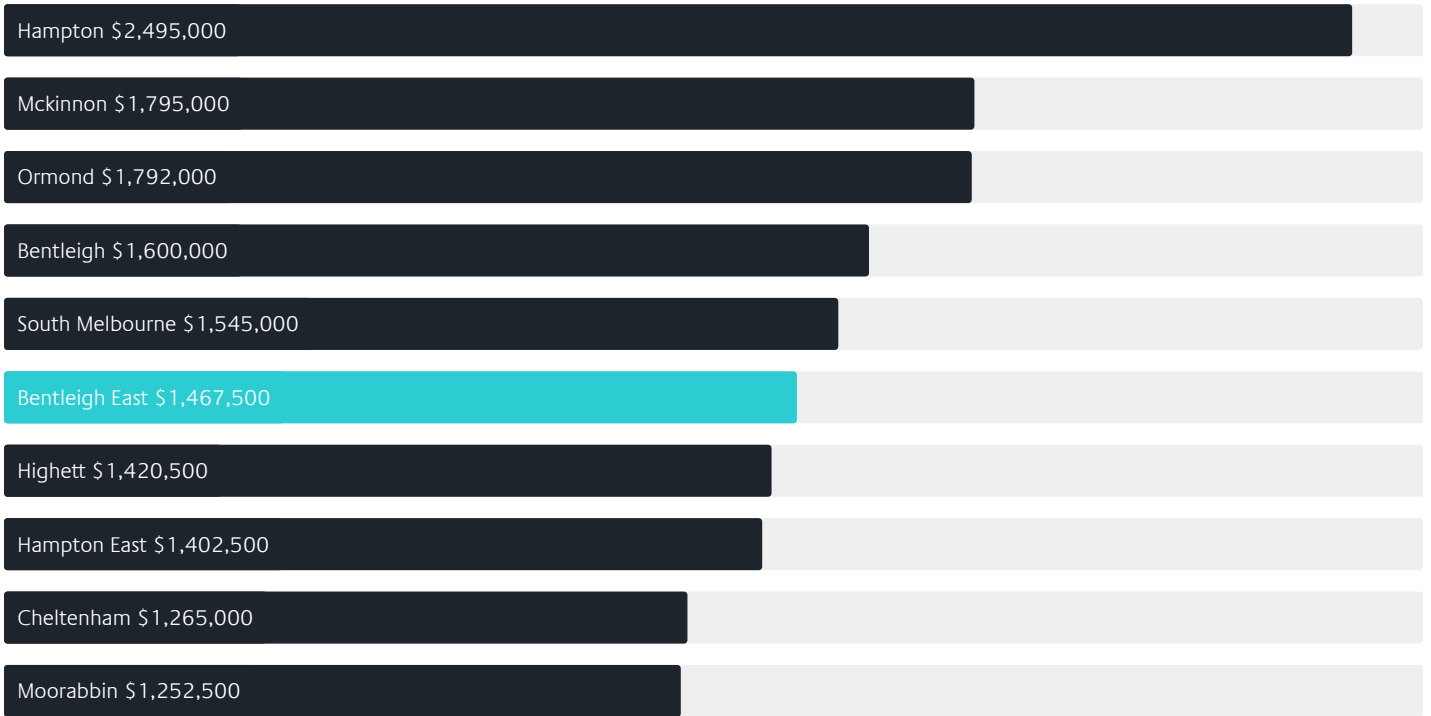
-1.12% ↓

Quarterly Price Change*

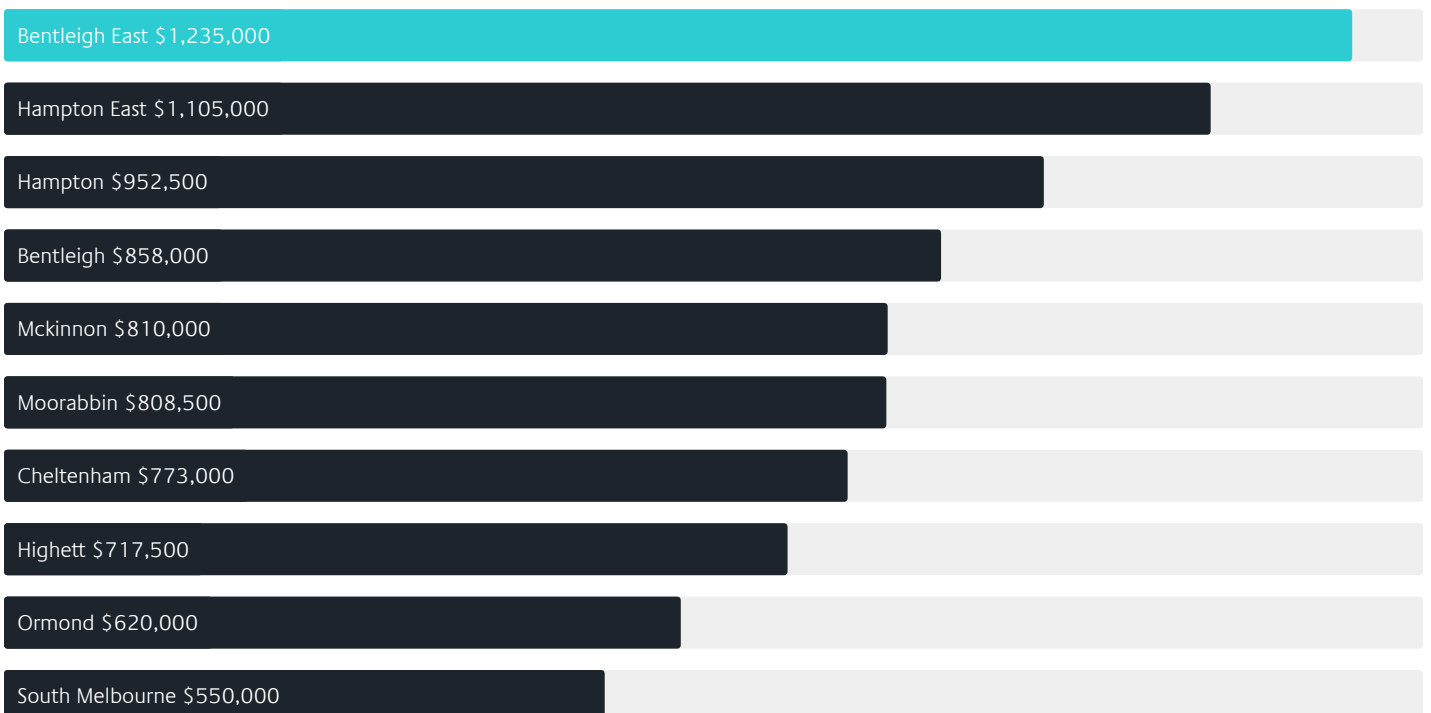


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 86%
● Private 14%

Auction Clearance Rate^{*}

77.23%

Median Days on Market[^]

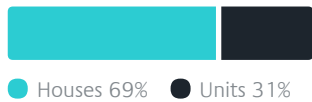
25 days

Average Hold Period^{*}

7.0 years

Insights

Dwelling Type[^]



Ownership[^]



Population[^]

30,159

Median Asking Rent per week^{*}

\$730

Population Growth[^]

9.13%

Rental Yield^{*}

2.54%

Median Age[^]













40 years

Median Household Size[^]













2.7 people

Sold Properties~













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/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  23 Connie St BENTLEIGH EAST | 2 | House | \$905,000 | 29 Mar 2025 |
|  1/38 Deakin St Bentleigh East | 4 | Townhouse | \$1,345,000 | 29 Mar 2025 |
|  13b Poet Rd Bentleigh East | 0 | Unit | \$1,640,000 | 29 Mar 2025 |
|  23 Brosnan Rd Bentleigh East | 3 | House | \$1,600,000 | 29 Mar 2025 |
|  15 Wamba Rd Bentleigh East | 3 | House | \$1,580,000 | 29 Mar 2025 |
|  2/13 Latham St Bentleigh East | 3 | Unit | \$1,335,000 | 29 Mar 2025 |
|  4 Gladwyn Av Bentleigh East | 4 | House | \$1,860,000 | 28 Mar 2025 |
|  982 North Rd Bentleigh East | 4 | House | \$1,360,000 | 22 Mar 2025 |
|  345 McKinnon Rd BENTLEIGH EAST | 4 | House | \$1,891,000 | 22 Mar 2025 |
|  22 Bessie St Bentleigh East | 4 | House | \$1,600,000 | 22 Mar 2025 |
|  2/57 Tudor St Bentleigh East | 3 | Townhouse | \$1,050,000 | 22 Mar 2025 |
|  870 Centre Rd Bentleigh East | 3 | House | \$1,150,000 | 22 Mar 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  202/14 Laurel St Bentleigh East | 2 | Apartment | \$550,000 | 21 Mar 2025 |
|  6 Huon Gr Bentleigh East | 3 | House | \$1,250,000 | 20 Mar 2025 |
|  6 Margareta St Bentleigh East | 4 | House | \$1,730,000 | 15 Mar 2025 |
|  2/23 Dega Av Bentleigh East | 3 | Unit | \$903,000 | 15 Mar 2025 |
|  40b Paloma St Bentleigh East | 4 | Townhouse | \$1,611,000 | 15 Mar 2025 |
|  1/8 Daphne St Bentleigh East | 3 | Townhouse | \$1,000,000 | 10 Mar 2025 |
|  164 East Boundary Rd Bentleigh East | 3 | House | \$1,245,000 | 07 Mar 2025 |
|  415 Chesterville Rd Bentleigh East | 4 | House | \$1,250,000 | 06 Mar 2025 |
|  109 Bignell Rd Bentleigh East | 4 | House | \$1,302,000 | 04 Mar 2025 |
|  1/14 Manuka St Bentleigh East | 3 | Unit | \$1,105,000 | 03 Mar 2025 |
|  331 Chesterville Rd Bentleigh East | 3 | House | \$1,200,000 | 01 Mar 2025 |
|  1a Wallace St Bentleigh East | 2 | House | \$890,000 | 01 Mar 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  361 Mckinnon Rd Bentleigh East | 4 | House | \$1,715,000 | 01 Mar 2025 |
|  22 Thornton St Bentleigh East | 3 | House | \$1,200,000 | 01 Mar 2025 |
|  10/48 Hill St Bentleigh East | 3 | Townhouse | \$1,088,000 | 28 Feb 2025 |
|  32 Haigh St Bentleigh East | 3 | Townhouse | \$1,200,000 | 28 Feb 2025 |
|  23a Celia St Bentleigh East | 4 | Townhouse | \$1,910,000 | 25 Feb 2025 |
|  8a Tudor St Bentleigh East | 4 | Townhouse | \$1,550,000 | 25 Feb 2025 |
|  27 Bristol St Bentleigh East | 3 | House | \$890,000 | 25 Feb 2025 |
|  9/23 Elizabeth St Bentleigh East | 2 | Apartment | \$512,000 | 24 Feb 2025 |
|  1/129 Mackie Rd Bentleigh East | 4 | House | \$1,505,000 | 23 Feb 2025 |
|  2/68 Tudor St Bentleigh East | 2 | Unit | \$685,000 | 22 Feb 2025 |
|  4a John St Bentleigh East | 4 | Townhouse | \$1,729,000 | 22 Feb 2025 |
|  395a Chesterville Rd Bentleigh East | 3 | Townhouse | \$1,350,000 | 22 Feb 2025 |



Bentleigh Office
Level 1, 277 - 279 Centre Road, Bentleigh
03 9593 4500

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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