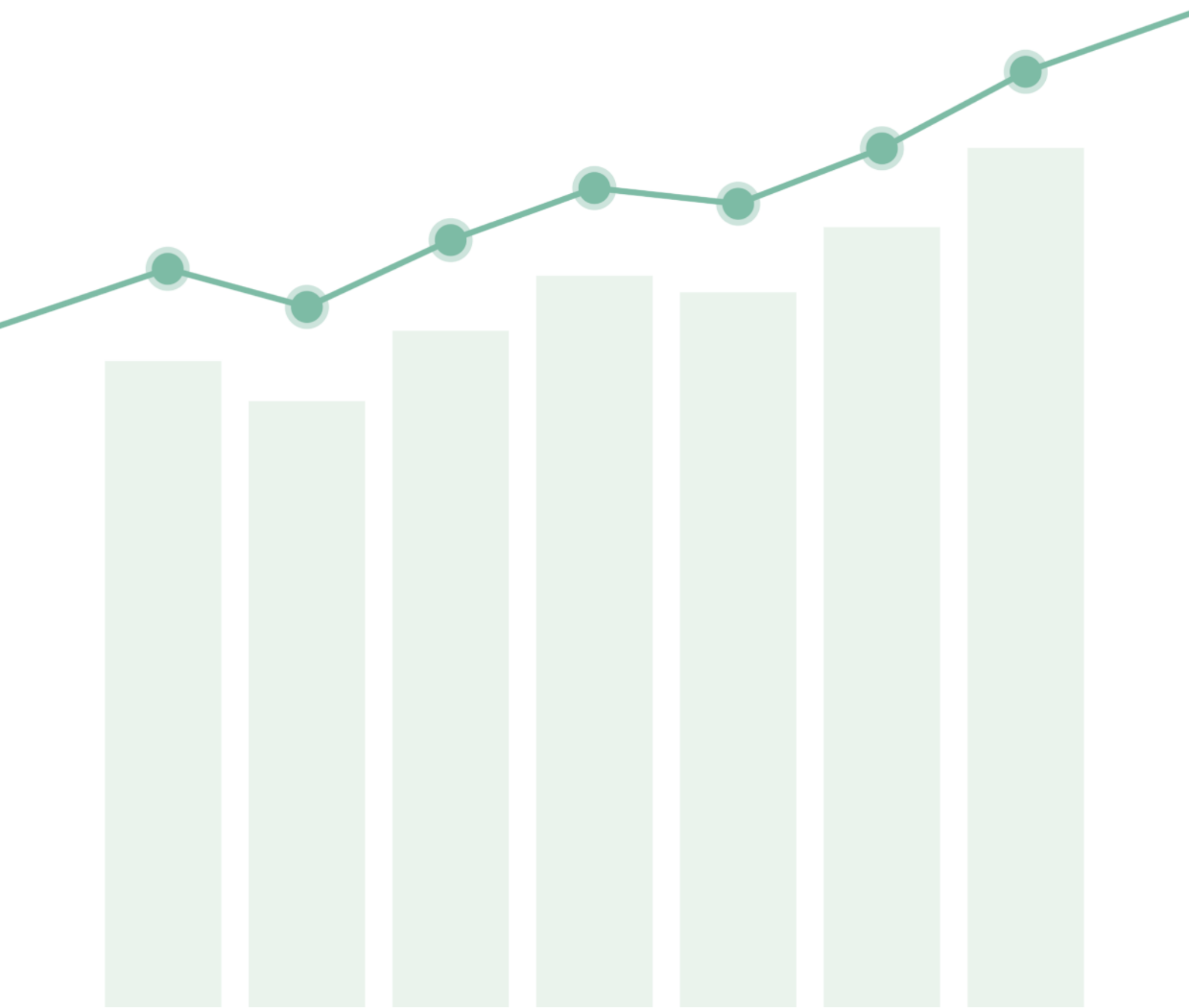


JellisCraig

BENTLEIGH EAST

Suburb Report

Know your neighbourhood.



BENTLEIGH EAST SUBURB REPORT

Median House Price*

Median

\$1.45m

Quarterly Price Change

-0.17% ↓

Median Unit Price*

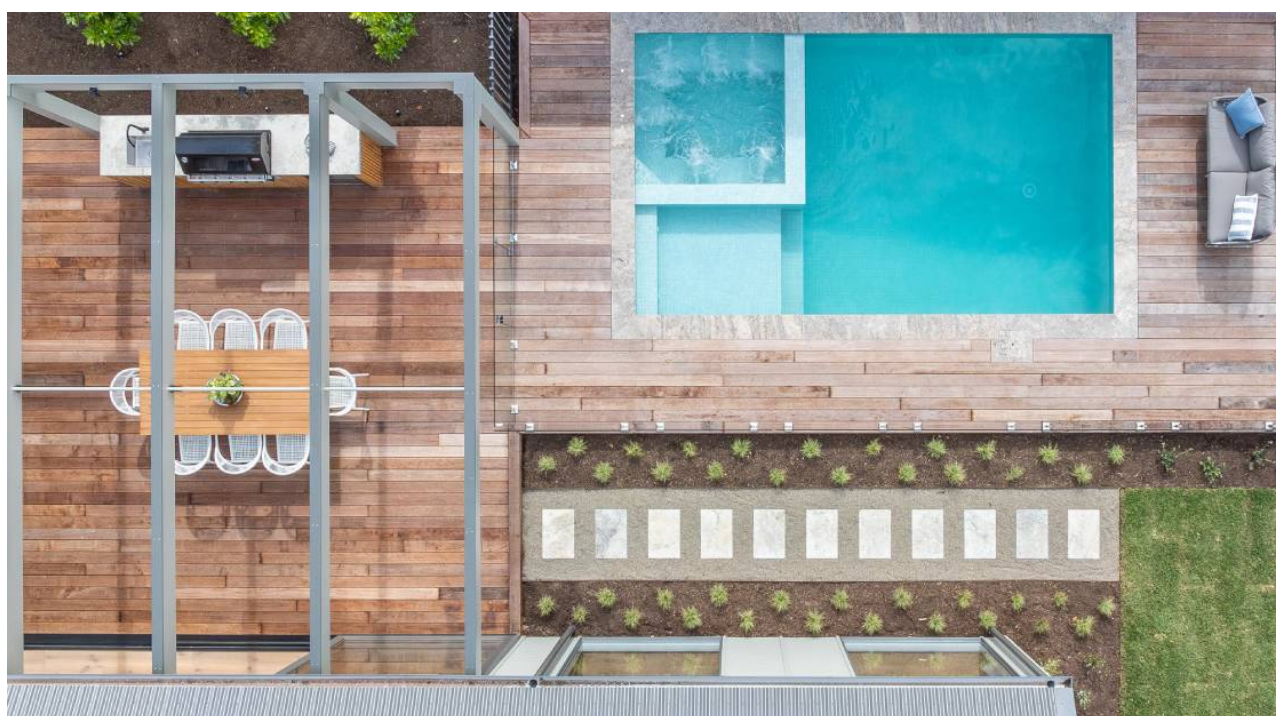
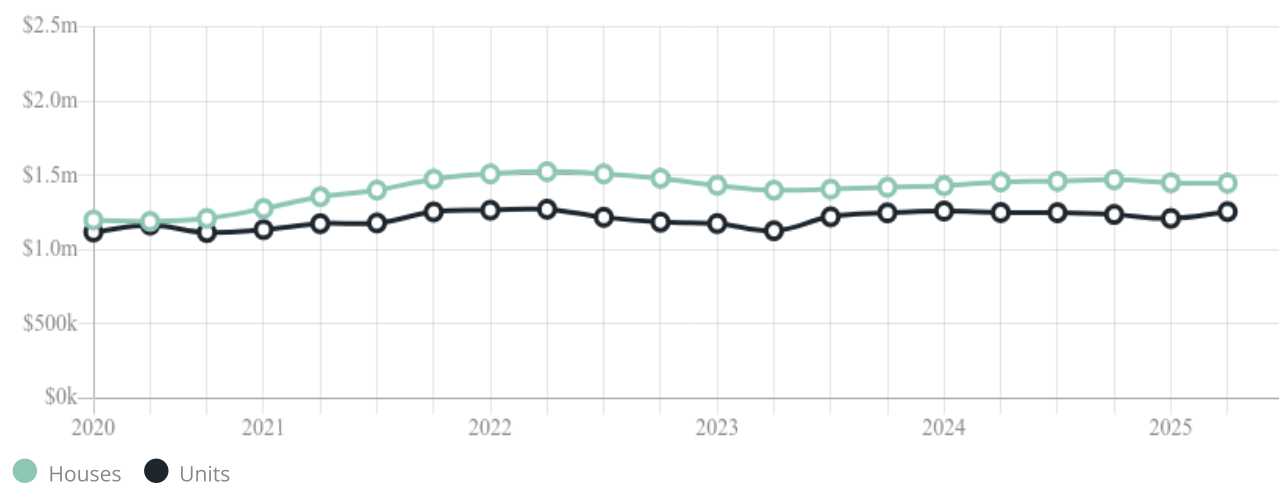
Median

\$1.26m

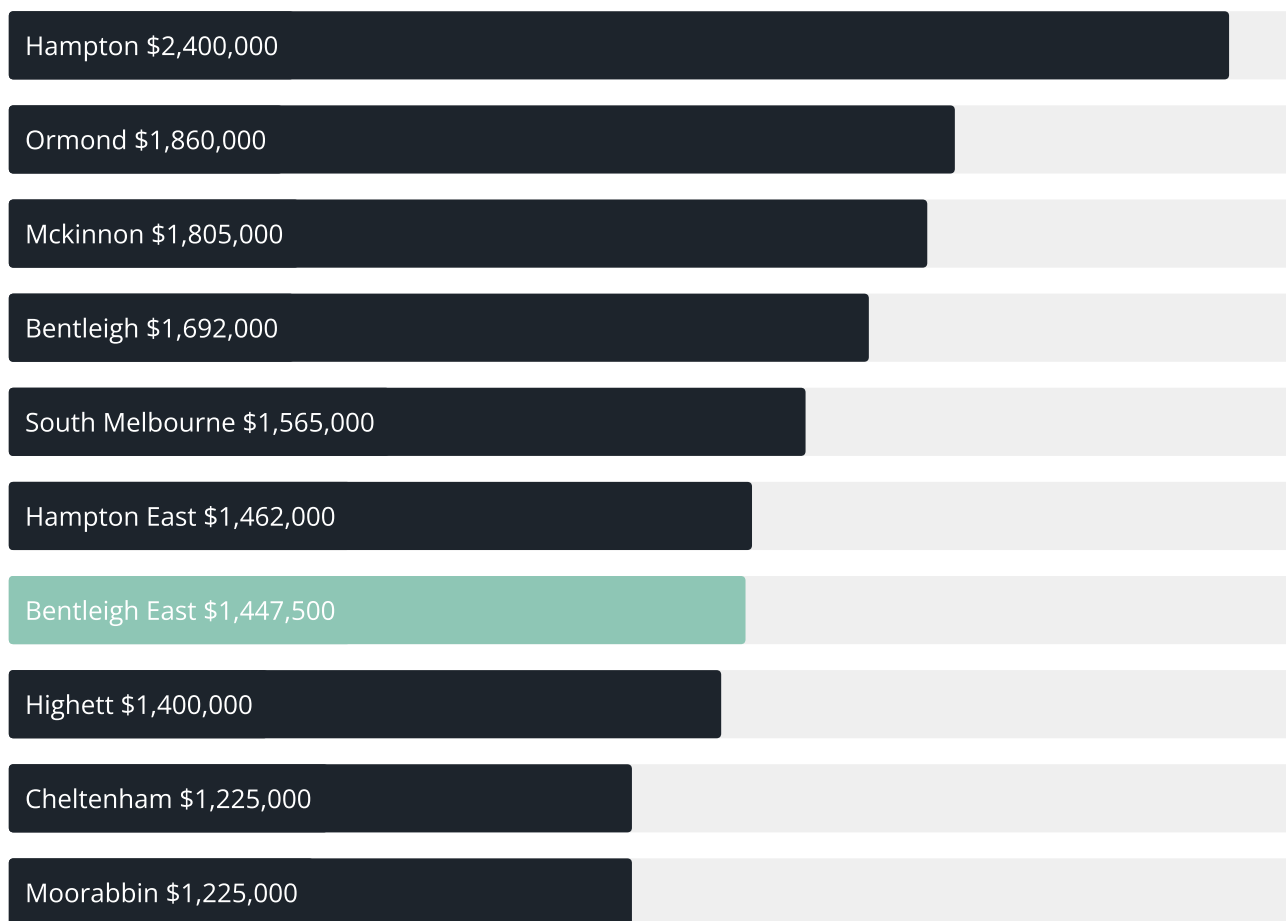
Quarterly Price Change

3.78% ↑

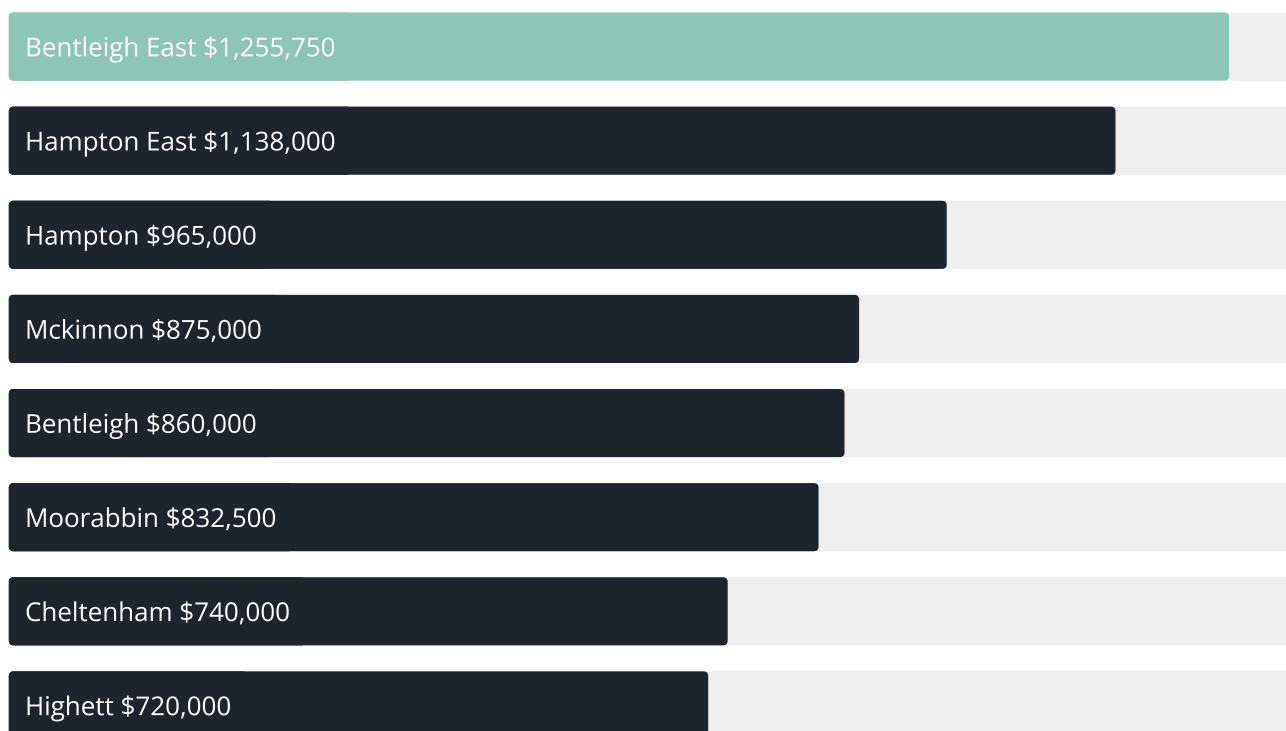
Quarterly Price Change*

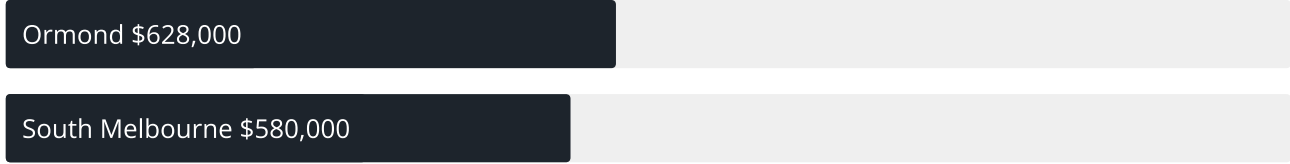


Median House Sale Price*



Median Unit Sale Price*





BENTLEIGH EAST SUBURB REPORT

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

87.91%

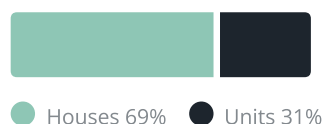
Median Days on Market^

25 days

Average Hold Period*

7.0 years

Dwelling Type^



Population^

30,159

Population Growth^

9.13%

Median Age^

40 years

Ownership^



Median Asking Rent per week*

\$750

Rental Yield*




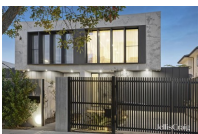






2.54%

Median Household Size^











2.7 people

BENTLEIGH EAST SUBURB REPORT











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
 2a Rae St Bentleigh East	4	Townhouse	\$1,375,000	30 Jul 2025
 12 Langslow St Bentleigh East	3	House	\$1,400,000	28 Jul 2025
 165a Bignell Rd BENTLEIGH EAST	2	House	\$909,000	26 Jul 2025
 28a Kennedy St Bentleigh East	4	Townhouse	\$1,987,000	26 Jul 2025
 7 Catherine Rd BENTLEIGH EAST	4	House	\$1,690,000	23 Jul 2025
 3b Norville St Bentleigh East	4	Townhouse	\$1,410,000	12 Jul 2025
 6 Bray Ct Bentleigh East	3	House	\$1,480,000	12 Jul 2025
 72 Gladesville Dr Bentleigh East	5	House	\$2,400,000	11 Jul 2025
 4 Brady Rd Bentleigh East	3	House	\$1,300,000	10 Jul 2025
 1/731 South Rd Bentleigh East	4	Townhouse	\$1,100,000	05 Jul 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 788 Centre Rd Bentleigh East	4	House	\$1,392,000	05 Jul 2025
 6 Moor St Bentleigh East	3	House	\$1,700,000	01 Jul 2025
 28 Hallow St Bentleigh East	3	House	\$1,268,888	30 Jun 2025
 21 Barrani St Bentleigh East	4	House	\$2,475,000	28 Jun 2025
 43 Brooks St BENTLEIGH EAST	5	House	\$3,575,000	26 Jun 2025
 4 Margaretta St Bentleigh East	4	House	\$1,520,000	21 Jun 2025
 10a Normdale Rd BENTLEIGH EAST	3	Unit	\$1,020,000	21 Jun 2025
 1/95 Victor Rd Bentleigh East	3	House	\$1,216,000	21 Jun 2025
 7 Dromana Av Bentleigh East	4	House	\$1,700,000	21 Jun 2025
 54 Barrington St Bentleigh East	3	House	\$1,705,000	21 Jun 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23 Bevis St BENTLEIGH EAST	4	House	\$1,750,000	20 Jun 2025
 1/68 Tudor St Bentleigh East	3	House	\$1,110,000	20 Jun 2025
 9/817 Centre Rd Bentleigh East	2	Strata Unit/Flat	\$565,000	20 Jun 2025
 501/669 Centre Rd Bentleigh East	2	Apartment	\$575,000	17 Jun 2025
 16a Stratford Av Bentleigh East	4	Townhouse	\$1,650,000	14 Jun 2025
 20 Molden St Bentleigh East	3	House	\$2,320,000	14 Jun 2025
 8b Adrian St Bentleigh East	5	Townhouse	\$1,650,000	14 Jun 2025
 3/26 Monash St Bentleigh East	3	Unit	\$810,000	14 Jun 2025
 30 Clifton St Bentleigh East	3	Unit	\$790,000	11 Jun 2025
 13 Leigh St Bentleigh East	4	House	\$1,410,000	07 Jun 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.