

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.47m

Quarterly Price Change

0.51% ↑

Median Unit Price*

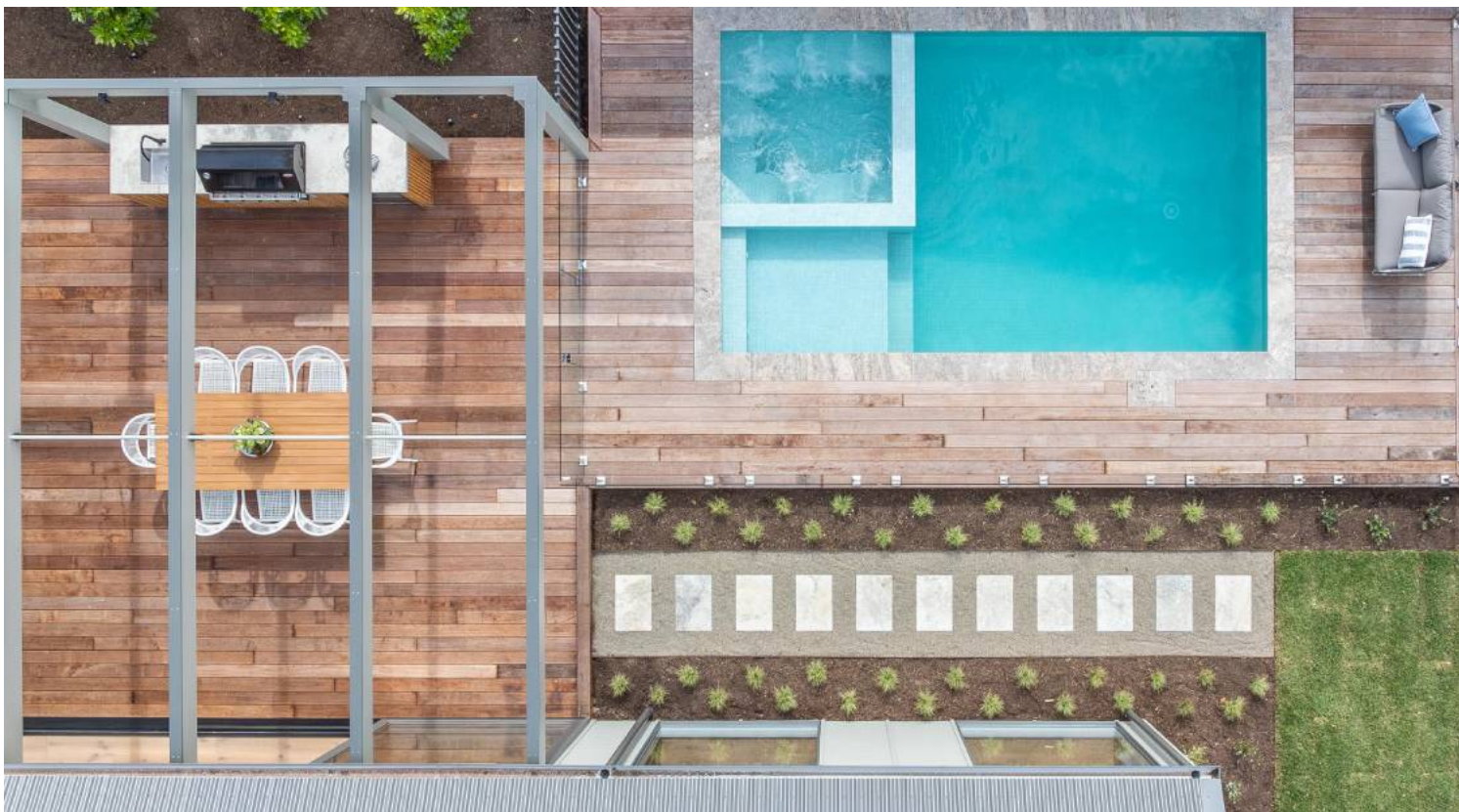
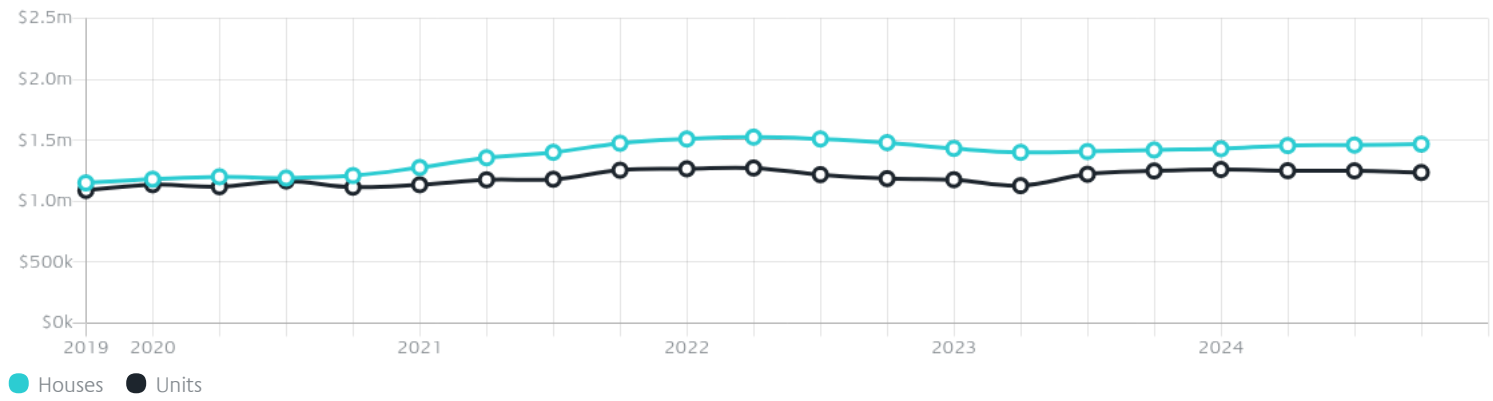
Median

\$1.24m

Quarterly Price Change

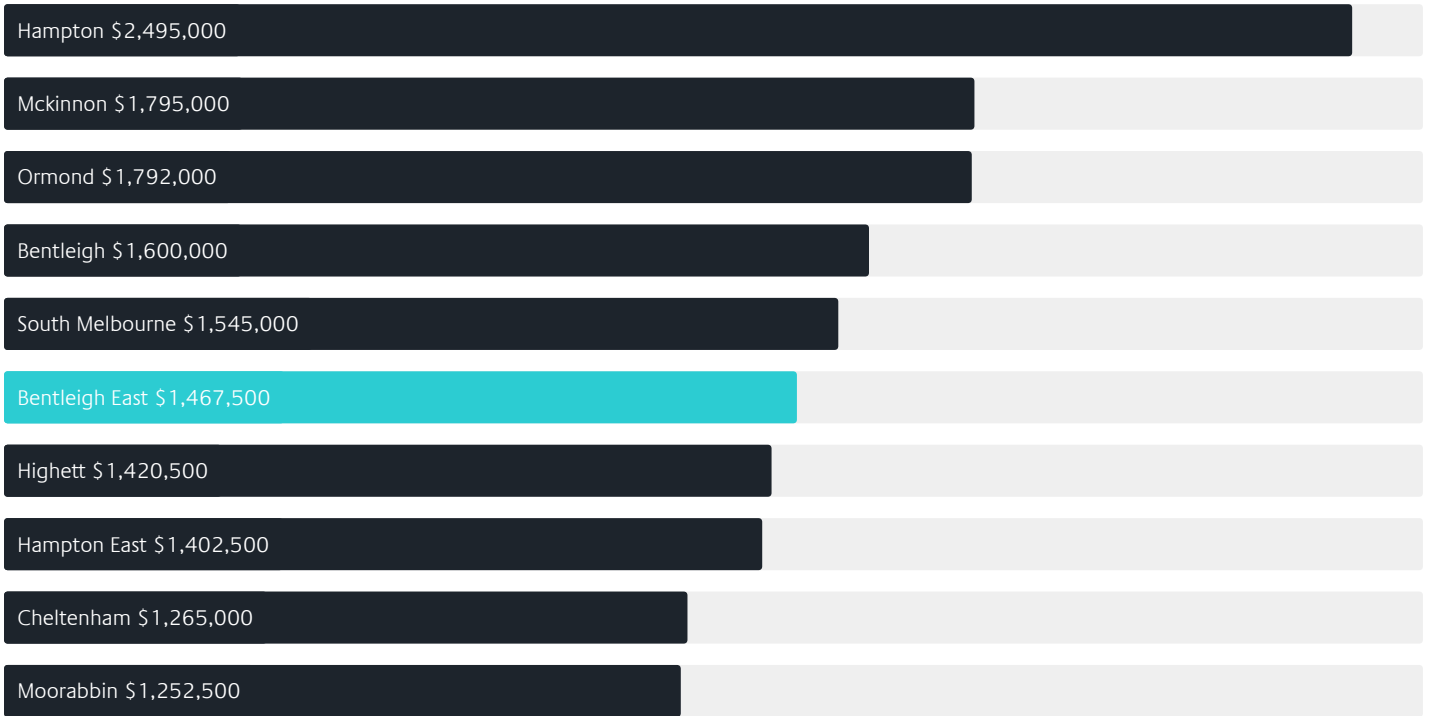
-1.12% ↓

Quarterly Price Change*

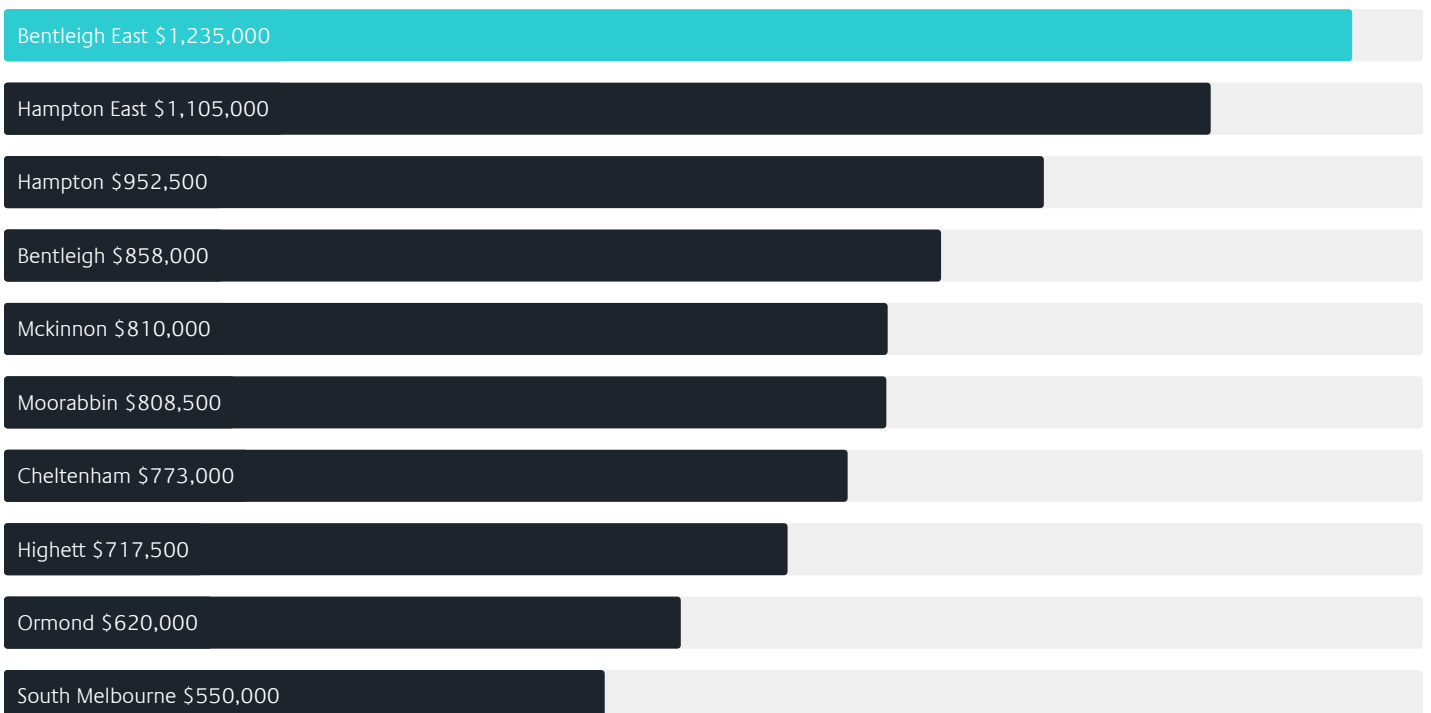


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

74.6%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.0 years

Insights

Dwelling Type[^]



● Houses 69% ● Units 31%

Ownership[^]



● Owned Outright 37% ● Mortgaged 42% ● Rented 21%

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~







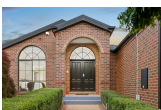





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/14 Blenheim St Bentleigh East	2	Unit	\$658,000	23 Jan 2025
 108/1a Vivien St Bentleigh East	1	Apartment	\$390,000	18 Jan 2025
 203/36 Browns Rd Bentleigh East	1	Apartment	\$290,000	09 Jan 2025
 104/815 Centre Rd Bentleigh East	2	Strata Unit/Flat	\$550,000	27 Dec 2024
 38a Parkmore Rd Bentleigh East	4	Townhouse	\$1,547,500	23 Dec 2024
 2/6 Brad St Bentleigh East	2	Unit	\$670,000	22 Dec 2024
 23a York St Bentleigh East	4	Townhouse	\$1,648,000	21 Dec 2024
 6/927A Centre Rd Bentleigh East	2	Unit	\$619,000	19 Dec 2024
 21B Brosnan Rd Bentleigh East	4	Townhouse	\$1,360,000	14 Dec 2024
 926 Centre Rd Bentleigh East	4	House	\$1,100,000	14 Dec 2024
 2/62 Marlborough St Bentleigh East	4	Townhouse	\$1,210,000	14 Dec 2024
 19a Wolai Av Bentleigh East	4	Townhouse	\$1,408,000	12 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 101 /650 Centre Rd Bentleigh East	2	Apartment	\$560,900	07 Dec 2024
 2/48 Pasadena Cr Bentleigh East	2	Unit	\$775,000	07 Dec 2024
 2/4 Lilac St Bentleigh East	3	Unit	\$880,000	06 Dec 2024
 144 East Boundary Rd Bentleigh East	4	House	\$260,000	06 Dec 2024
 15B Bellevue Rd Bentleigh East	4	Townhouse	\$1,725,000	06 Dec 2024
 1 Heather St Bentleigh East	4	Townhouse	\$1,255,000	05 Dec 2024
 10b Blamey St Bentleigh East	4	Townhouse	\$1,327,000	04 Dec 2024
 5/170 East Boundary Rd Bentleigh East	2	Apartment	\$550,000	04 Dec 2024
 5b Roselyn Cr Bentleigh East	4	Strata Unit/Townhouse	\$1,500,000	04 Dec 2024
 305/801 Centre Rd Bentleigh East	1	Apartment	\$379,500	04 Dec 2024
 52 Purtell St Bentleigh East	3	House	\$1,460,000	30 Nov 2024
 110 Bignell Rd Bentleigh East	4	House	\$1,367,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2b Lilac St Bentleigh East	4	Townhouse	\$998,000	30 Nov 2024
 202/817 Centre Rd Bentleigh East	1	Strata Unit/Flat	\$377,000	29 Nov 2024
 3/16 Argyle St Bentleigh East	2	Unit	\$610,000	29 Nov 2024
 6 Claude St Bentleigh East	3	House	\$1,230,000	29 Nov 2024
 201/36 Browns Rd Bentleigh East	1	Apartment	\$280,000	28 Nov 2024
 5 Enniss Av Bentleigh East	3	House	\$1,450,000	26 Nov 2024
 64 Deakin St Bentleigh East	4	House	\$1,900,000	26 Nov 2024
 796 North Rd Bentleigh East	3	House	\$1,400,000	25 Nov 2024
 821 Centre Rd Bentleigh East	4	House	\$1,675,000	24 Nov 2024
 100 Brady Rd Bentleigh East	5	House	\$2,410,000	23 Nov 2024
 2 Elswill St Bentleigh East	4	House	\$1,325,000	23 Nov 2024
 13 Nina Ct Bentleigh East	2	House	\$1,425,000	23 Nov 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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