

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.47m**

Quarterly Price Change

**0.51% ↑**

## Median Unit Price\*

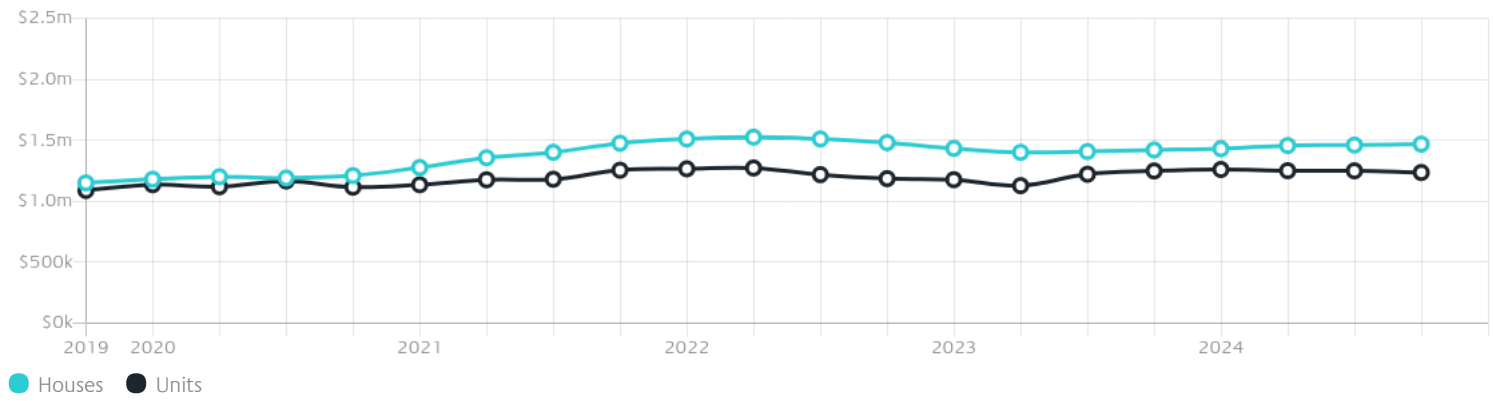
Median

**\$1.24m**

Quarterly Price Change

**-1.12% ↓**

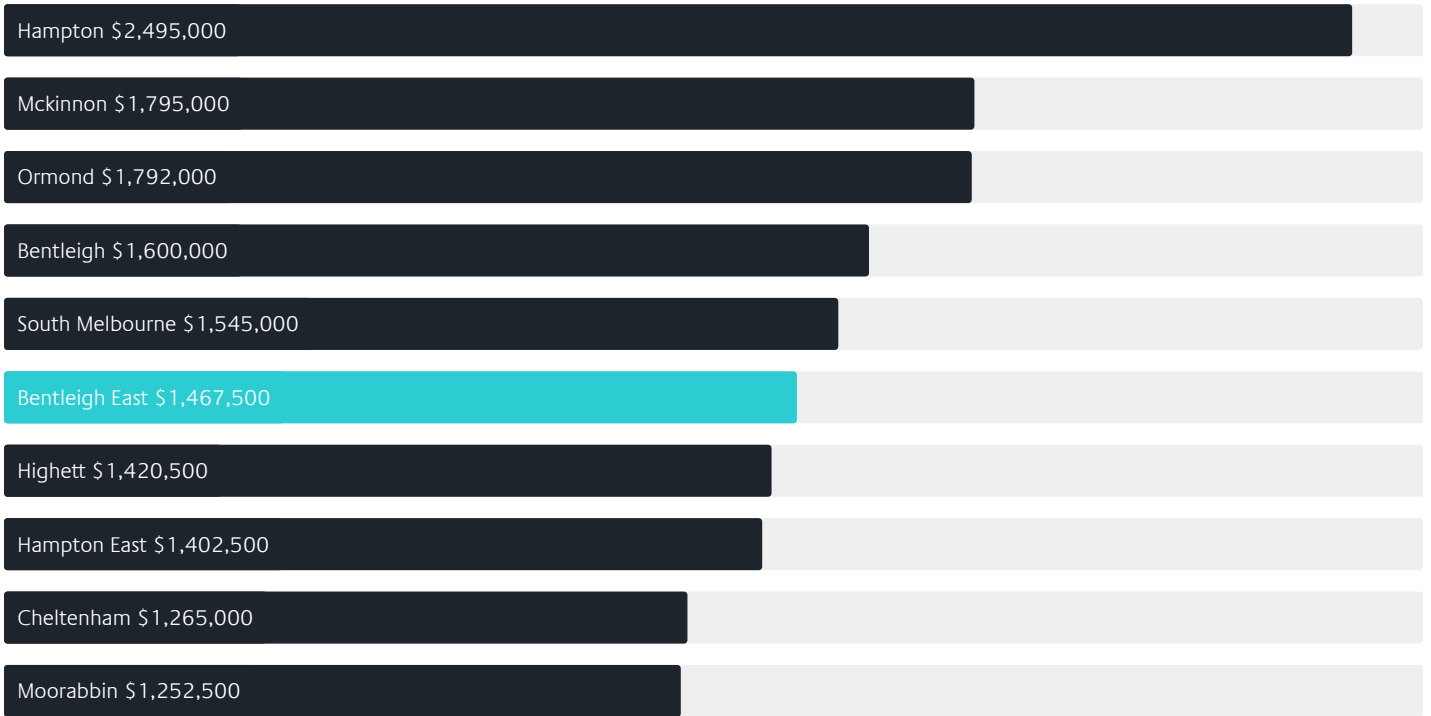
## Quarterly Price Change\*



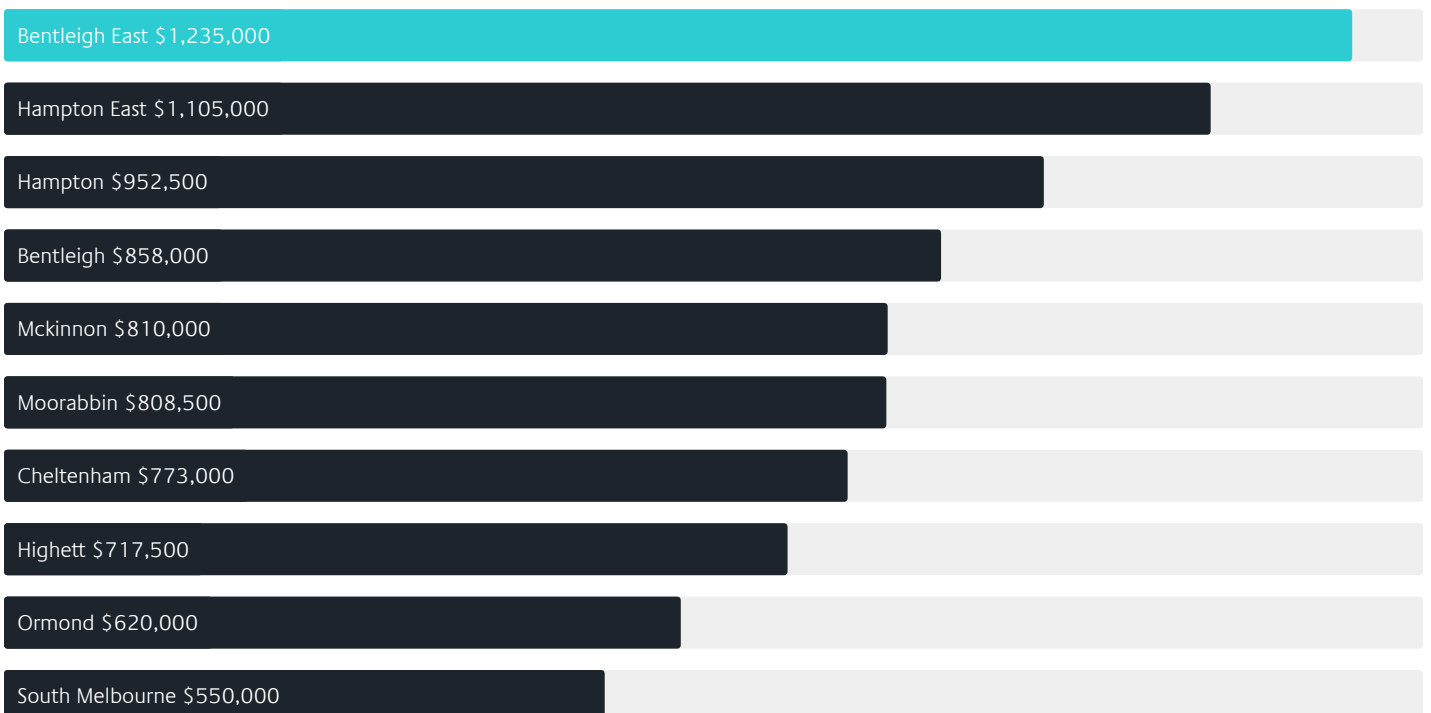
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 69%  
● Private 31%

## Auction Clearance Rate<sup>\*</sup>

70.37%

## Median Days on Market<sup>^</sup>

26 days

## Average Hold Period<sup>\*</sup>

7.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

30,159

## Median Asking Rent per week<sup>\*</sup>

\$730

## Population Growth<sup>^</sup>

9.13%

## Rental Yield<sup>\*</sup>

2.54%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>











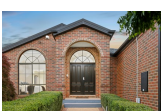

2.7 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 203/36 Browns Rd Bentleigh East	1	Apartment	\$290,000	09 Jan 2025
 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
 101/650 Centre Rd Bentleigh East	2	Apartment	\$560,900	07 Dec 2024
 144 East Boundary Rd Bentleigh East	4	House	\$260,000	06 Dec 2024
 1 Heather St Bentleigh East	4	Townhouse	\$1,255,000	05 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 305/801 Centre Rd Bentleigh East	1	Apartment	\$379,500	04 Dec 2024
 5b Roselyn Cr Bentleigh East	4	Strata Unit/Townhouse	\$1,500,000	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
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 206/669 Centre Rd Bentleigh East	1	Apartment	\$375,000	20 Nov 2024
 208/669 Centre Rd Bentleigh East	1	Apartment	\$375,000	20 Nov 2024
 2 Leo St Bentleigh East	3	House	\$550,000	20 Nov 2024
 2/104 Parkmore Rd Bentleigh East	2	Townhouse	\$807,500	16 Nov 2024
 203/801 Centre Rd Bentleigh East	2	Apartment	\$475,000	16 Nov 2024
 2b Fraser St Bentleigh East	4	Townhouse	\$1,635,000	16 Nov 2024
 757 South Rd Bentleigh East	3	House	\$970,000	16 Nov 2024
 3/2 Benina St Bentleigh East	2	Unit	\$855,000	16 Nov 2024

# Jellis Craig

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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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