

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.45m

Quarterly Price Change

-1.36% ↓

Median Unit Price*

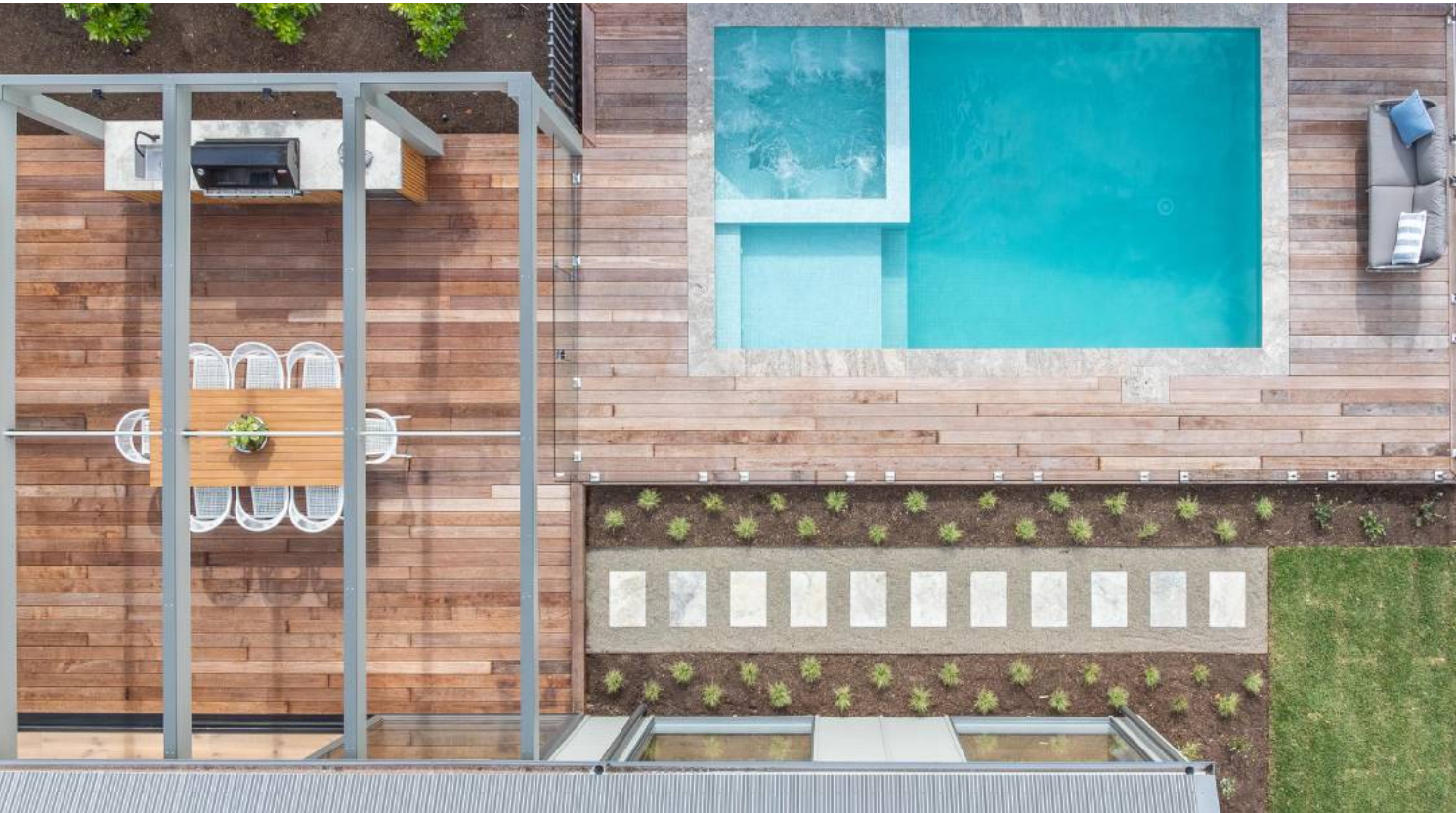
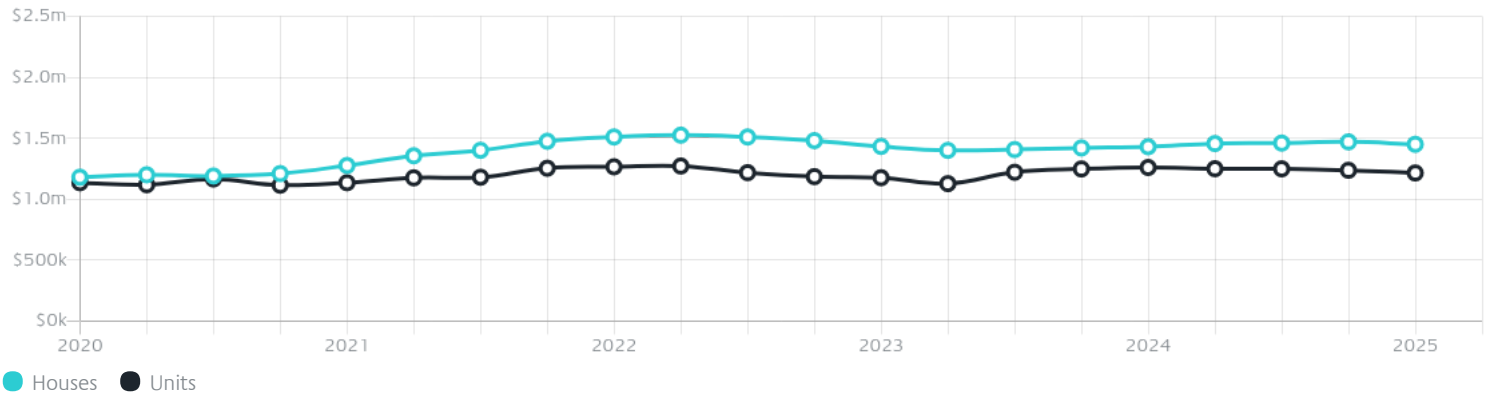
Median

\$1.22m

Quarterly Price Change

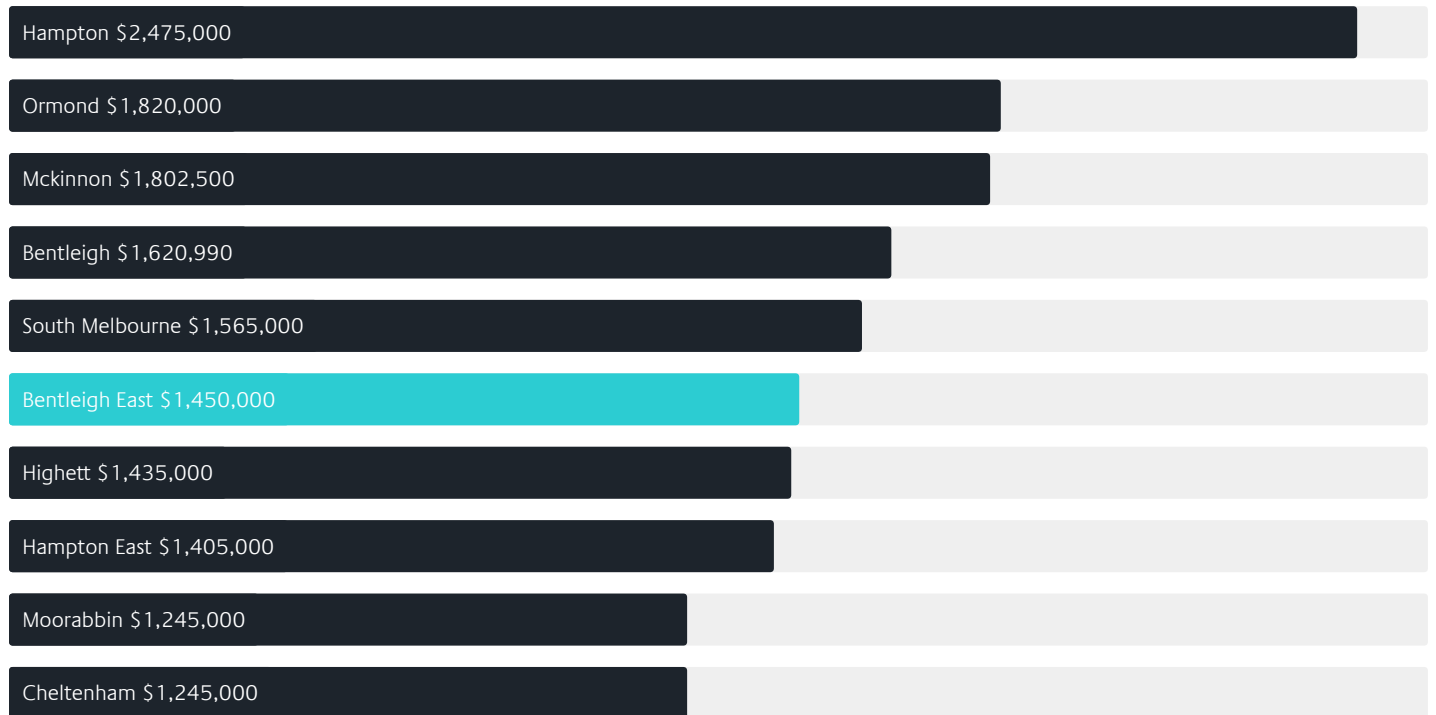
-1.77% ↓

Quarterly Price Change*

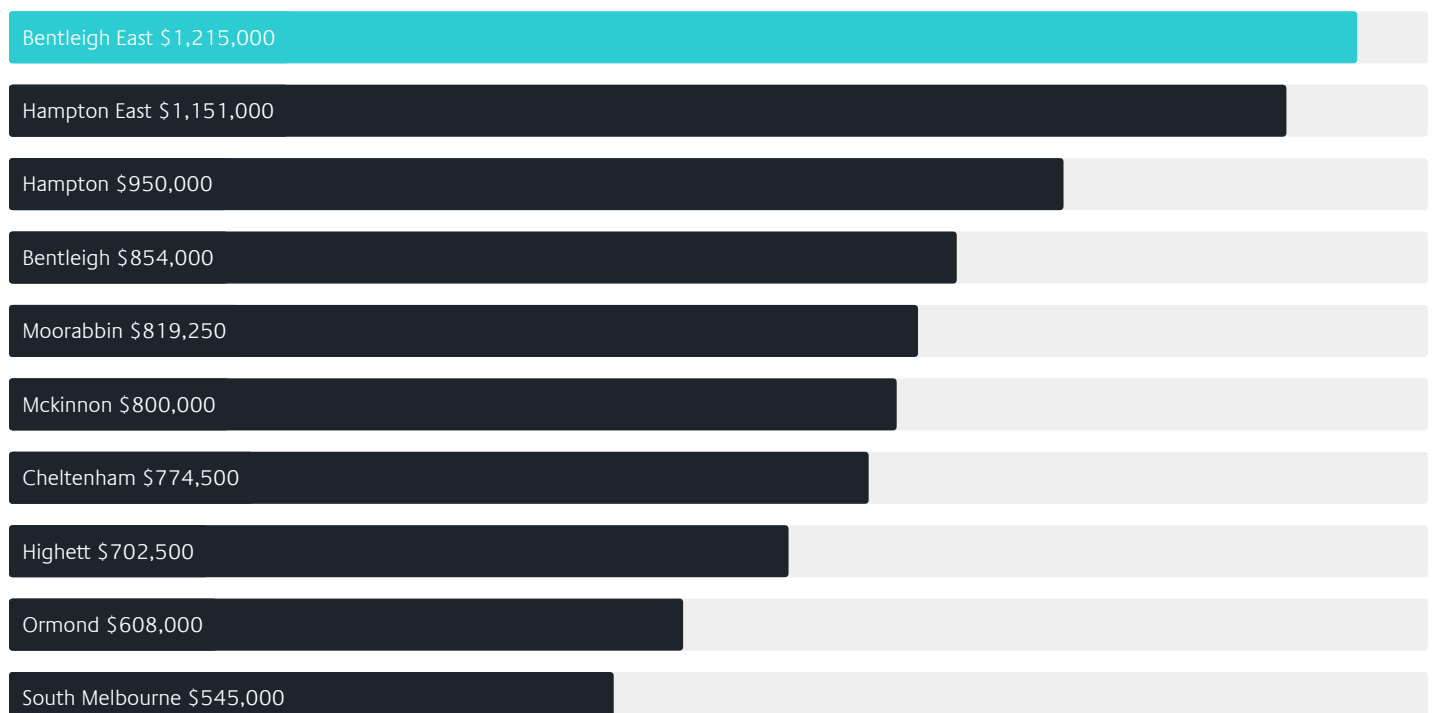


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 68%
● Private 32%

Auction Clearance Rate^{*}

90.09%

Median Days on Market[^]

25 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^{*}

\$725

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
 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
 7 Dromana Av Bentleigh East	4	House	\$1,700,000	21 Jun 2025
 1/95 Victor Rd Bentleigh East	3	House	\$1,216,000	21 Jun 2025
 10a Normdale Rd BENTLEIGH EAST	3	Unit	\$1,020,000	21 Jun 2025
 54 Barrington St Bentleigh East	3	House	\$1,705,000	21 Jun 2025
 23 Bevis St BENTLEIGH EAST	4	House	\$1,750,000	20 Jun 2025
 501/669 Centre Rd Bentleigh East	2	Apartment	\$575,000	17 Jun 2025
 8b Adrian St Bentleigh East	5	Townhouse	\$1,650,000	14 Jun 2025
 20 Molden St Bentleigh East	3	House	\$2,320,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Leigh St Bentleigh East	4	House	\$1,410,000	07 Jun 2025
 1/6 Valerie St Bentleigh East	3	House	\$1,041,500	06 Jun 2025
 83 Brady Rd Bentleigh East	4	House	\$1,880,000	04 Jun 2025
 29 Abbin Av Bentleigh East	5	House	\$1,950,000	03 Jun 2025
 14b Brooks St Bentleigh East	4	Townhouse	\$2,120,000	03 Jun 2025
 16 Wards Gr Bentleigh East	4	House	\$2,120,000	31 May 2025
 110 Marlborough St Bentleigh East	2	House	\$1,615,000	31 May 2025
 7 Belinda Ct Bentleigh East	4	House	\$1,365,000	31 May 2025
 1/59 Tudor St Bentleigh East	3	Unit	\$1,010,000	31 May 2025
 5a Mackie Rd Bentleigh East	3	Townhouse	\$1,060,000	31 May 2025
 103/170 East Boundary Rd Bentleigh East	1	Apartment	\$420,000	29 May 2025
 2/85 Orange St Bentleigh East	2	Townhouse	\$737,000	28 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/27 Beddoe Av Bentleigh East	3	House	\$1,020,000	24 May 2025
 3 Namron St Bentleigh East	3	House	\$1,358,888	23 May 2025
 1 Dromana Av Bentleigh East	3	House	\$1,940,000	23 May 2025
 21a Melva St Bentleigh East	4	Townhouse	\$1,715,000	22 May 2025
 14 Watt St Bentleigh East	3	House	\$2,200,000	22 May 2025
 17b England St Bentleigh East	4	Townhouse	\$1,601,000	21 May 2025
 74a Kennedy St Bentleigh East	4	Townhouse	\$1,330,000	21 May 2025
 3/7 Monash St Bentleigh East	2	Unit	\$665,000	20 May 2025
 824a North Rd Bentleigh East	4	Townhouse	\$1,622,000	17 May 2025
 7 Kenjulie Dr Bentleigh East	3	House	\$1,365,000	17 May 2025
 98a Deakin St Bentleigh East	3	House	\$205,000	16 May 2025
 1/36 Bonny St Bentleigh East	3	Townhouse	\$1,210,000	13 May 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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