

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*

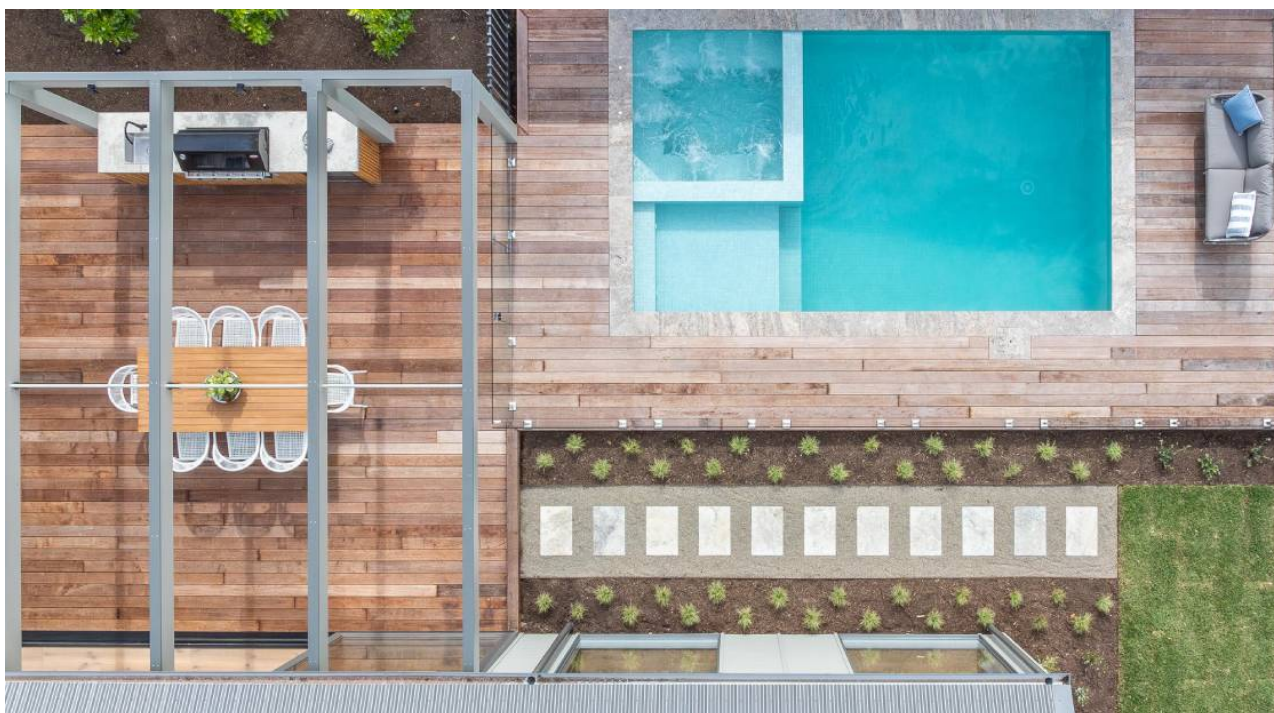
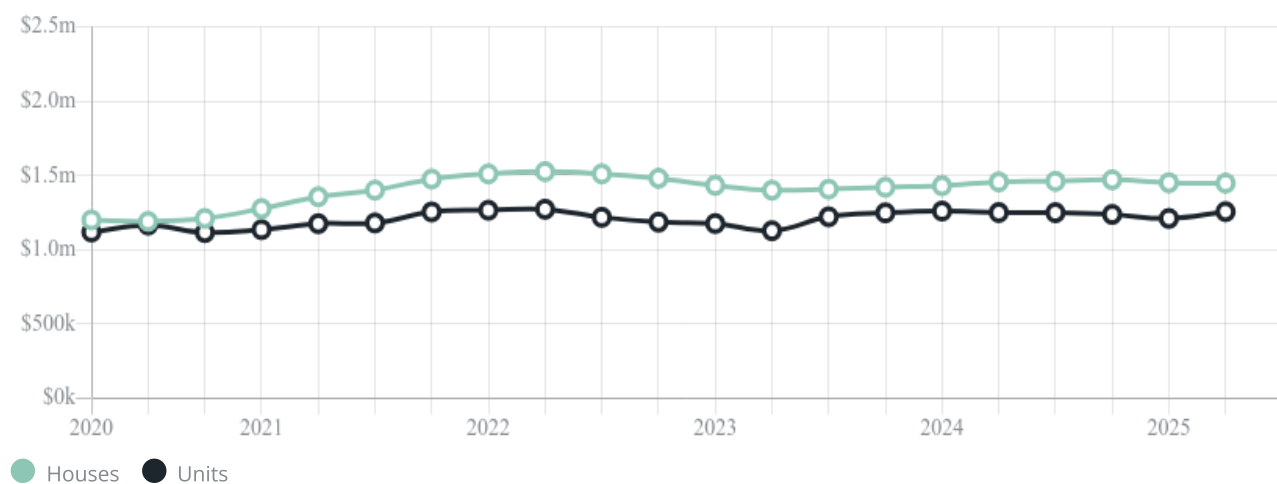
Median

\$1.26m

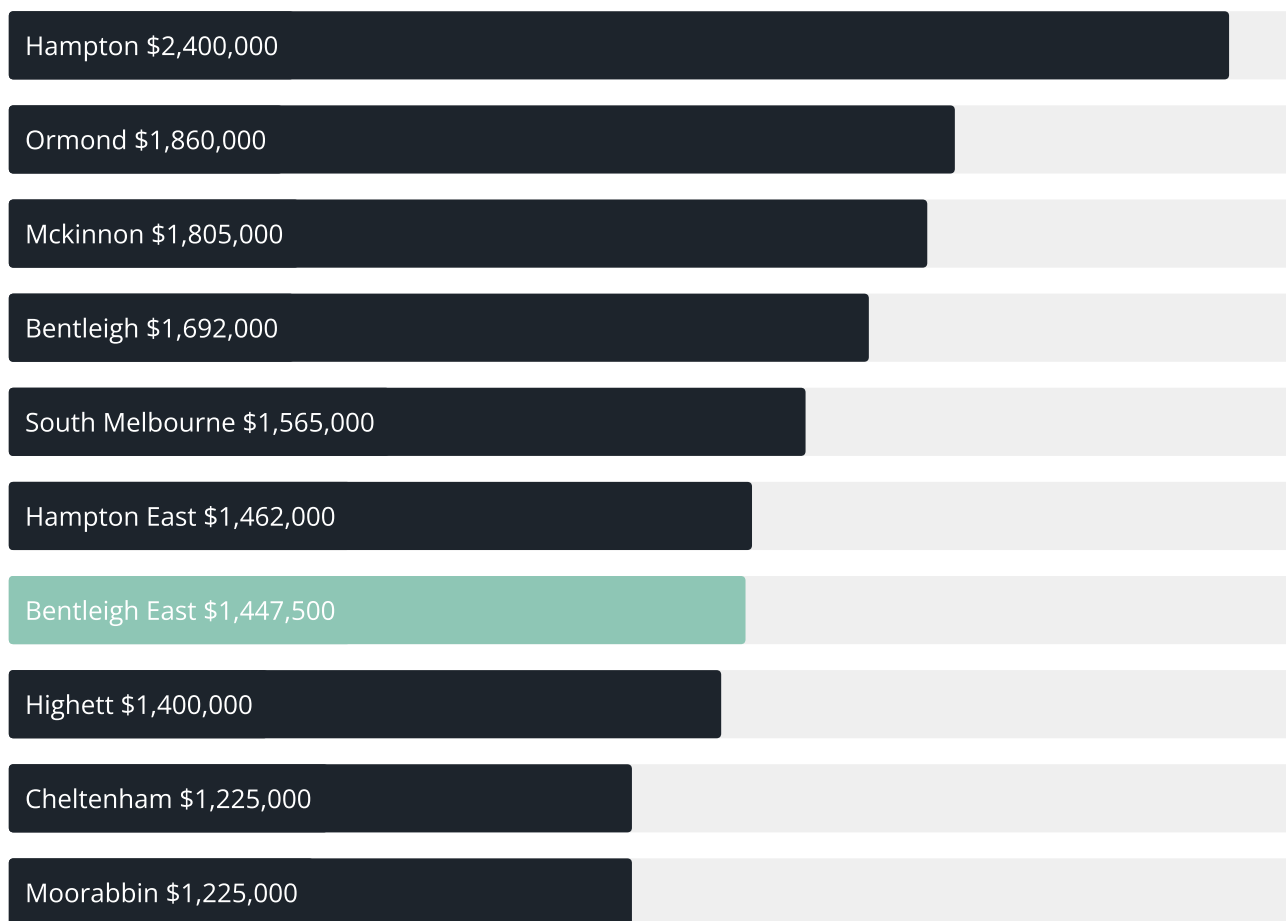
Quarterly Price Change

3.78% ↑

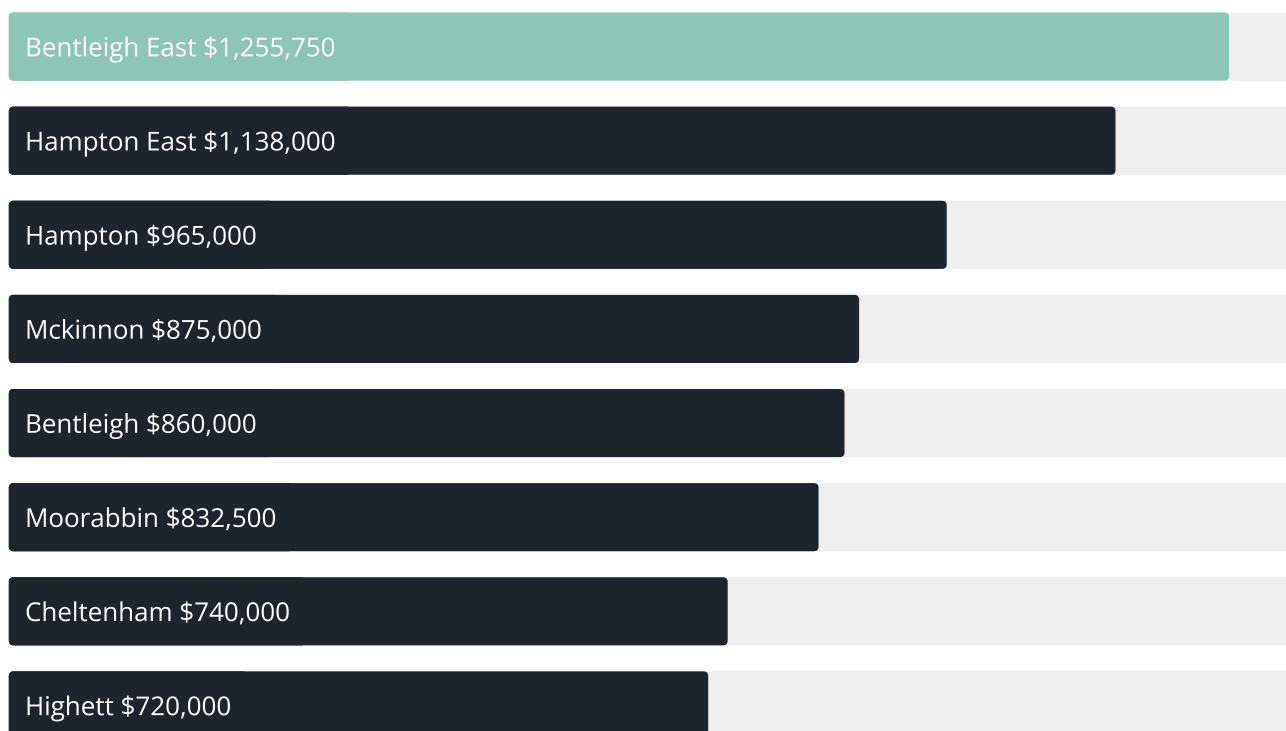
Quarterly Price Change*

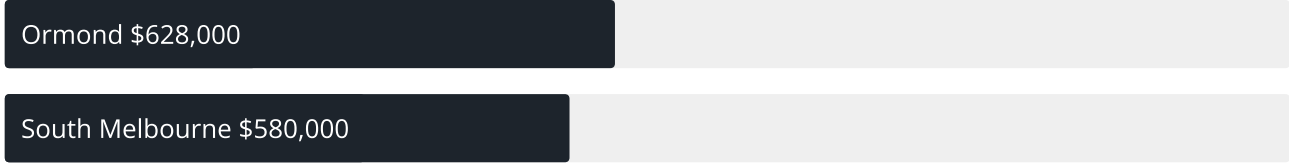


Median House Sale Price*



Median Unit Sale Price*





BENTLEIGH EAST SUBURB REPORT

Sale Method*



● Auction 65%
● Private 35%

Auction Clearance Rate*

87.36%

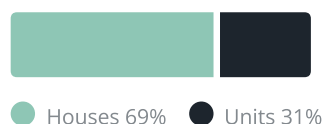
Median Days on Market^

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*







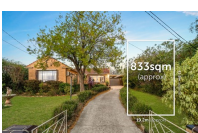



2.54%

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
 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
 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

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 3/26 Monash St Bentleigh East	3	Unit	\$810,000	14 Jun 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 687 Warrigal Rd Bentleigh East	4	House	\$1,310,000	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



Bentleigh Office
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Data is current as of PDF generation date 24/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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