

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.45m

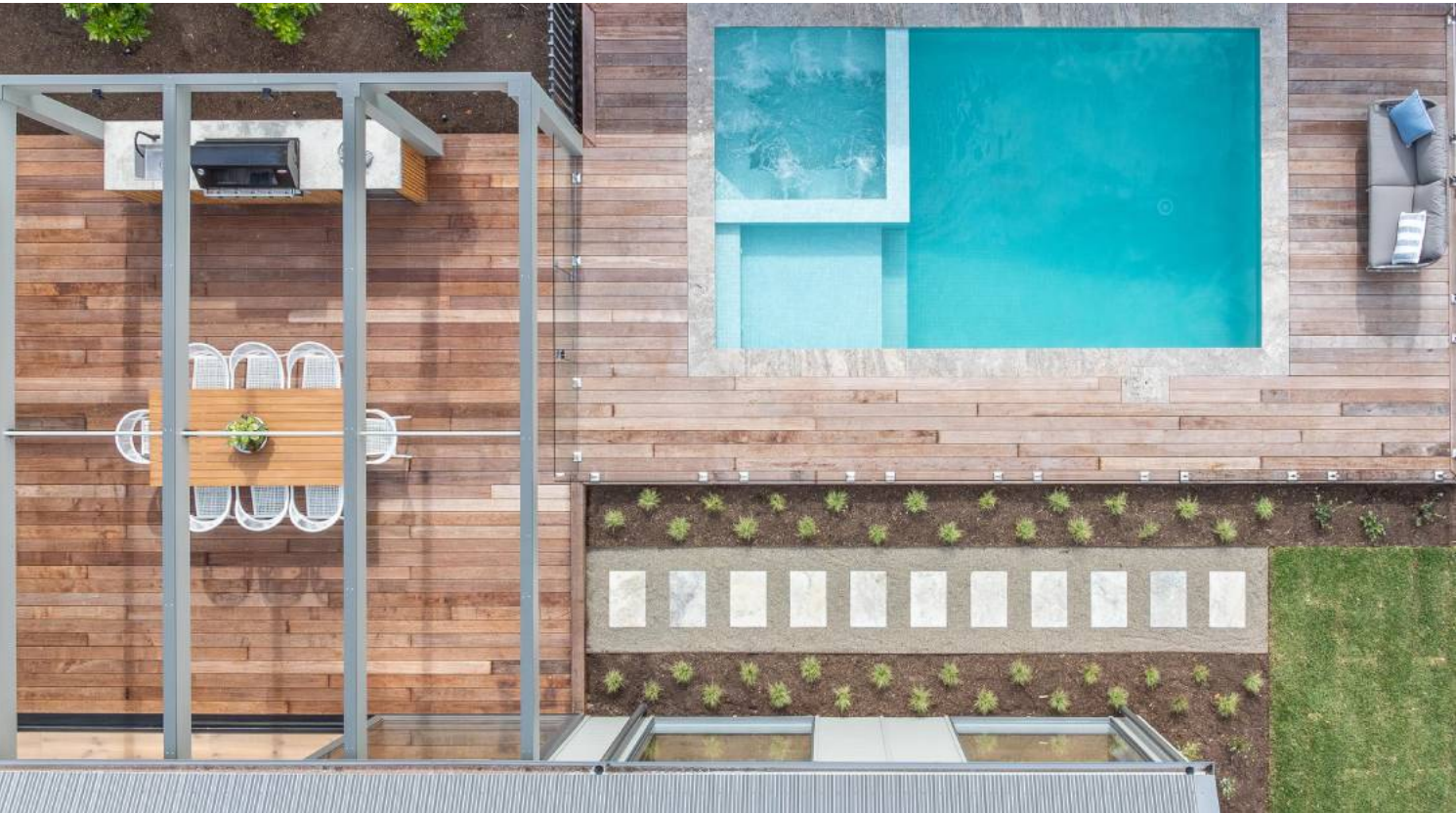
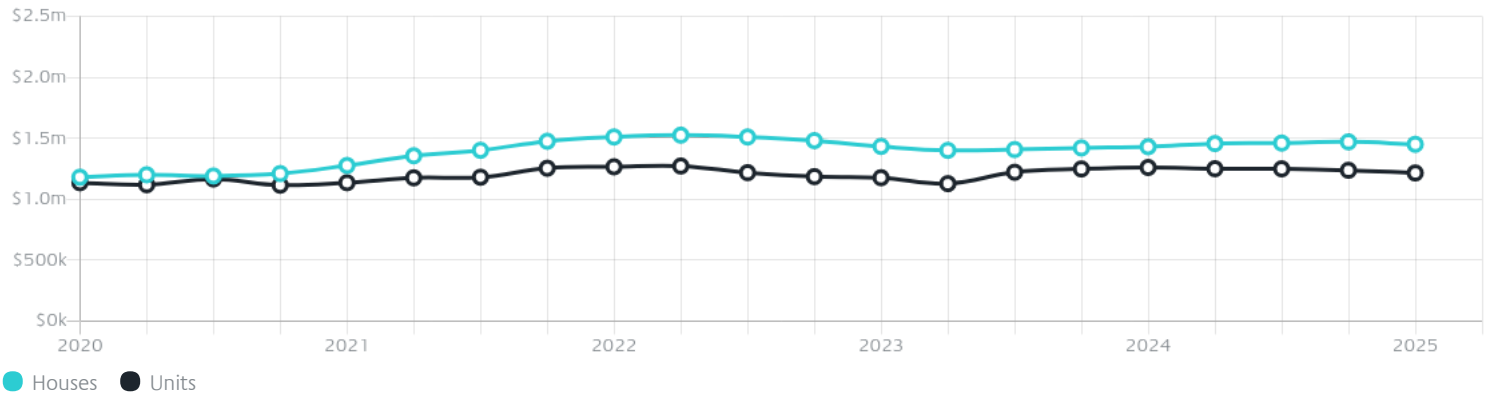
Quarterly Price Change
-1.36% ↓

Median Unit Price*

Median
\$1.22m

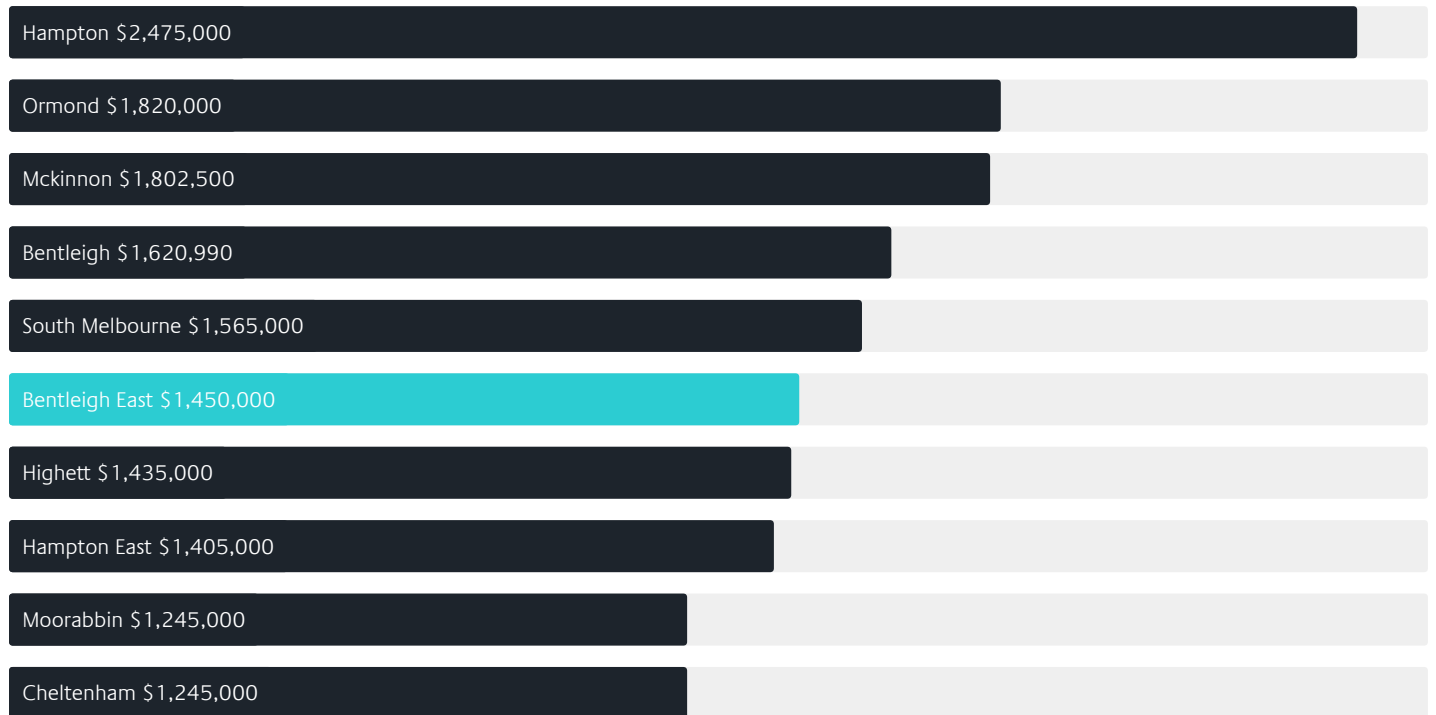
Quarterly Price Change
-1.77% ↓

Quarterly Price Change*

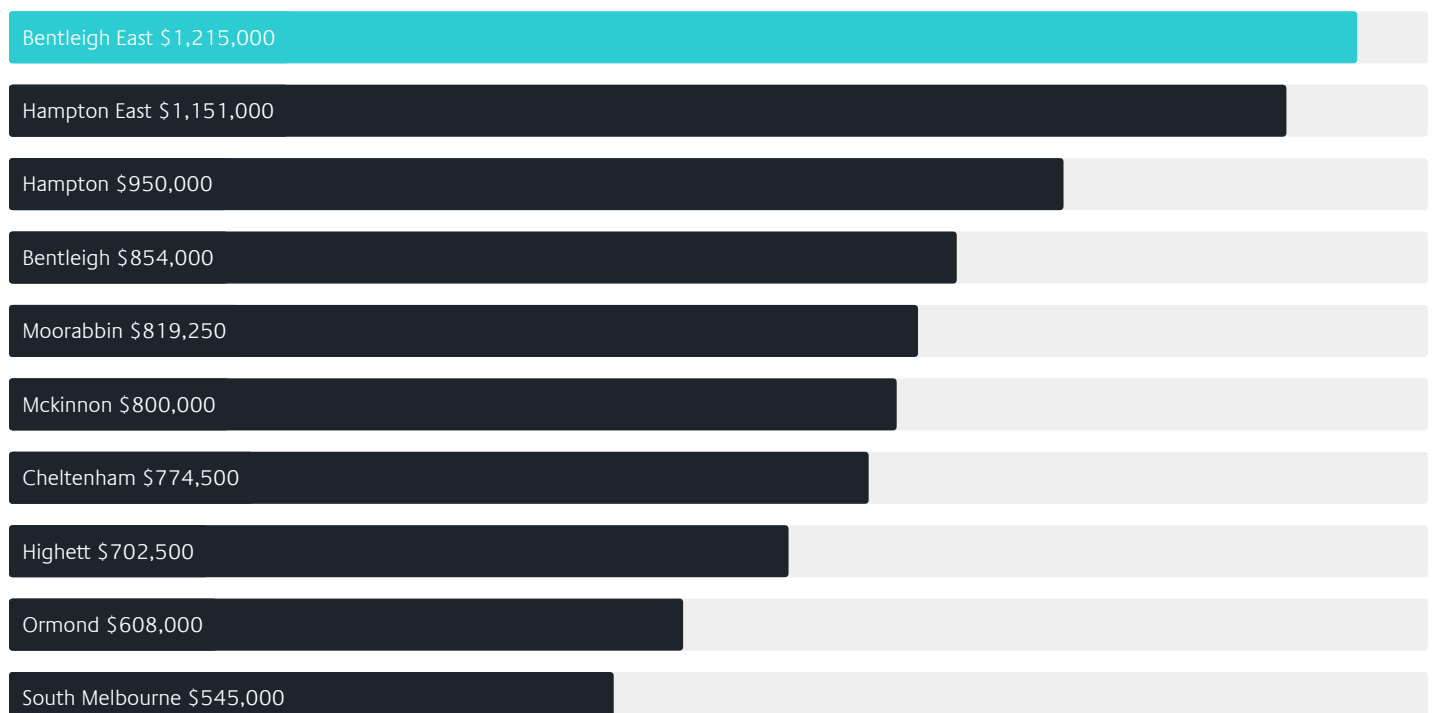


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 72%
● Private 28%

Auction Clearance Rate^{*}

83.21%

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[^]









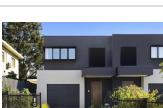

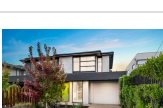
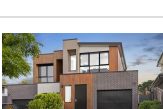
40 years

Median Household Size[^]













2.7 people

Sold Properties~










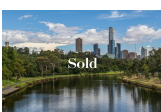


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 16 Wards Gr Bentleigh East	4	House	\$2,120,000	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
 7 Belinda Ct Bentleigh East	4	House	\$1,365,000	31 May 2025
 110 Marlborough St Bentleigh East	2	House	\$1,615,000	31 May 2025
 9a Murrong Av Bentleigh East	4	Townhouse	\$1,680,000	31 May 2025
 1/27 Beddoe Av Bentleigh East	3	House	\$1,020,000	24 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/36 Bonny St Bentleigh East	3	Townhouse	\$1,210,000	13 May 2025
 2/47 Blamey St Bentleigh East	2	Unit	\$835,000	10 May 2025
 7 Barrington St Bentleigh East	3	House	\$1,640,000	10 May 2025
 20 Almurta Rd Bentleigh East	3	House	\$1,400,000	06 May 2025
 3/13 Gardeners Rd Bentleigh East	2	Apartment	\$470,000	05 May 2025
 32a Wamba Rd Bentleigh East	3	Townhouse	\$1,656,000	04 May 2025
 29a Bradford St Bentleigh East	4	Townhouse	\$1,681,000	03 May 2025
 1 Pasadena Cr Bentleigh East	4	House	\$1,360,000	01 May 2025
 23 England St Bentleigh East	3	Flat/Unit/Apartment	\$830,000	01 May 2025
 3/8 Chauvel St Bentleigh East	2	Unit	\$705,000	01 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 28b Brooks St Bentleigh East	4	Townhouse	\$1,290,000	01 May 2025
 1 / 1 St Georges Av Bentleigh East	3	Apartment	\$880,000	30 Apr 2025
 10/1126 North Rd Bentleigh East	2	Apartment	\$375,000	29 Apr 2025
 86 Tambet St Bentleigh East	5	House	\$1,850,000	17 Apr 2025
 5d Mackie Rd Bentleigh East	3	Townhouse	\$1,050,000	17 Apr 2025
 11 Charles St Bentleigh East	4	House	\$1,850,000	17 Apr 2025
 12 Rowan Av Bentleigh East	4	Townhouse	\$1,760,000	16 Apr 2025
 20/27 Dromana Av Bentleigh East	3	Townhouse	\$1,200,800	15 Apr 2025
 8b Lilac St Bentleigh East	3	Townhouse	\$1,900,000	15 Apr 2025
 30 Surrey St Bentleigh East	3	House	\$1,480,000	13 Apr 2025
 28a Chauvel St Bentleigh East	3	Unit	\$950,000	12 Apr 2025
 7 Moray St Bentleigh East	3	House	\$1,250,000	12 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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