

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.47m

Quarterly Price Change

0.51% ↑

Median Unit Price*

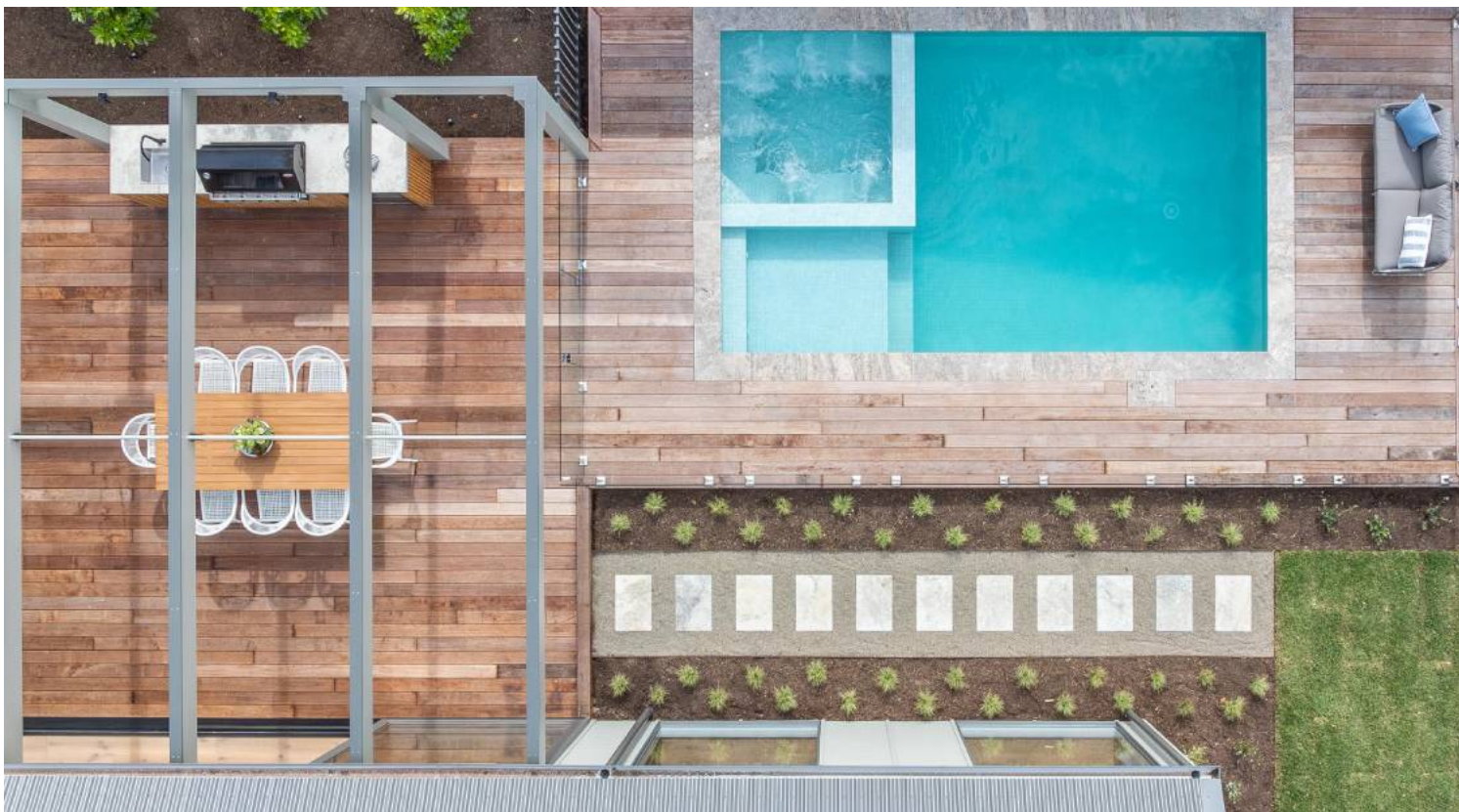
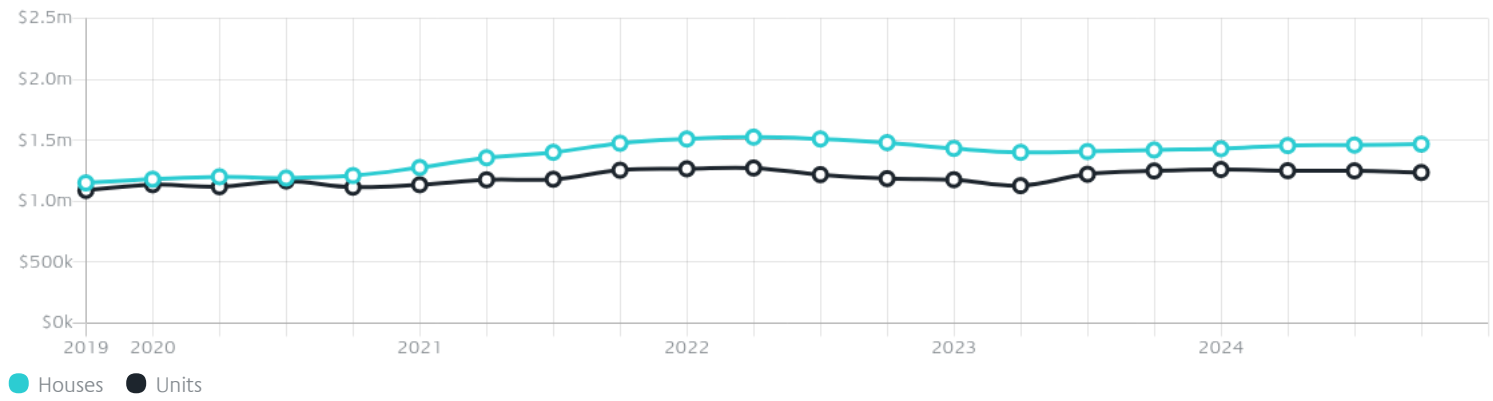
Median

\$1.24m

Quarterly Price Change

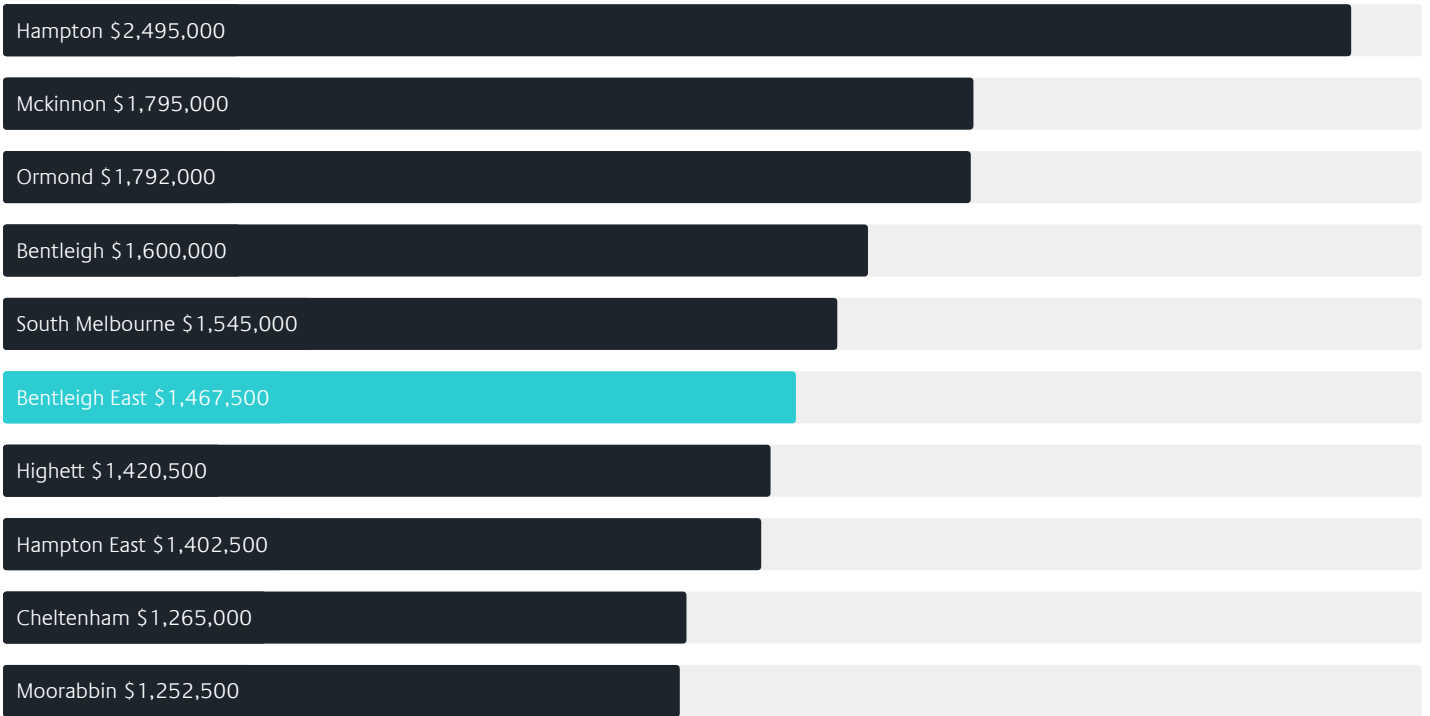
-1.12% ↓

Quarterly Price Change*

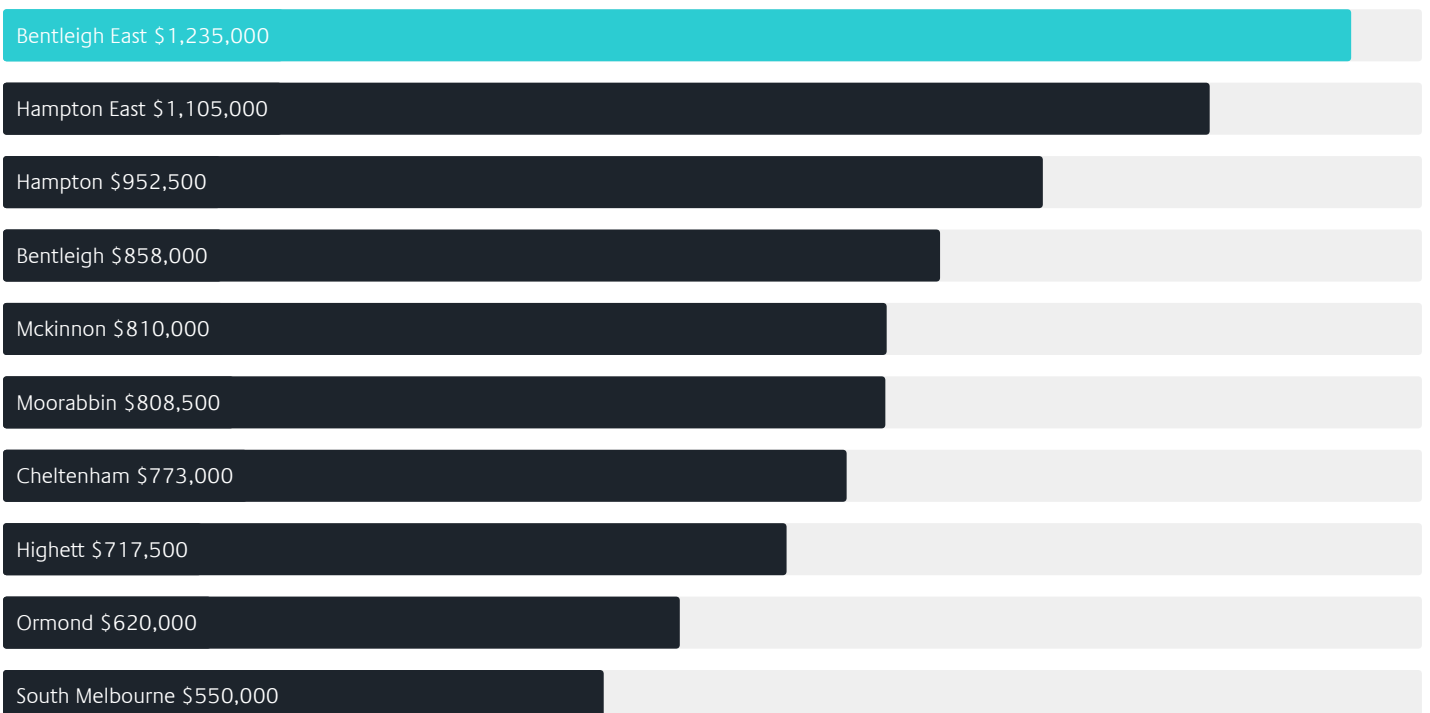


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 63%
● Private 37%

Auction Clearance Rate^{*}

82.81%

Median Days on Market[^]

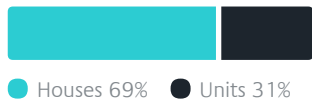
25 days

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^{*}

\$730

Population Growth[^]

9.13%

Rental Yield^{*}

2.54%

Median Age[^]












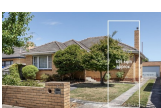
40 years

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
 16b Keswick St Bentleigh East	4	Townhouse	\$1,530,000	27 Feb 2025
 23a Celia St Bentleigh East	4	Townhouse	\$1,910,000	25 Feb 2025
 8a Tudor St Bentleigh East	4	Townhouse	\$1,550,000	25 Feb 2025
 9/23 Elizabeth St Bentleigh East	2	Apartment	\$512,000	24 Feb 2025
 4a John St Bentleigh East	4	Townhouse	\$1,729,000	22 Feb 2025
 395a Chesterville Rd Bentleigh East	3	Townhouse	\$1,350,000	22 Feb 2025
 21 Warwick St Bentleigh East	3	House	\$935,000	22 Feb 2025
 1/26 Norville St Bentleigh East	3	House	\$870,000	22 Feb 2025
 2/55 Victor Rd Bentleigh East	3	Townhouse	\$1,256,500	22 Feb 2025
 25 Stockdale Av Bentleigh East	3	House	\$1,436,000	19 Feb 2025
 42 Pasadena Cr Bentleigh East	4	House	\$1,510,000	19 Feb 2025
 2 Stockdale Av Bentleigh East	4	House	\$1,450,000	15 Feb 2025

Sold Properties ~

Address	Bedrooms	Type	Price	Sold
 8/33 Hill St Bentleigh East	3	Townhouse	\$1,190,000	15 Feb 2025
 1/4a Bevis St Bentleigh East	3	Unit	\$1,305,000	15 Feb 2025
 6 Elswill St Bentleigh East	5	House	\$1,435,000	15 Feb 2025
 30 Orange St Bentleigh East	3	House	\$1,445,000	15 Feb 2025
 121 Mackie Rd Bentleigh East	4	House	\$1,501,000	08 Feb 2025
 12 Rudyard St Bentleigh East	3	House	\$1,280,000	03 Feb 2025
 1/4-6 Matthews Rd Bentleigh East	2	Apartment	\$560,000	30 Jan 2025
 1/10 francesco St Bentleigh East	2	Flat/Unit/Apartment	\$835,000	29 Jan 2025
 3/14 Blenheim St Bentleigh East	2	Unit	\$658,000	23 Jan 2025
 7 Greendale Rd Bentleigh East	3	House	\$1,175,000	23 Jan 2025
 108/1a Vivien St Bentleigh East	1	Apartment	\$390,000	18 Jan 2025
 101/170 East Boundary Rd Bentleigh East	2	Strata Unit/Flat	\$527,000	18 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/3 Wonga Ct Bentleigh East	2	Townhouse	\$725,000	10 Jan 2025
 3/646 Centre Rd Bentleigh East	2	Unit	\$734,000	09 Jan 2025
 203/36 Browns Rd Bentleigh East	1	Apartment	\$290,000	09 Jan 2025
 44 Paloma St Bentleigh East	3	House	\$1,488,000	27 Dec 2024
 104/815 Centre Rd Bentleigh East	2	Strata Unit/Flat	\$550,000	27 Dec 2024
 105a Deakin St Bentleigh East	4	Townhouse	\$1,475,000	24 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
 9 Kurrajong St Bentleigh East	5	House	\$1,719,000	19 Dec 2024
 6/927A Centre Rd Bentleigh East	2	Unit	\$619,000	19 Dec 2024
 39a Warwick St Bentleigh East	4	Townhouse	\$1,559,000	18 Dec 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.