

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.45m

Quarterly Price Change

-1.36% ↓

Median Unit Price*

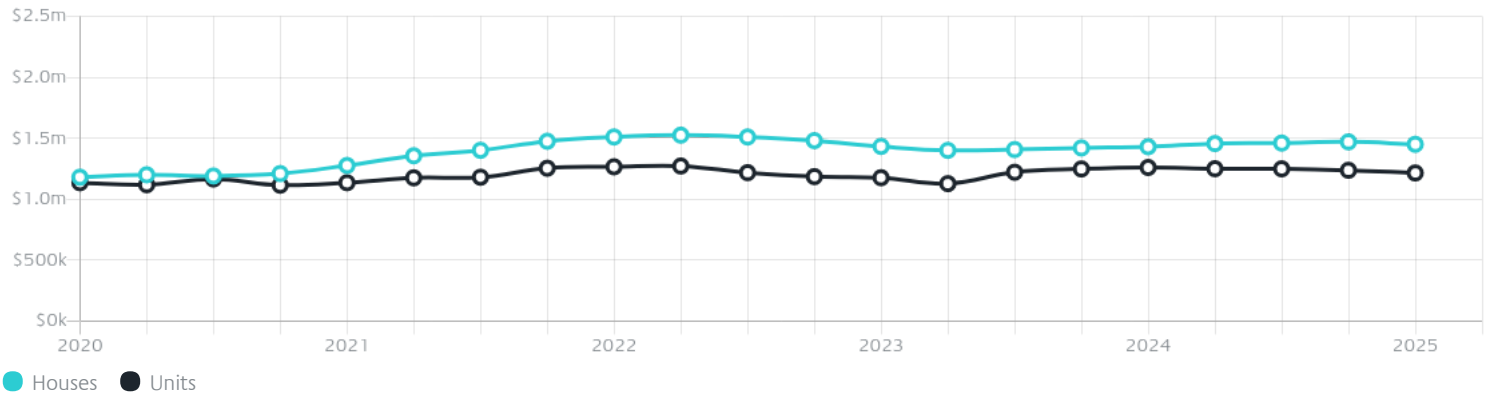
Median

\$1.22m

Quarterly Price Change

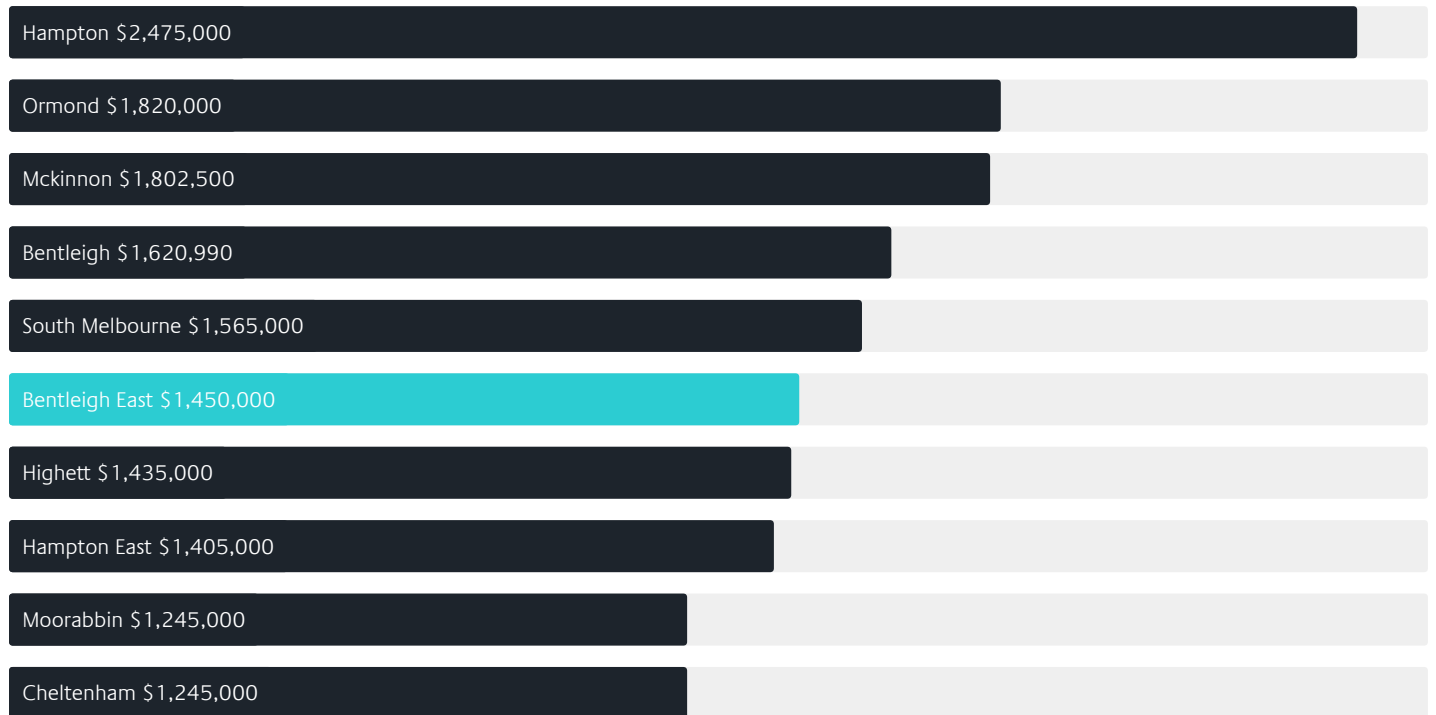
-1.77% ↓

Quarterly Price Change*

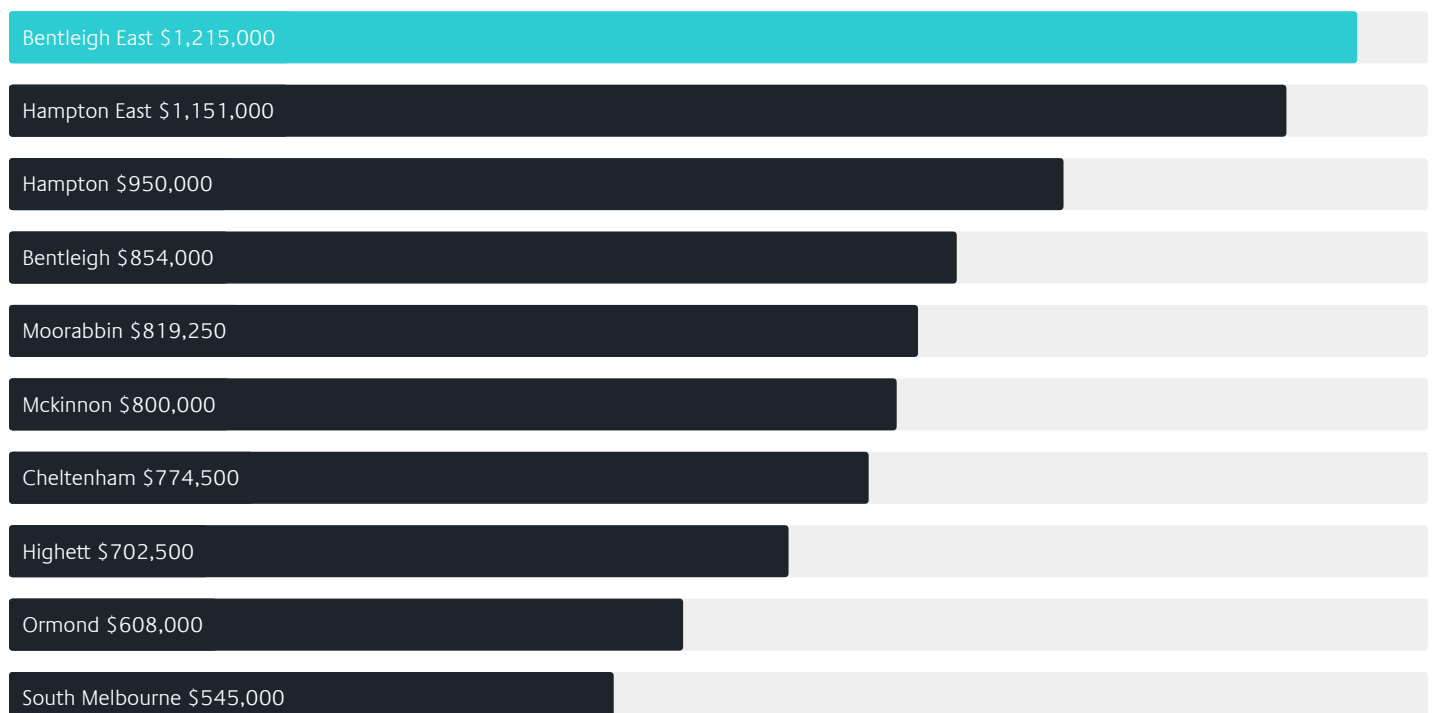


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 85%
● Private 15%

Auction Clearance Rate^{*}

82.01%

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[^]









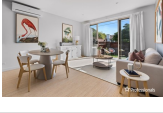
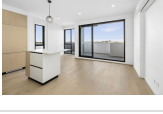


2.7 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 86 Tambet St Bentleigh East	5	House	\$1,850,000	17 Apr 2025
 2/170 East Boundary Rd Bentleigh East	2	Apartment	\$570,000	16 Apr 2025
 8b Lilac St Bentleigh East	4	Townhouse	\$1,900,000	16 Apr 2025
 20/27 Dromana Av Bentleigh East	3	Townhouse	\$1,200,800	15 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
 18 Thana St Bentleigh East	2	House	\$1,470,000	12 Apr 2025
 4 Leo St Bentleigh East	4	House	\$1,390,000	12 Apr 2025
 18b East View Cr Bentleigh East	4	Townhouse	\$1,545,000	12 Apr 2025
 5 Harper Av Bentleigh East	4	House	\$2,110,000	12 Apr 2025
 1/44 Gowrie St Bentleigh East	3	House	\$1,080,000	07 Apr 2025
 18 Millard St Bentleigh East	3	House	\$1,365,000	07 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 291a East Boundary Rd Bentleigh East	4	Townhouse	\$1,327,000	06 Apr 2025
 2/49 Deakin St Bentleigh East	2	Unit	\$955,000	05 Apr 2025
 12a Blamey St BENTLEIGH EAST	4	Townhouse	\$1,370,000	05 Apr 2025
 13a Vera St Bentleigh East	4	Townhouse	\$1,582,500	05 Apr 2025
 28 Stratford Av Bentleigh East	3	House	\$1,532,500	05 Apr 2025
 1/39 Wards Gr Bentleigh East	3	Unit	\$990,000	05 Apr 2025
 26b Denver St Bentleigh East	3	Townhouse	\$1,862,000	05 Apr 2025
 33 Northam Rd Bentleigh East	3	House	\$1,415,000	05 Apr 2025
 1/16 Malane St Bentleigh East	2	Unit	\$625,000	05 Apr 2025
 302/801 Centre Rd Bentleigh East	3	Unit	\$695,000	02 Apr 2025
 111 Brady Rd Bentleigh East	3	House	\$1,350,000	31 Mar 2025
 77a Deakin St Bentleigh East	4	Townhouse	\$1,655,000	31 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23 Connie St BENTLEIGH EAST	2	House	\$905,000	29 Mar 2025
 1/38 Deakin St Bentleigh East	4	Townhouse	\$1,345,000	29 Mar 2025
 2/13 Latham St Bentleigh East	3	Unit	\$1,335,000	29 Mar 2025
 23 Brosnan Rd Bentleigh East	3	House	\$1,600,000	29 Mar 2025
 15 Wamba Rd Bentleigh East	3	House	\$1,580,000	29 Mar 2025
 12a Celia St Bentleigh East	3	Townhouse	\$1,133,000	29 Mar 2025
 4 Gladwyn Av Bentleigh East	4	House	\$1,860,000	28 Mar 2025
 2/17 Lilac St BENTLEIGH EAST	2	Unit	\$845,000	27 Mar 2025
 1/45 East Boundary Rd BENTLEIGH EAST	3	Townhouse	\$985,000	27 Mar 2025
 2a Trinity Ct Bentleigh East	3	House	\$1,350,000	26 Mar 2025
 844 North Rd Bentleigh East	3	House	\$1,350,000	24 Mar 2025
 982 North Rd Bentleigh East	4	House	\$1,360,000	22 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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