

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*

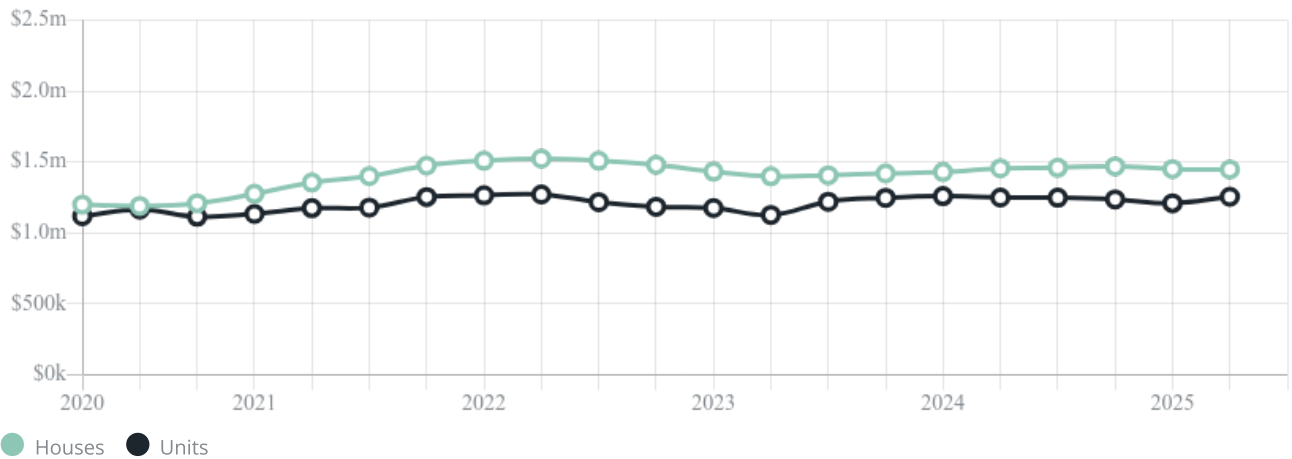
Median

\$1.26m

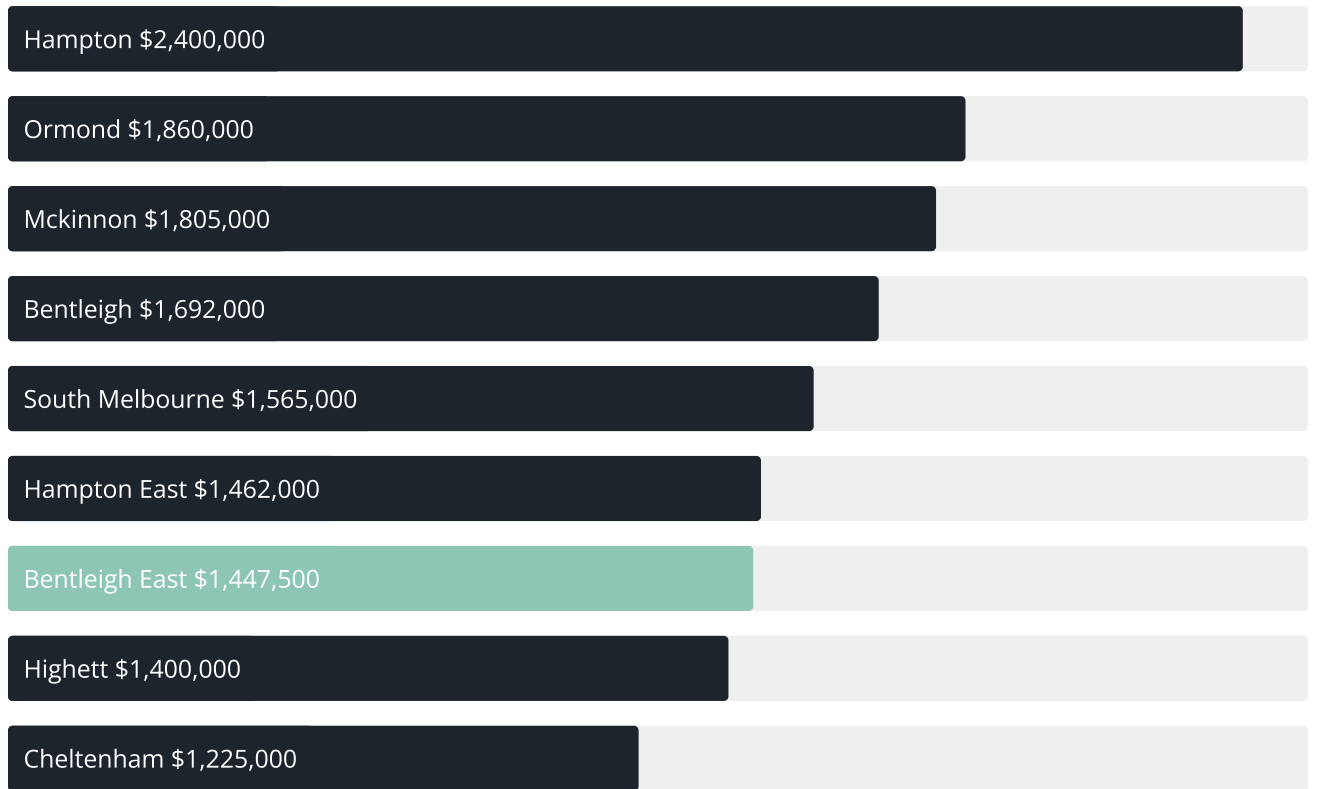
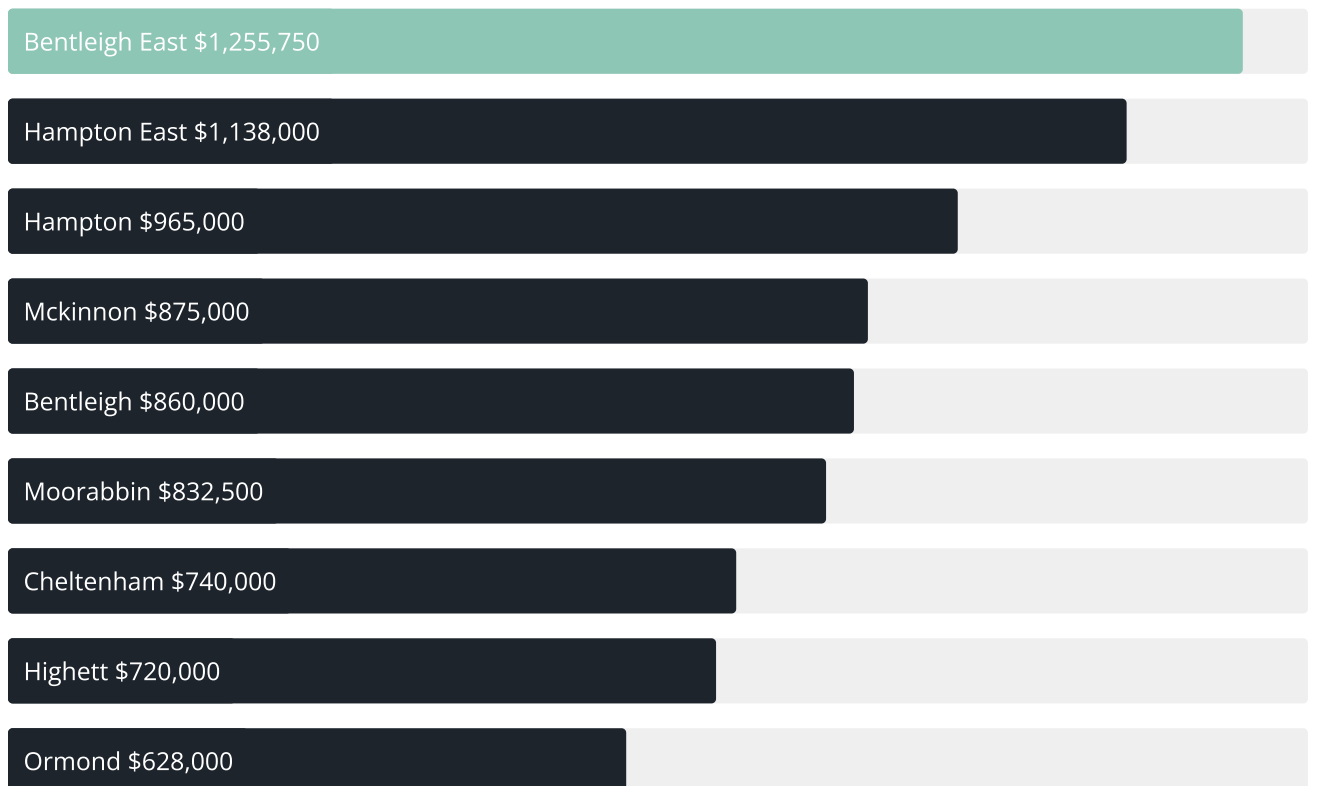
Quarterly Price Change

3.78% ↑

Quarterly Price Change*



BENTLEIGH EAST SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BENTLEIGH EAST SUBURB REPORT

Sale Method*



● Auction 80%
● Private 20%

Auction Clearance Rate*

79.82%

Median Days on Market^

24 days

Average Hold Period*

7.0 years

Dwelling Type^



● Houses 69% ● Units 31%

Ownership^



● Owned Outright 37% ● Mortgaged 42% ● Rented 21%

Population^

30,159

Median Asking Rent per week*

\$750

Population Growth^

9.13%

Rental Yield*

2.54%

Median Age^











40 years

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9a Cecil St Bentleigh East	4	Townhouse	\$1,856,000	27 Sep 2025
 1/5 Derry St Bentleigh East	2	Unit	\$800,000	25 Sep 2025
 22 Normdale Rd Bentleigh East	4	House	\$2,180,000	23 Sep 2025
 42 Barrington St Bentleigh East	4	House	\$1,850,000	22 Sep 2025
 9 Adrian St Bentleigh East	3	House	\$1,580,000	20 Sep 2025
 626 Centre Rd Bentleigh East	3	House	\$1,252,000	20 Sep 2025
 691 South Rd Bentleigh East	3	House	\$1,240,000	20 Sep 2025
 3 Opal Ct Bentleigh East	4	House	\$1,485,000	20 Sep 2025
 49 Tambet St Bentleigh East	3	House	\$1,341,000	20 Sep 2025
 59 Purtell St Bentleigh East	4	House	\$1,785,000	20 Sep 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Greendale Rd Bentleigh East	3	House	\$1,305,000	20 Sep 2025
 18 Schulz St Bentleigh East	4	House	\$1,715,000	20 Sep 2025
 38 Waratah St Bentleigh East	3	House	\$1,275,000	18 Sep 2025
 202/1 Mackie Rd Bentleigh East	1	Apartment	\$380,000	16 Sep 2025
 1a East View Cr BENTLEIGH EAST	3	Townhouse	\$1,040,000	13 Sep 2025
 10d Neville St Bentleigh East	4	Townhouse	\$1,515,000	12 Sep 2025
 18b Malane St Bentleigh East	4	Townhouse	\$1,830,000	10 Sep 2025
 19 Greendale Rd Bentleigh East	3	House	\$1,431,000	09 Sep 2025
 1004 North Rd Bentleigh East <small>McKinnon School Zone Rear Access via Plazette Lane</small>	3	Townhouse	\$1,100,000	06 Sep 2025
 90 Brady Rd Bentleigh East	3	House	\$1,622,000	06 Sep 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 61 Latham St Bentleigh East	5	House	\$2,410,000	06 Sep 2025
 613 Warrigal Rd Bentleigh East	3	House	\$1,025,000	06 Sep 2025
 683b South Rd Bentleigh East	4	Townhouse	\$1,520,000	05 Sep 2025
 48 Gladesville Dr Bentleigh East	5	House	\$1,805,000	04 Sep 2025
 739 South Rd Bentleigh East	3	House	\$1,170,000	30 Aug 2025
 14a Brooks St Bentleigh East	4	Townhouse	\$2,180,000	30 Aug 2025
 2/56 goodrich St Bentleigh East	3	Unit	\$1,135,000	30 Aug 2025
 25 Northam Rd Bentleigh East	3	House	\$1,475,000	29 Aug 2025
 58 Edinburgh St Bentleigh East	4	House	\$1,740,000	29 Aug 2025
 7A Abbin Av Bentleigh East	4	Townhouse	\$1,628,888	28 Aug 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* 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.