

# 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\*

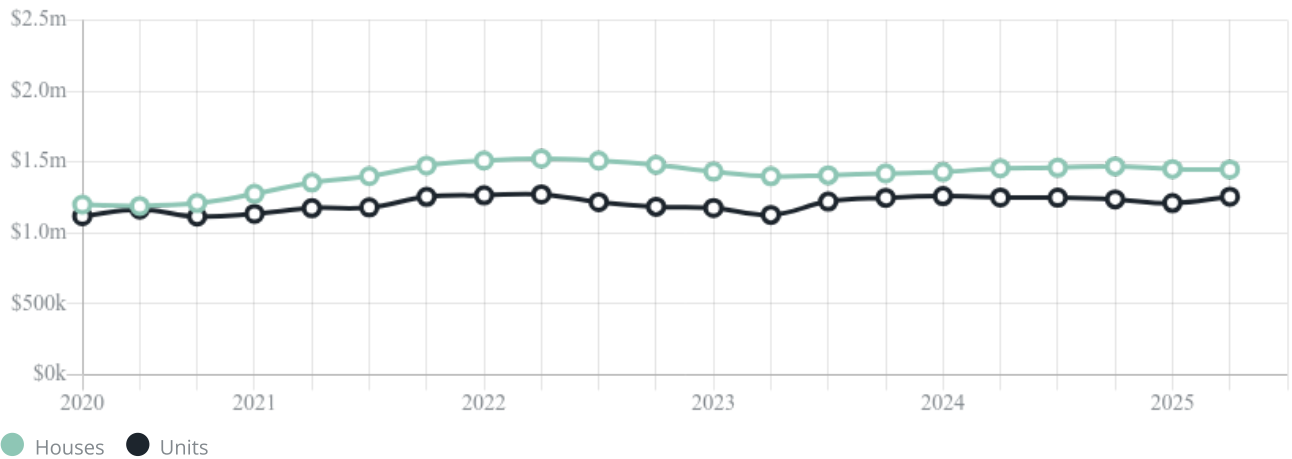
Median

\$1.26m

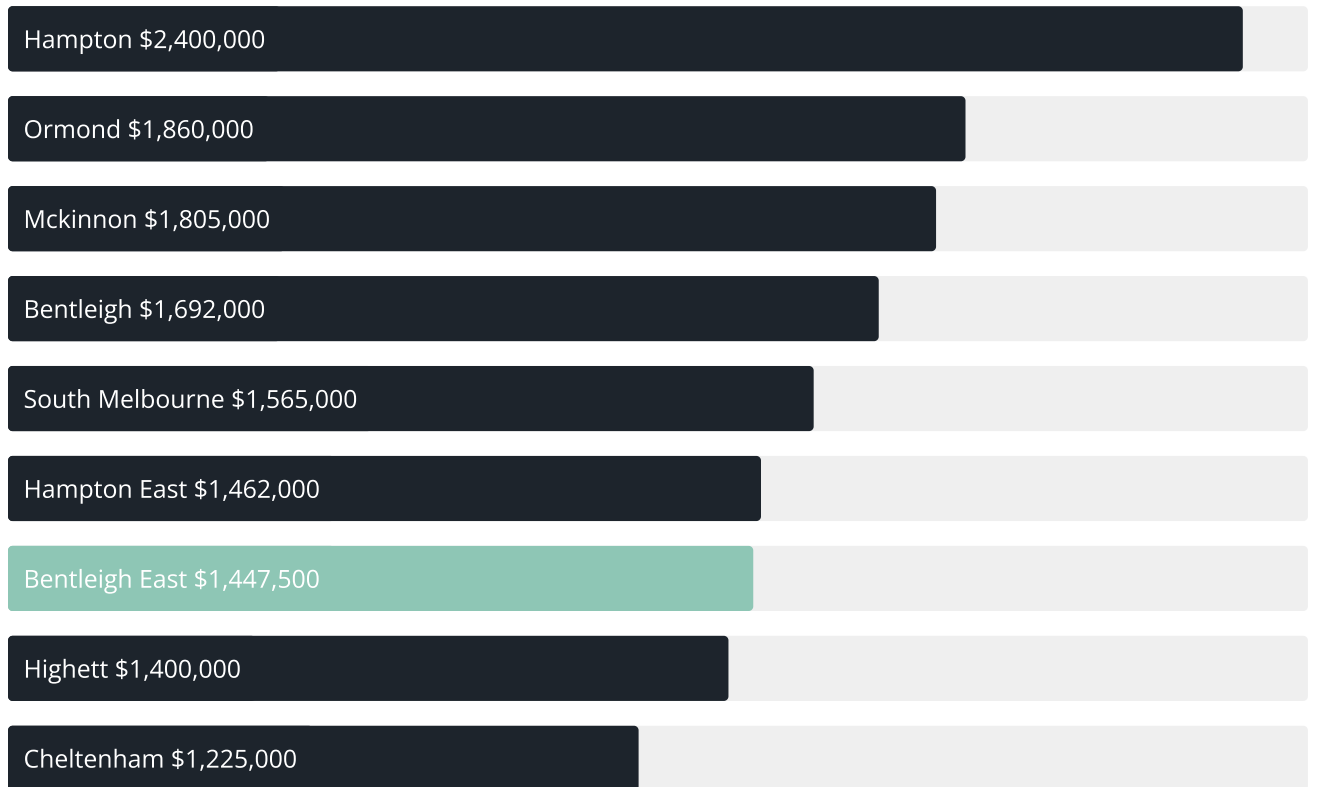
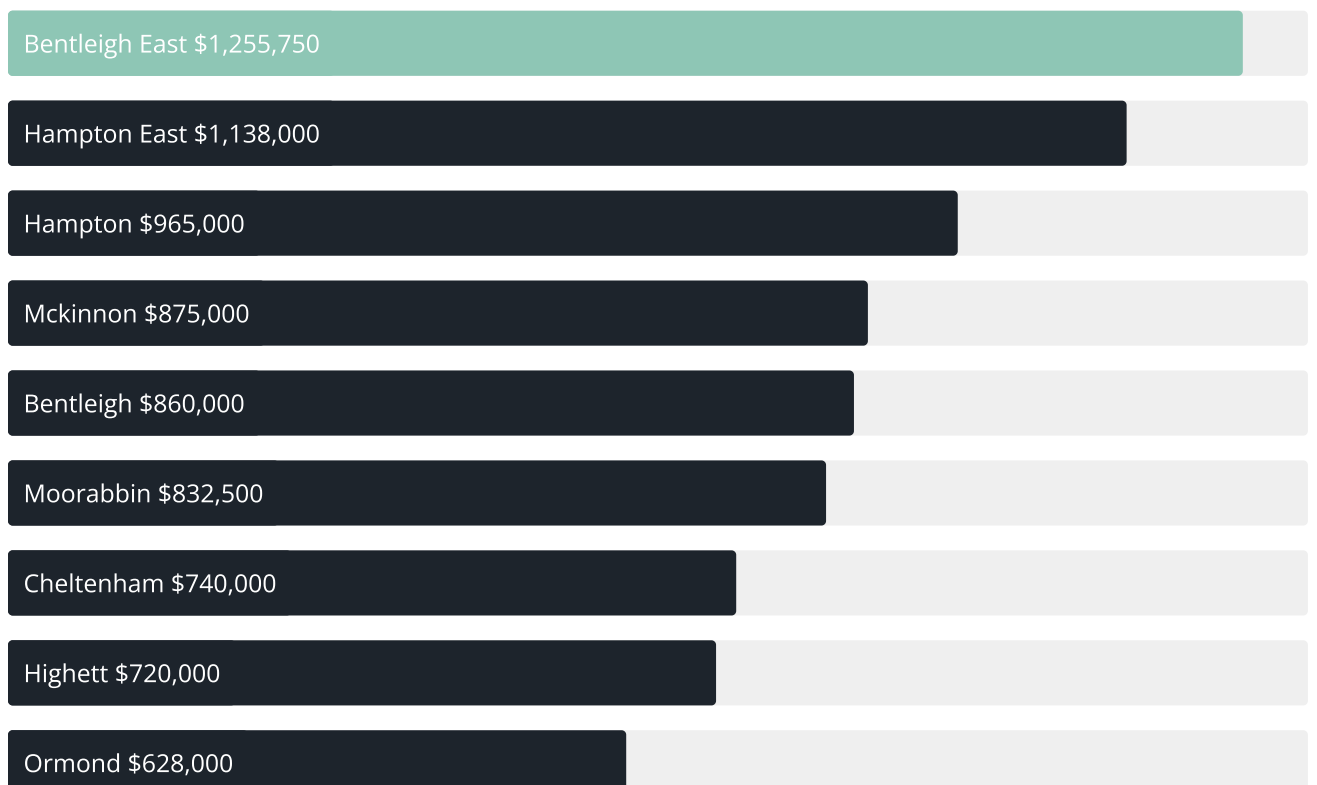
Quarterly Price Change

3.78% ↑

Quarterly Price Change\*



## BENTLEIGH EAST SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BENTLEIGH EAST SUBURB REPORT

## Sale Method\*



● Auction 75%  
● Private 25%

## Auction Clearance Rate\*

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**83.51%**

## Median Days on Market^

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**25 days**

## Average Hold Period\*

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**7.0 years**

## Dwelling Type^



● Houses 69% ● Units 31%

## Ownership^



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

## Population^

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**30,159**

## Median Asking Rent per week\*

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**\$750**

## Population Growth^

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**9.13%**

## Rental Yield\*

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**2.54%**

## Median Age^

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**40 years**






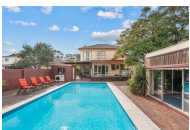




## Median Household Size^

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**2.7 people**

## BENTLEIGH EAST SUBURB REPORT







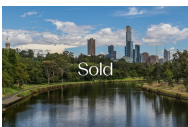



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 14a Brooks St Bentleigh East	4	Townhouse	\$2,180,000	31 Aug 2025
 739 South Rd Bentleigh East	3	House	\$1,170,000	30 Aug 2025
 323 East Boundary Rd Bentleigh East	2	House	\$1,520,000	30 Aug 2025
 2/56 Goodrich St Bentleigh East	3	Unit	\$1,135,000	30 Aug 2025
 7A Abbin Av Bentleigh East	4	Townhouse	\$1,628,888	28 Aug 2025
 4 Kalimna St Bentleigh East	4	House	\$1,881,000	25 Aug 2025
 18 Marlborough St Bentleigh East	4	House	\$1,530,000	23 Aug 2025
 10 Wards Gr Bentleigh East	3	House	\$1,430,000	23 Aug 2025
 20 Birdwood St Bentleigh East	4	House	\$1,900,000	22 Aug 2025
 4 Adrian St Bentleigh East	5	House	\$1,956,000	17 Aug 2025

## BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 39a Chesterville Dr Bentleigh East	2	House	\$945,000	16 Aug 2025
 2/8 Deborah Av Bentleigh East	4	Townhouse	\$1,330,000	16 Aug 2025
 9 Clements St Bentleigh East	3	House	\$1,803,000	16 Aug 2025
 9 Highview Rd Bentleigh East	5	House	\$2,250,000	15 Aug 2025
 12a Bonny St Bentleigh East	4	Townhouse	\$1,585,000	14 Aug 2025
 59 Victor Rd Bentleigh East	5	House	\$2,630,000	13 Aug 2025
 72 Wingate St Bentleigh East	3	House	\$1,390,000	09 Aug 2025
 30 Haigh St Bentleigh East	3	Townhouse	\$1,290,000	07 Aug 2025
 7B Melva St Bentleigh East	4	Townhouse	\$1,820,000	07 Aug 2025
 12/11 St Georges Av Bentleigh East	3	Townhouse	\$950,000	05 Aug 2025

## BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Roselyn Cr Bentleigh East	5	House	\$2,660,000	02 Aug 2025
 4/27 Elizabeth St Bentleigh East	3	Townhouse	\$1,331,000	02 Aug 2025
 10/785 Warrigal Rd Bentleigh East	2	Apartment	\$360,000	02 Aug 2025
 40 Northam Rd Bentleigh East	3	House	\$1,436,000	02 Aug 2025
 26a Denver St Bentleigh East	4	Townhouse	\$1,668,000	01 Aug 2025
 2a Rae St Bentleigh East	4	Townhouse	\$1,375,000	30 Jul 2025
 13 Blenheim St Bentleigh East	3	House	\$1,615,000	29 Jul 2025
 12 Langslow St Bentleigh East	3	House	\$1,400,000	28 Jul 2025
 301/730a Centre Rd Bentleigh East	1	Apartment	\$367,500	27 Jul 2025
 165a Bignell Rd BENTLEIGH EAST	2	House	\$909,000	26 Jul 2025





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

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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