

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.60m**

Quarterly Price Change

**-1.53% ↓**

## Median Unit Price\*

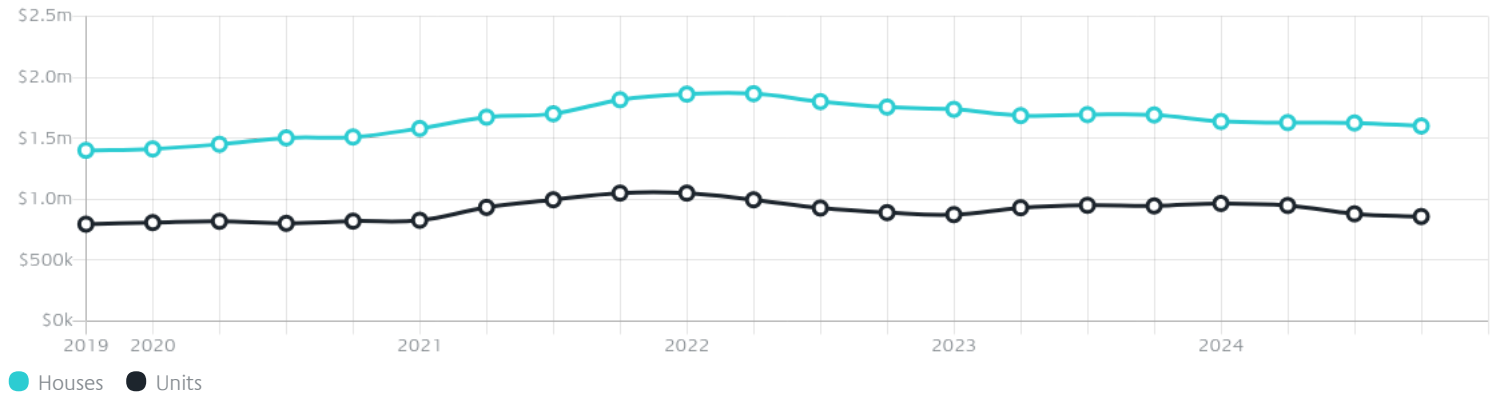
Median

**\$858k**

Quarterly Price Change

**-2.50% ↓**

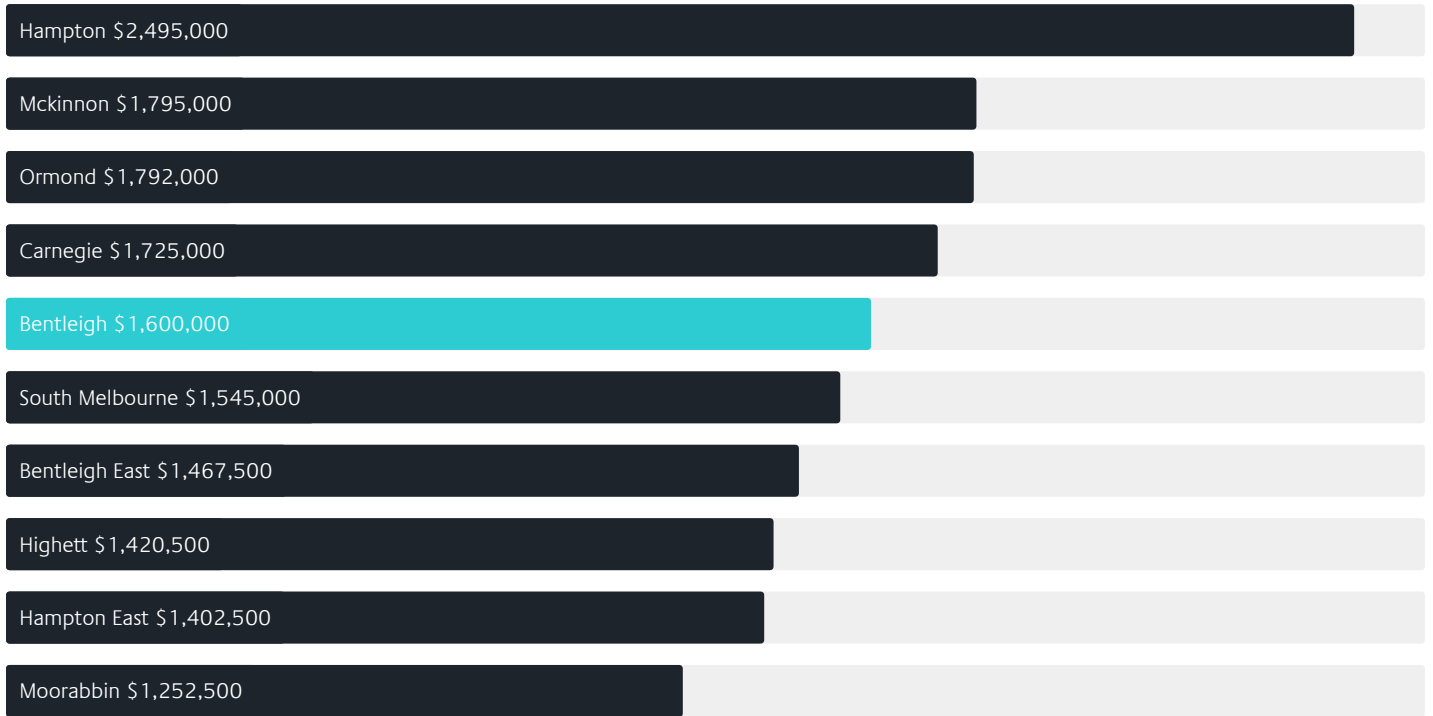
## Quarterly Price Change\*



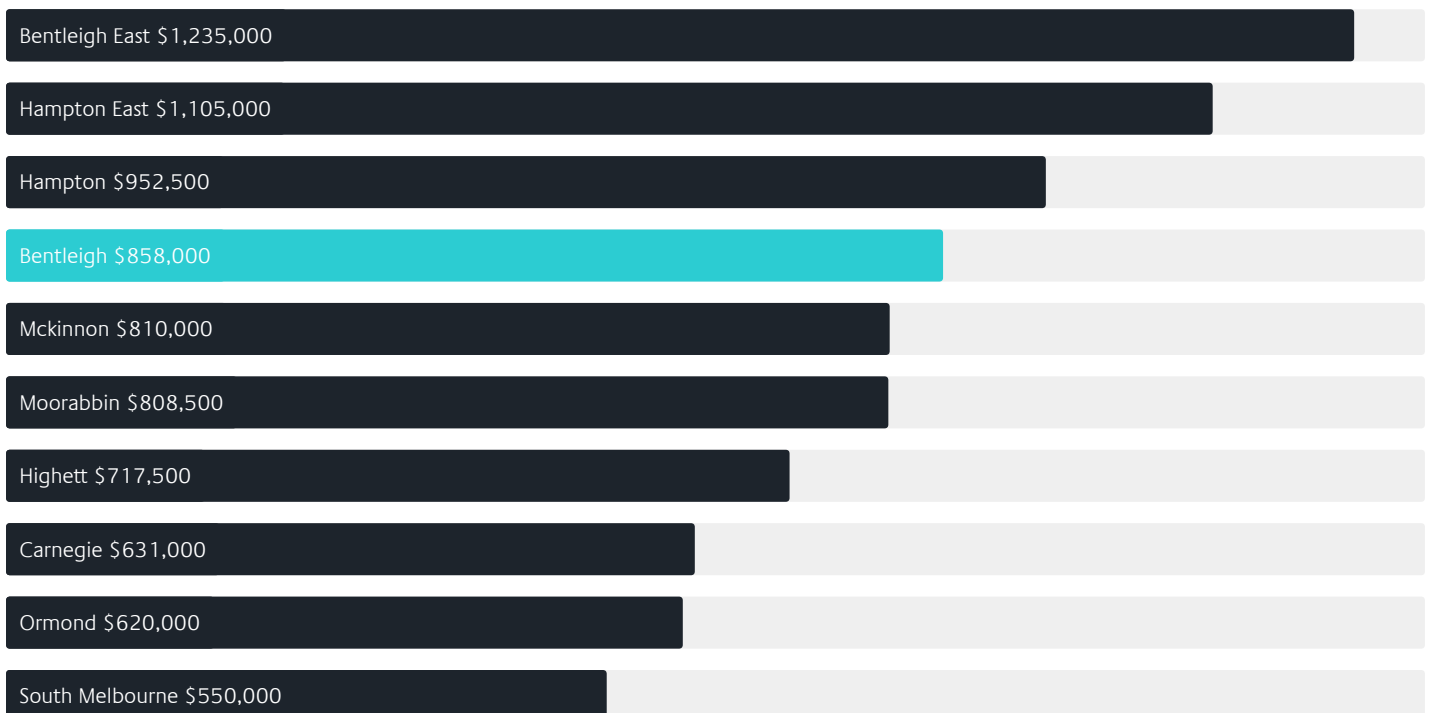
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 59%  
● Private 41%

## Auction Clearance Rate<sup>\*</sup>

86.36%

## Median Days on Market<sup>^</sup>

24 days

## Average Hold Period<sup>\*</sup>

6.1 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 60% ● Units 40%

## Ownership<sup>^</sup>



● Owned Outright 37% ● Mortgaged 38% ● Rented 25%

## Population<sup>^</sup>

17,921

## Median Asking Rent per week<sup>\*</sup>

\$795

## Population Growth<sup>^</sup>

10.95%

## Rental Yield<sup>\*</sup>

2.5%

## Median Age<sup>^</sup>













39 years

## Median Household Size<sup>^</sup>













2.6 people

# Sold Properties~










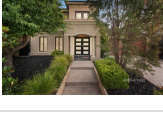


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 33 The Hwy Bentleigh	4	House	\$2,150,000	29 Mar 2025
 33 The Highway Bentleigh	4	House	\$2,150,000	29 Mar 2025
 3/10a Eddys Gr Bentleigh	2	Apartment	\$641,000	26 Mar 2025
 28 Glenmer St Bentleigh	3	House	\$1,150,000	22 Mar 2025
 1c Loranne St Bentleigh	3	Townhouse	\$1,760,000	22 Mar 2025
 18/27 Patterson Rd Bentleigh	2	Unit	\$760,000	15 Mar 2025
 6 Lockwood St Bentleigh	3	House	\$1,820,000	14 Mar 2025
 3/37 Gilbert Gr Bentleigh	2	Apartment	\$522,000	13 Mar 2025
 12a Harding St Bentleigh	4	Townhouse	\$1,755,000	12 Mar 2025
 111/25 Nicholson St Bentleigh	2	Apartment	\$635,000	12 Mar 2025
 2/44 Lindsay St Bentleigh	3	Townhouse	\$1,355,000	08 Mar 2025
 550a Centre Rd Bentleigh	2	Townhouse	\$865,000	04 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 27 Wavell St Bentleigh	4	House	\$1,782,000	01 Mar 2025
 45 Luckins Rd Bentleigh	3	House	\$1,180,000	27 Feb 2025
 202/451 South Rd Bentleigh	2	Apartment	\$510,000	26 Feb 2025
 301/82 Mitchell St Bentleigh	2	Unit	\$890,000	23 Feb 2025
 21a Sunnyside Cr Bentleigh	1	House	\$1,775,000	22 Feb 2025
 5 Railway Cr Bentleigh	3	House	\$1,081,000	22 Feb 2025
 1/150A Tucker Rd Bentleigh	3	Unit	\$600,000	21 Feb 2025
 301/2 Blair St Bentleigh	2	Apartment	\$755,000	20 Feb 2025
 12/22 South Av Bentleigh	2	Townhouse	\$725,000	20 Feb 2025
 72 Jasper Rd Bentleigh	2	House	\$1,445,000	18 Feb 2025
 41 Paschal St Bentleigh	3	House	\$1,415,000	17 Feb 2025
 12/1d Tovan Akas Av Bentleigh	3	Townhouse	\$932,500	15 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/12 Vickery St Bentleigh	2	Apartment	\$535,000	14 Feb 2025
 10/29 Loranne St Bentleigh	2	Strata Unit/Flat	\$626,000	14 Feb 2025
 104/22 Bent St Bentleigh	2	House	\$570,000	12 Feb 2025
 8/187 Tucker Rd Bentleigh	3	Apartment	\$675,000	06 Feb 2025
 13 The Highway Bentleigh	3	House	\$1,069,547	04 Feb 2025
 1a Hobart St Bentleigh	4	Townhouse	\$1,910,000	24 Jan 2025
 1/12 Vickery St Bentleigh	2	Apartment	\$555,000	24 Jan 2025
 105/8 Railway Cr Bentleigh	2	Unit	\$527,000	24 Jan 2025
 203/22 Bent St Bentleigh	2	Strata Unit/Flat	\$595,000	24 Jan 2025
 32 Pascoe Av Bentleigh	4	House	\$2,415,000	23 Jan 2025
 137 Tucker Rd Bentleigh	3	House	\$1,480,000	21 Jan 2025
 24b Scotts St Bentleigh	4	Townhouse	\$2,100,000	20 Jan 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 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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