

Suburb **INSIGHTS**

3204
BENTLEIGH



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.63m

Quarterly Price Change

-0.18% ↓

Median Unit Price*

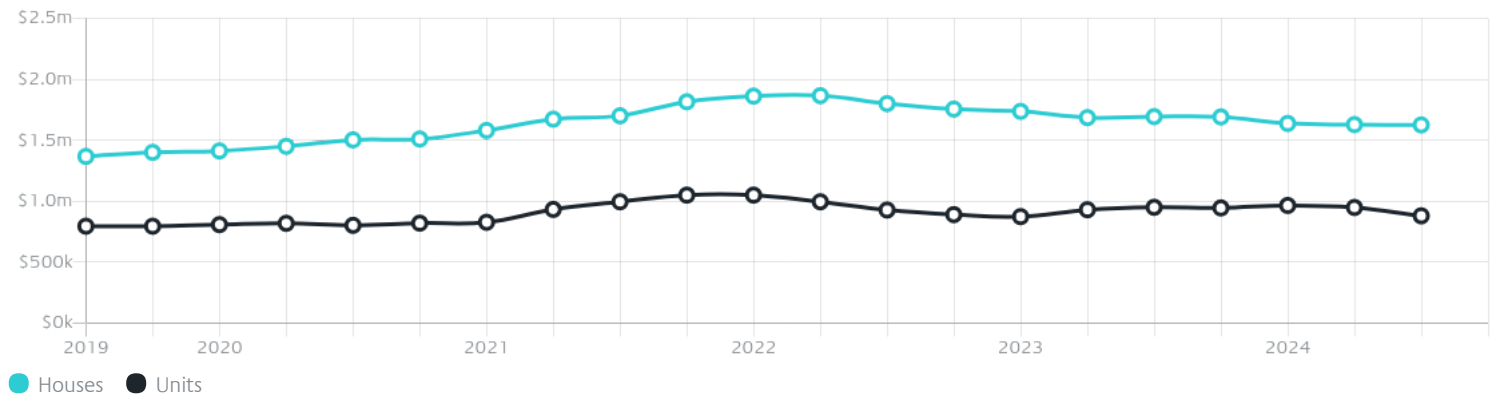
Median

\$880k

Quarterly Price Change

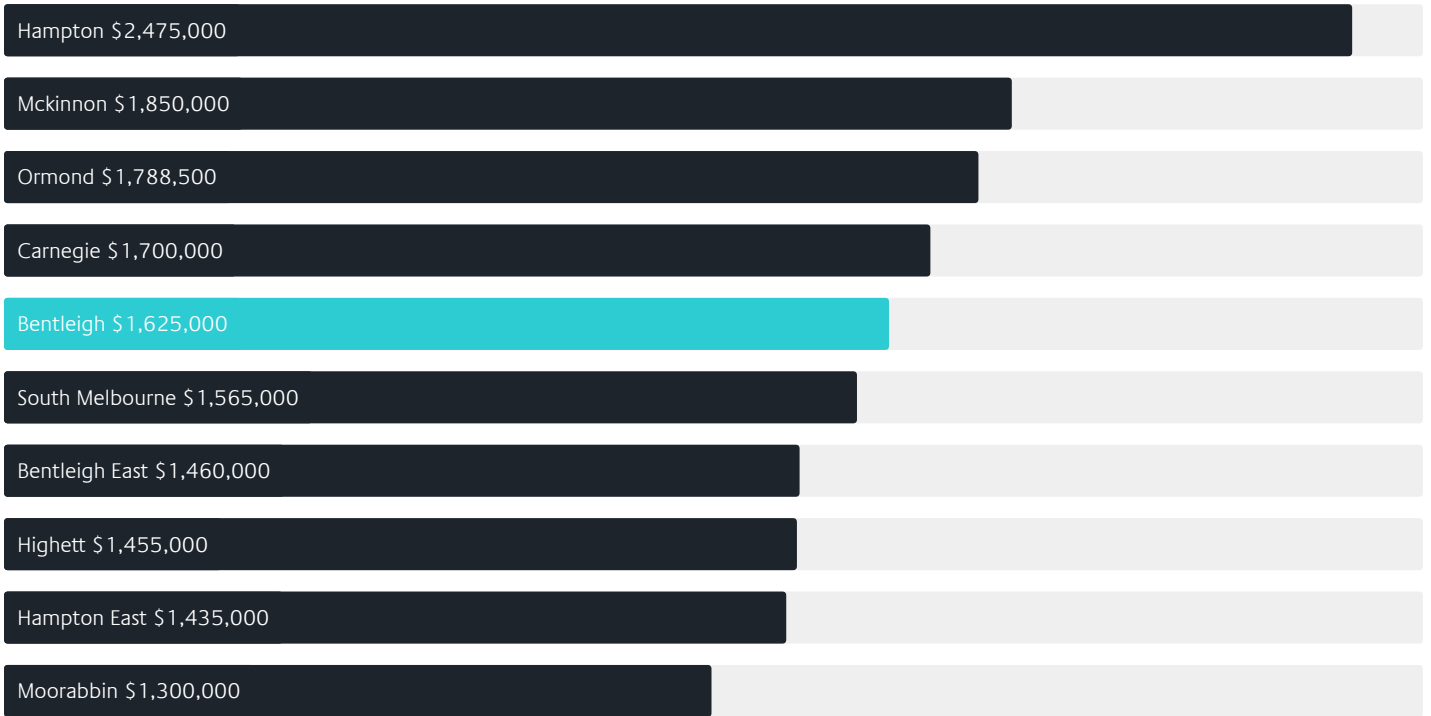
-7.22% ↓

Quarterly Price Change*

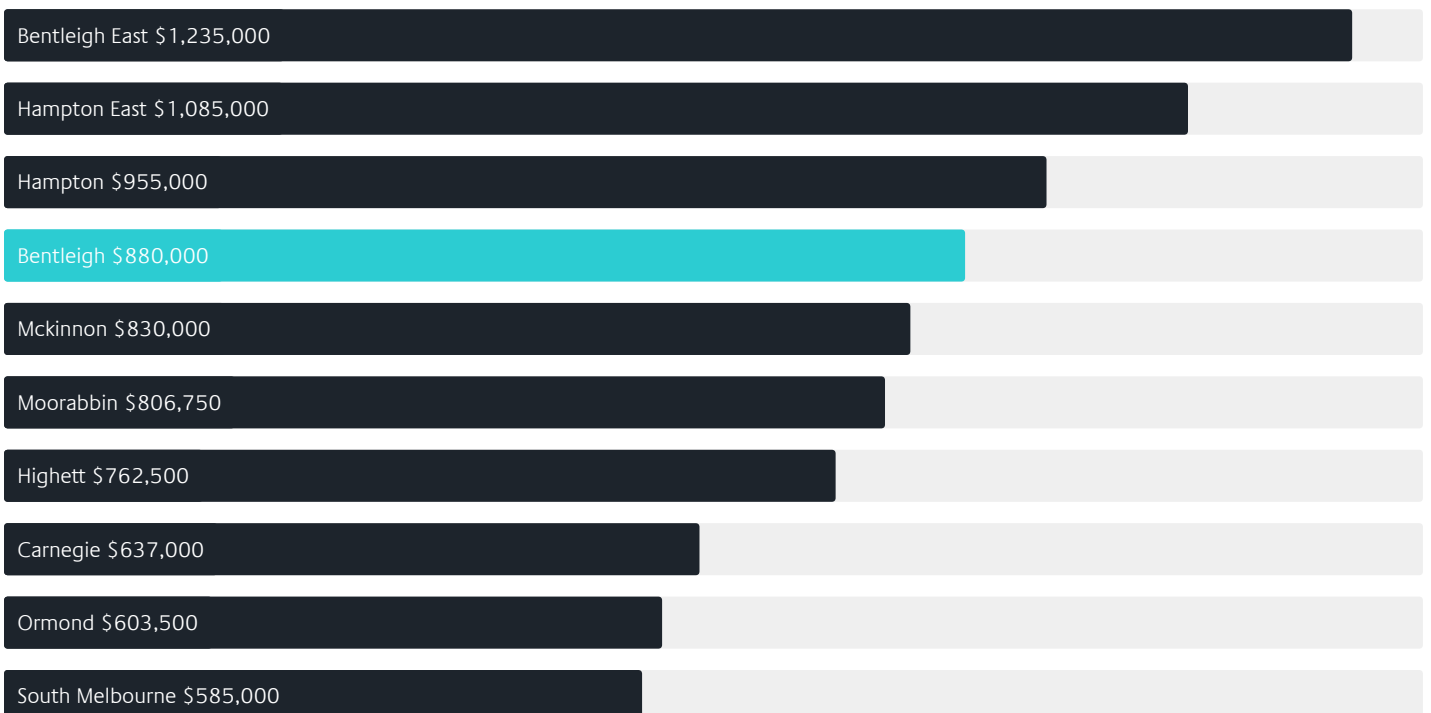


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 73%
● Private 27%

Auction Clearance Rate^{*}

76.92%

Median Days on Market[^]

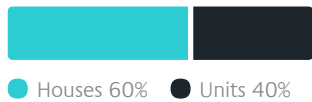
25 days

Average Hold Period^{*}

6.1 years

Insights

Dwelling Type[^]



● Houses 60% ● Units 40%

Ownership[^]



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

Population[^]

17,921

Median Asking Rent per week^{*}

\$780

Population Growth[^]

10.95%

Rental Yield^{*}

2.5%

Median Age[^]











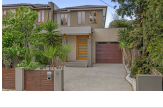

39 years

Median Household Size[^]










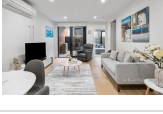


2.6 people

Sold Properties~










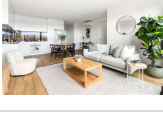
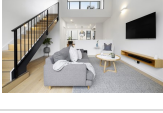

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2 Geel St Bentleigh	4	House	\$1,595,000	30 Nov 2024
 13 North Av Bentleigh	2	House	\$1,495,000	23 Nov 2024
 6/148 Tucker Rd Bentleigh	2	Apartment	\$462,000	20 Nov 2024
 2/12 Vickery St Bentleigh	2	Unit	\$547,000	20 Nov 2024
 2/15 Vickery St Bentleigh	2	Apartment	\$710,000	09 Nov 2024
 10/28 Clairmont Av Bentleigh	3	Townhouse	\$962,500	08 Nov 2024
 107/29 Lorraine St Bentleigh	2	Unit	\$570,000	02 Nov 2024
 3/10 Whitmuir Rd Bentleigh	3	Unit	\$1,125,000	31 Oct 2024
 10/39 Mavho St Bentleigh	2	Apartment	\$622,555	29 Oct 2024
 101/27 Bent St Bentleigh	2	Apartment	\$520,000	28 Oct 2024
 4a Cushing Av Bentleigh	4	Townhouse	\$1,630,000	26 Oct 2024
 1/14 South Av Bentleigh	2	Apartment	\$681,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 207/29 Loranne St Bentleigh	2	Apartment	\$569,000	26 Oct 2024
 1 Delhi St Bentleigh	4	House	\$1,625,000	25 Oct 2024
 9/16 Bent St Bentleigh	3	Strata Unit/Flat	\$680,000	25 Oct 2024
 108/25 Nicholson St Bentleigh	2	Apartment	\$580,000	24 Oct 2024
 1/144 Patterson Rd Bentleigh	4	Townhouse	\$1,132,500	23 Oct 2024
 27 London St Bentleigh	3	House	\$1,617,000	19 Oct 2024
 202/270 Centre Rd Bentleigh	2	Apartment	\$470,000	17 Oct 2024
 10 McKittrick Rd Bentleigh	5	House	\$2,805,000	17 Oct 2024
 205/79 Mitchell St Bentleigh	2	Apartment	\$600,000	17 Oct 2024
 108/15 Vickery St Bentleigh	2	Unit	\$650,000	15 Oct 2024
 9/23 Bent St Bentleigh	1	Unit	\$445,000	15 Oct 2024
 19b Marquis Rd Bentleigh	4	House	\$2,249,000	14 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 64 Jasper Rd Bentleigh	4	House	\$1,670,000	12 Oct 2024
 Sold 2/8 Wilma St Bentleigh	3	Unit	\$1,180,000	12 Oct 2024
 2/8 Fairbank Rd Bentleigh	2	Unit	\$858,000	10 Oct 2024
 201/77 Mitchell St Bentleigh	2	Unit	\$680,000	10 Oct 2024
 1/20 Fromer St Bentleigh	4	House	\$1,350,000	07 Oct 2024
 10 Riddle St Bentleigh	4	House	\$3,420,000	06 Oct 2024
 14 Fairbank Rd Bentleigh	3	House	\$1,900,000	05 Oct 2024
 202/40 Mavho St Bentleigh	2	Apartment	\$530,000	03 Oct 2024
 3/1 Bleazby St Bentleigh	2	Townhouse	\$892,000	02 Oct 2024
 304/21-25 Nicholson St Bentleigh	2	Apartment	\$600,000	30 Sep 2024
 10/10 South Av Bentleigh	2	Townhouse	\$845,000	30 Sep 2024
 5/241-245 Centre Rd Bentleigh	3	Unit	\$960,000	26 Sep 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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