

JellisCraig

BENTLEIGH

Suburb Report

Know your neighbourhood.



BENTLEIGH SUBURB REPORT

Median House Price*

Median

\$1.74m

Quarterly Price Change

2.80% ↑

Median Unit Price*

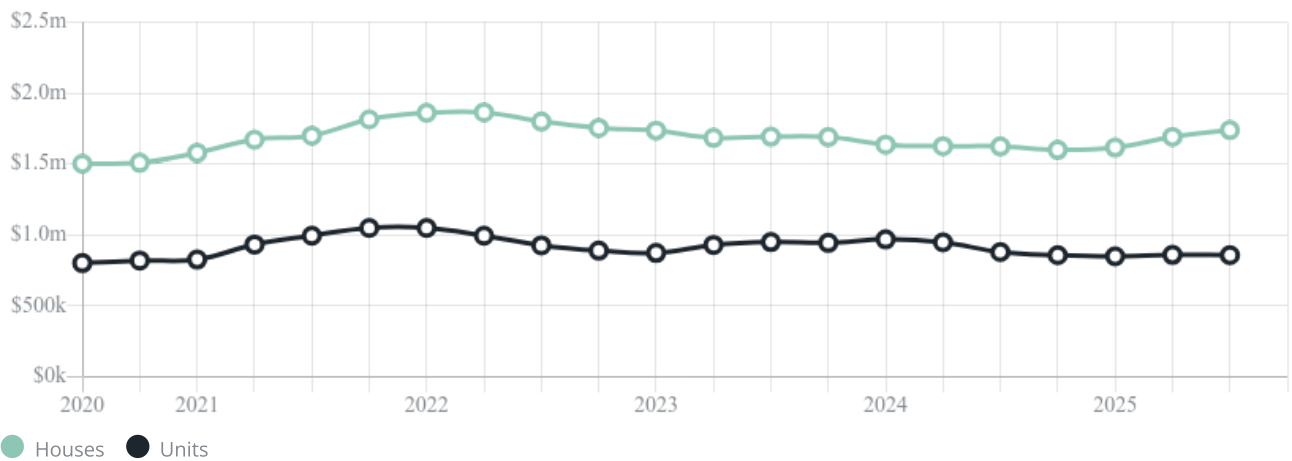
Median

\$858k

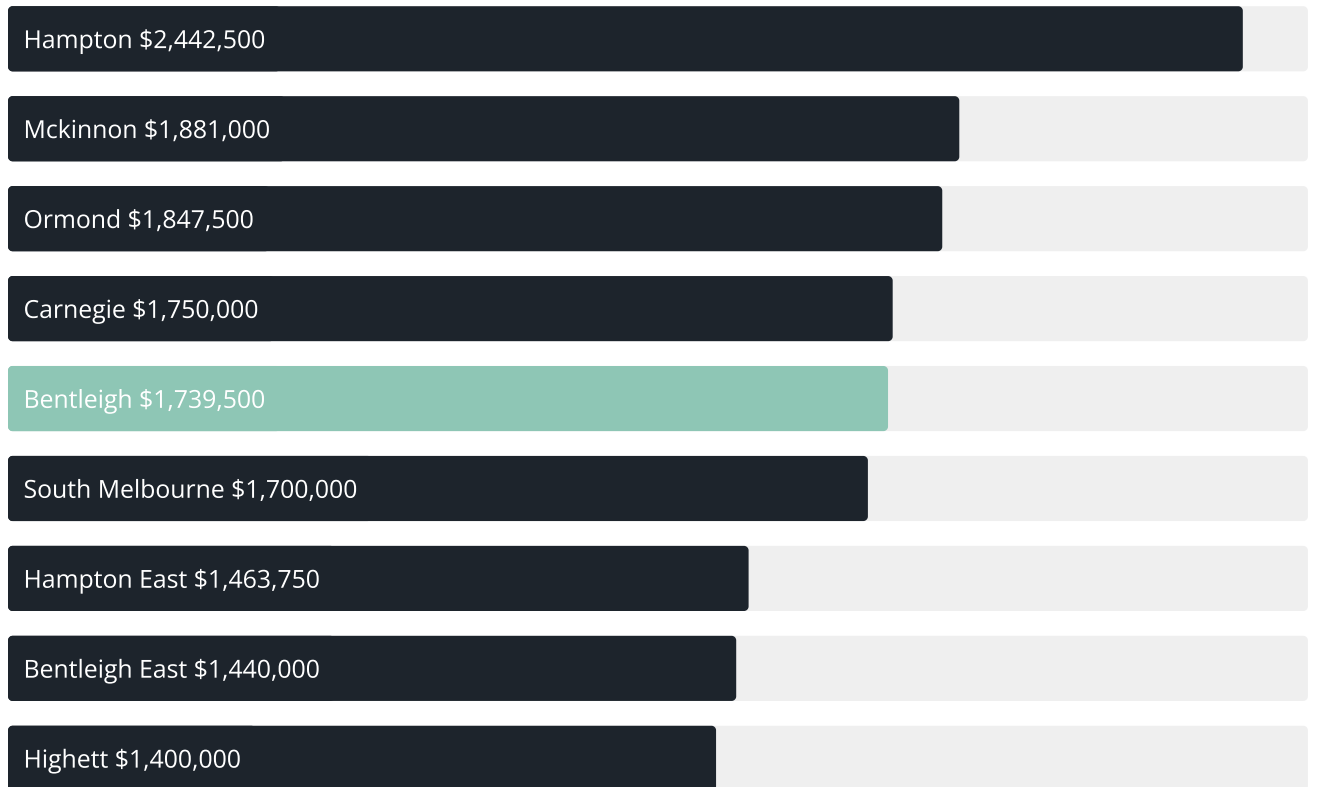
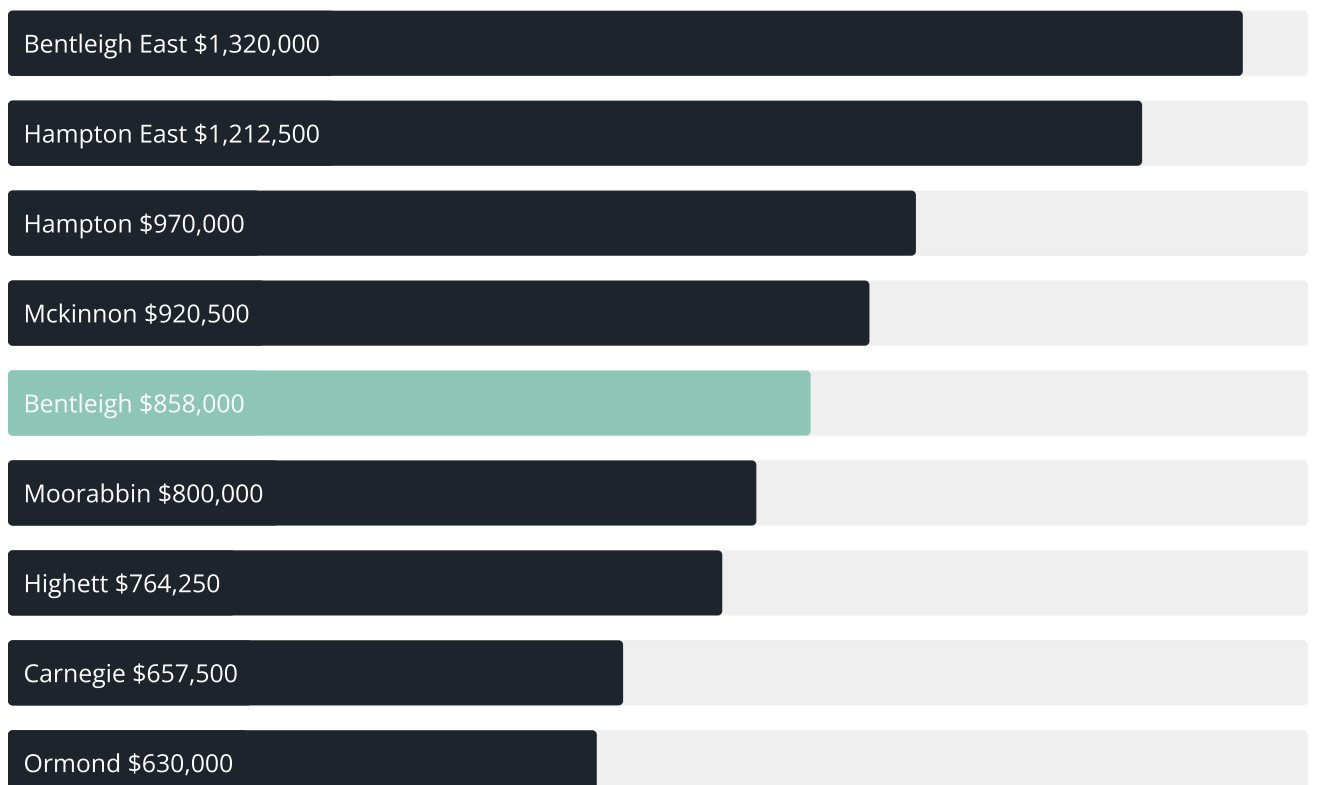
Quarterly Price Change

-0.23% ↓

Quarterly Price Change*



BENTLEIGH SUBURB REPORT

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

BENTLEIGH SUBURB REPORT

Sale Method*



● Auction 63%
● Private 37%

Auction Clearance Rate*

77.33%

Median Days on Market^

24 days

Average Hold Period*

6.1 years

Dwelling Type^



● Houses 60% ● Units 40%

Ownership^



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

Population^

17,921

Median Asking Rent per week*

\$848

Population Growth^

10.95%

Rental Yield*

2.5%

Median Age^

39 years

Median Household Size^

2.6 people

BENTLEIGH SUBURB REPORT

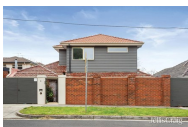
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7 Hardy Ct Bentleigh	4	House	\$2,260,000	29 Nov 2025
 17 Lydia St Bentleigh	4	House	\$2,027,000	29 Nov 2025
 1/21 Fairbank Rd BENTLEIGH	3	House	\$1,291,000	29 Nov 2025
 3/60-66 Patterson Rd Bentleigh	2	Apartment	\$515,000	25 Nov 2025
 10 Brewer Rd Bentleigh	3	House	\$1,460,000	22 Nov 2025
 2/11 Mcarthur St Bentleigh	3	Townhouse	\$982,500	22 Nov 2025
 49 Bent St Bentleigh	4	House	\$2,330,000	22 Nov 2025
 1f Tovan Akas Av Bentleigh	2	Townhouse	\$1,025,000	15 Nov 2025
 14 Windsor Av Bentleigh	3	House	\$1,750,000	15 Nov 2025
 6/8-12 Wolsley St Bentleigh	2	Townhouse	\$950,000	14 Nov 2025

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 204/481 South Rd Bentleigh	2	Unit	\$440,000	11 Nov 2025
 1/13-15 Godfrey St Bentleigh	2	Unit	\$1,000,000	08 Nov 2025
 202/25 Nicholson St Bentleigh	2	Apartment	\$632,000	07 Nov 2025
 19 Jasper Rd Bentleigh	4	House	\$1,735,000	07 Nov 2025
 302/22 Bent St Bentleigh	3	Apartment	\$910,000	02 Nov 2025
 73 Mortimore St Bentleigh	4	House	\$1,700,000	02 Nov 2025
 28a Hutchinson St BENTLEIGH	4	Townhouse	\$1,526,000	26 Oct 2025
 7a Phillip St Bentleigh	4	Townhouse	\$1,668,000	25 Oct 2025
 2/16 Railway Cr Bentleigh	2	Townhouse	\$950,000	24 Oct 2025
 13 Hutchinson St Bentleigh	3	House	\$1,600,000	22 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 3/25 Nicholson St Bentleigh	2	Apartment	\$700,000	20 Oct 2025
 7 Corbie St Bentleigh	2	Unit	\$725,000	19 Oct 2025
 1A Cushing Av Bentleigh	4	House	\$2,208,000	18 Oct 2025
 301/8 Blair St Bentleigh	2	Apartment	\$801,000	18 Oct 2025
 1/1 Small Rd Bentleigh	2	Villa	\$1,076,000	18 Oct 2025
 10 Anstee Gr Bentleigh	5	Townhouse	\$1,300,000	18 Oct 2025
 5 St James Av Bentleigh	5	House	\$1,790,888	15 Oct 2025
 9/79 Mitchell St Bentleigh	3	Strata Unit/Flat	\$960,000	15 Oct 2025
 103/79 Mitchell St Bentleigh	2	Unit	\$710,000	14 Oct 2025
 180 Centre Rd Bentleigh	4	House	\$1,635,000	14 Oct 2025



Bentleigh Office
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03 9593 4500

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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