

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.60m

Quarterly Price Change

-1.53% ↓

Median Unit Price*

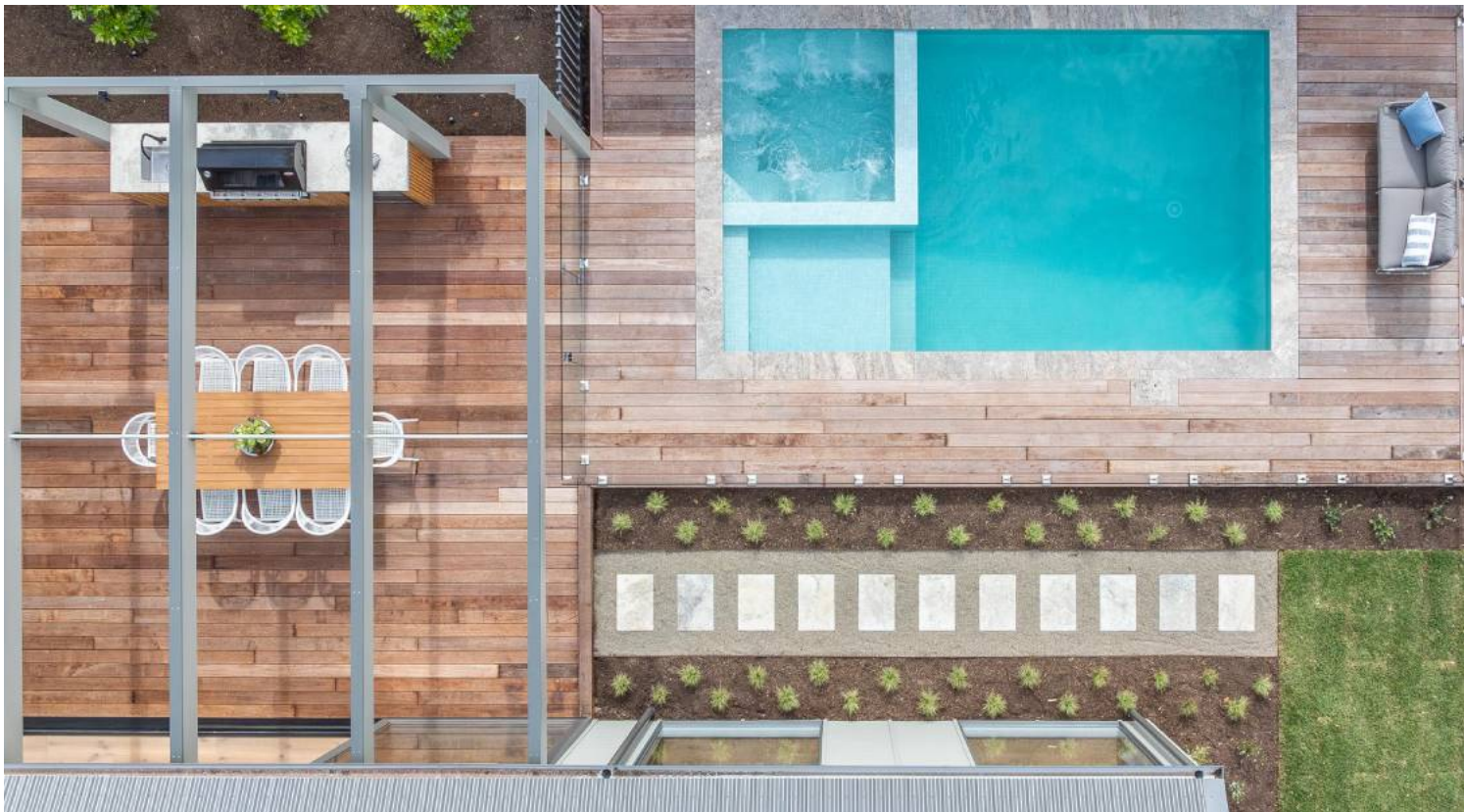
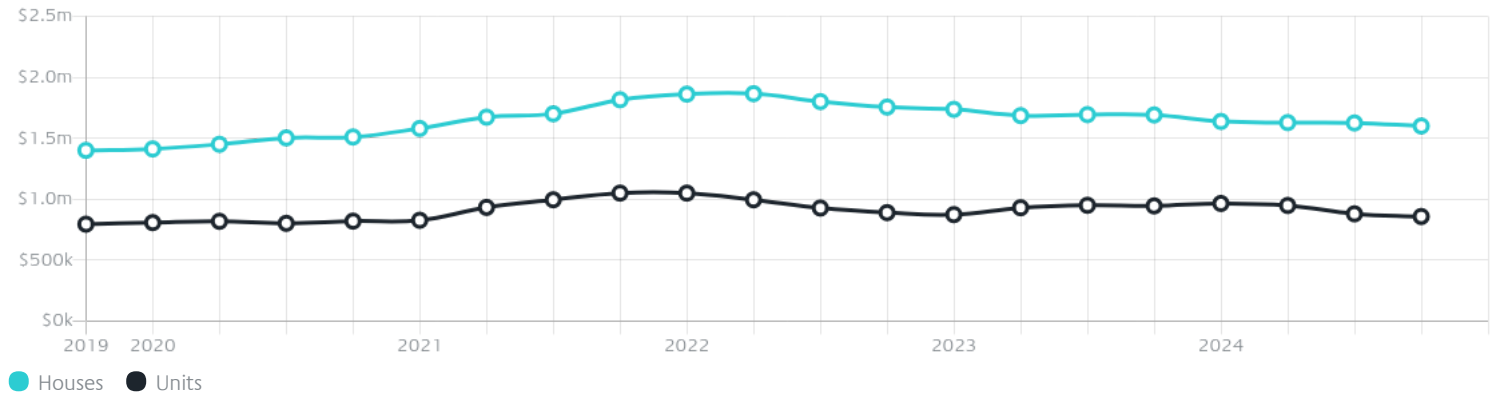
Median

\$858k

Quarterly Price Change

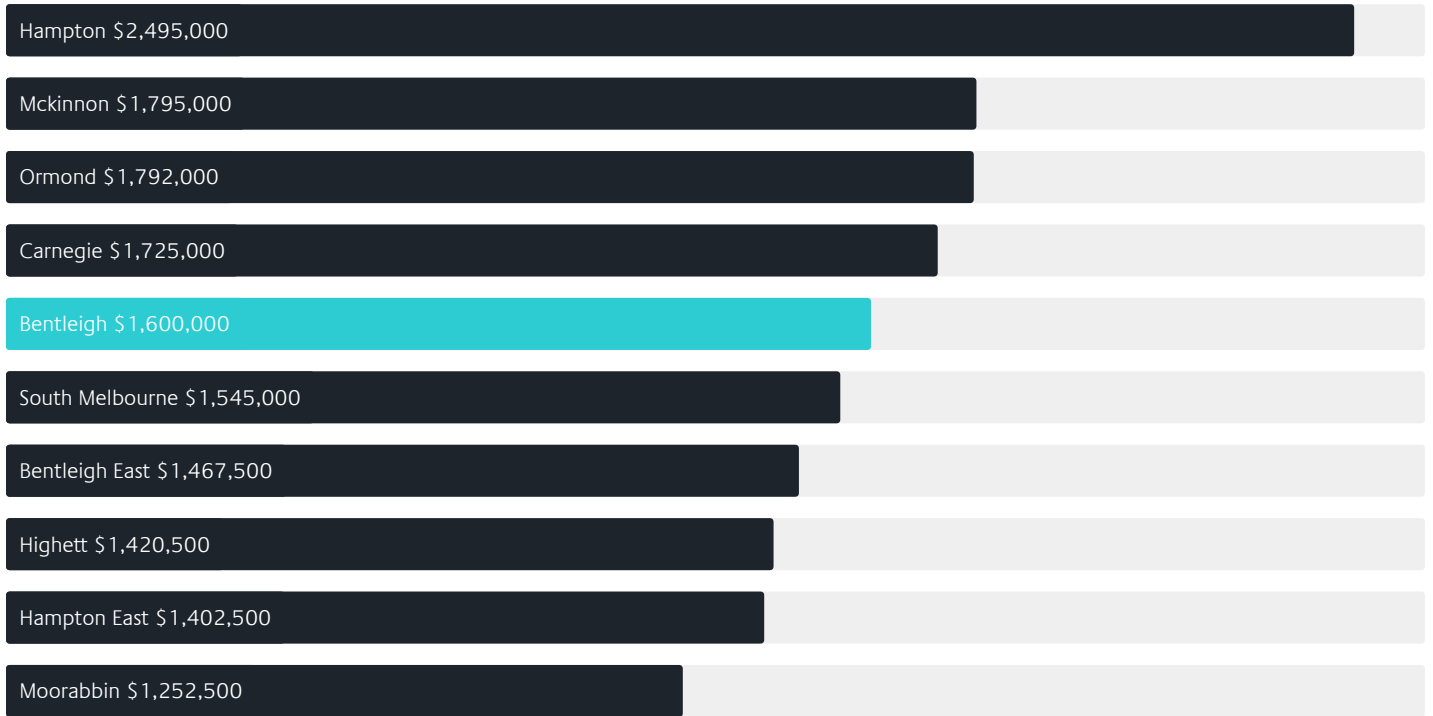
-2.50% ↓

Quarterly Price Change*

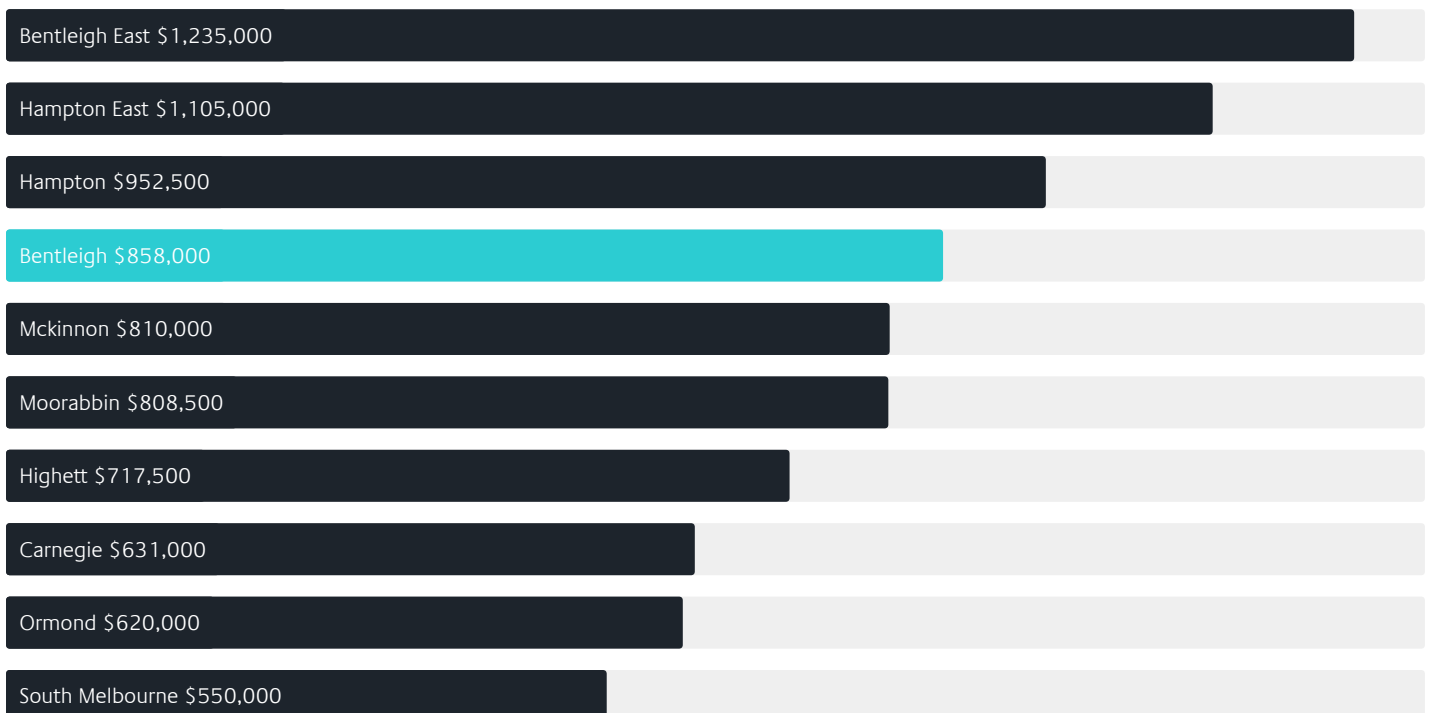


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 60%
● Private 40%

Auction Clearance Rate^{*}

71.79%

Median Days on Market[^]

28 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^{*}

\$795

Population Growth[^]

10.95%

Rental Yield^{*}

2.5%

Median Age[^]











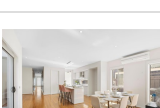
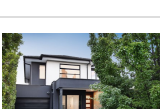
39 years

Median Household Size[^]













2.6 people

Sold Properties~











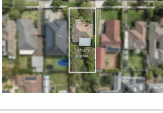

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 105/8 Railway Cr Bentleigh	2	Unit	\$527,000	27 Jan 2025
 137 Tucker Rd Bentleigh	3	House	\$1,480,000	21 Jan 2025
 3 Vunabere Av Bentleigh	4	House	\$1,919,000	06 Jan 2025
 29 Buckingham Av Bentleigh	3	House	\$1,325,000	03 Jan 2025
 2/1d Tovan Akas Av Bentleigh	3	Townhouse	\$951,000	31 Dec 2024
 204/29 Loranne St Bentleigh	3	Apartment	\$760,000	25 Dec 2024
 205/40 Mavho St Bentleigh	2	Apartment	\$549,500	15 Dec 2024
 1b Loranne St Bentleigh	3	Townhouse	\$1,720,000	14 Dec 2024
 46 Fromer St Bentleigh	3	House	\$1,085,000	12 Dec 2024
 31a Jasper Rd Bentleigh	5	House	\$2,185,000	11 Dec 2024
 250 Patterson Rd Bentleigh	4	Townhouse	\$1,290,000	09 Dec 2024
 17a Vunabere Av Bentleigh	4	Townhouse	\$1,550,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/22 Bent St Bentleigh	2	Apartment	\$670,000	05 Dec 2024
 106/40 Mavho St Bentleigh	1	Strata Unit/Flat	\$375,000	04 Dec 2024
 7a Glenmer St Bentleigh	4	Townhouse	\$1,795,000	04 Dec 2024
 23b Atkinson St Bentleigh	4	House	\$1,705,000	30 Nov 2024
 2 Geel St Bentleigh	4	House	\$1,595,000	30 Nov 2024
 103/32 Mavho St Bentleigh	2	Apartment	\$573,000	27 Nov 2024
 3/47 South Av Bentleigh	3	Townhouse	\$980,000	27 Nov 2024
 12b Wood St Bentleigh	4	Townhouse	\$1,670,000	26 Nov 2024
 1/22 Castles Rd Bentleigh	3	House	\$1,430,000	26 Nov 2024
 9/28 Clairmont Av Bentleigh	2	Flat/Unit/Apartment	\$956,000	25 Nov 2024
 42 Coates St Bentleigh	3	Townhouse	\$860,000	24 Nov 2024
 13 North Av Bentleigh	2	House	\$1,495,000	23 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Rosina St Bentleigh	3	House	\$1,460,000	22 Nov 2024
 6/148 Tucker Rd Bentleigh	2	Apartment	\$462,000	20 Nov 2024
 102/148 Tucker Rd Bentleigh	2	Strata Unit/Flat	\$462,000	20 Nov 2024
 42 Mclean Av Bentleigh	3	House	\$1,440,000	20 Nov 2024
 2/12 Vickery St Bentleigh	2	Unit	\$547,000	20 Nov 2024
 106/8 Blair St Bentleigh	2	Strata Unit/Flat	\$570,000	20 Nov 2024
 6/14 Vickery St Bentleigh	2	Townhouse	\$785,000	19 Nov 2024
 15 St James Av BENTLEIGH	4	Townhouse	\$1,351,000	16 Nov 2024
 208/3 Faulkner St Bentleigh	2	Apartment	\$610,000	16 Nov 2024
 9a Marriot Rd Bentleigh	4	Townhouse	\$1,690,000	14 Nov 2024
 26 Patterson Rd Bentleigh	3	House	\$1,365,000	14 Nov 2024
 2/11 Lawson St Bentleigh	2	Unit	\$950,000	13 Nov 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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