

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.62m**

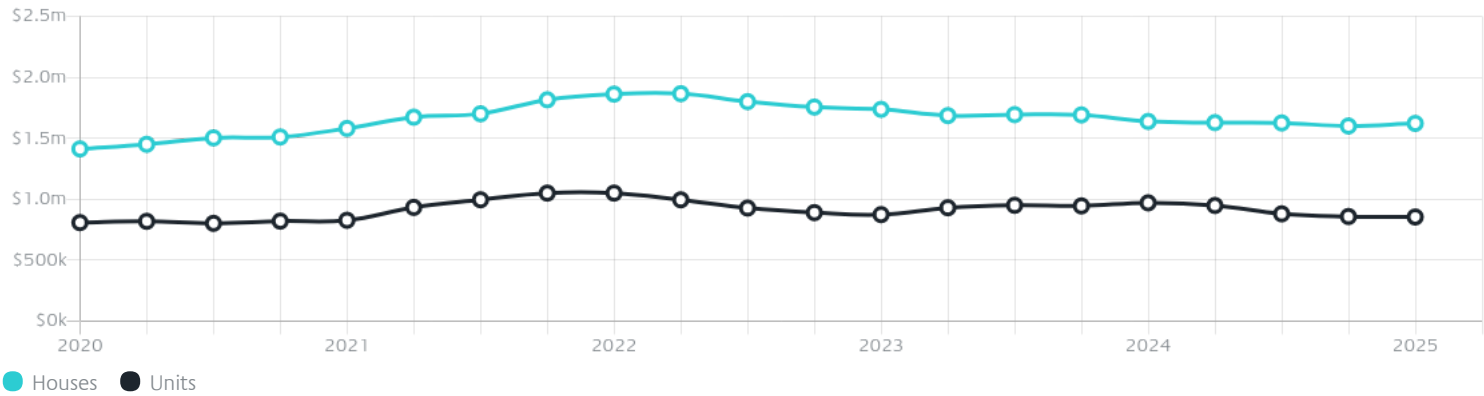
Quarterly Price Change  
**1.31% ↑**

## Median Unit Price\*

Median  
**\$854k**

Quarterly Price Change  
**-0.46% ↓**

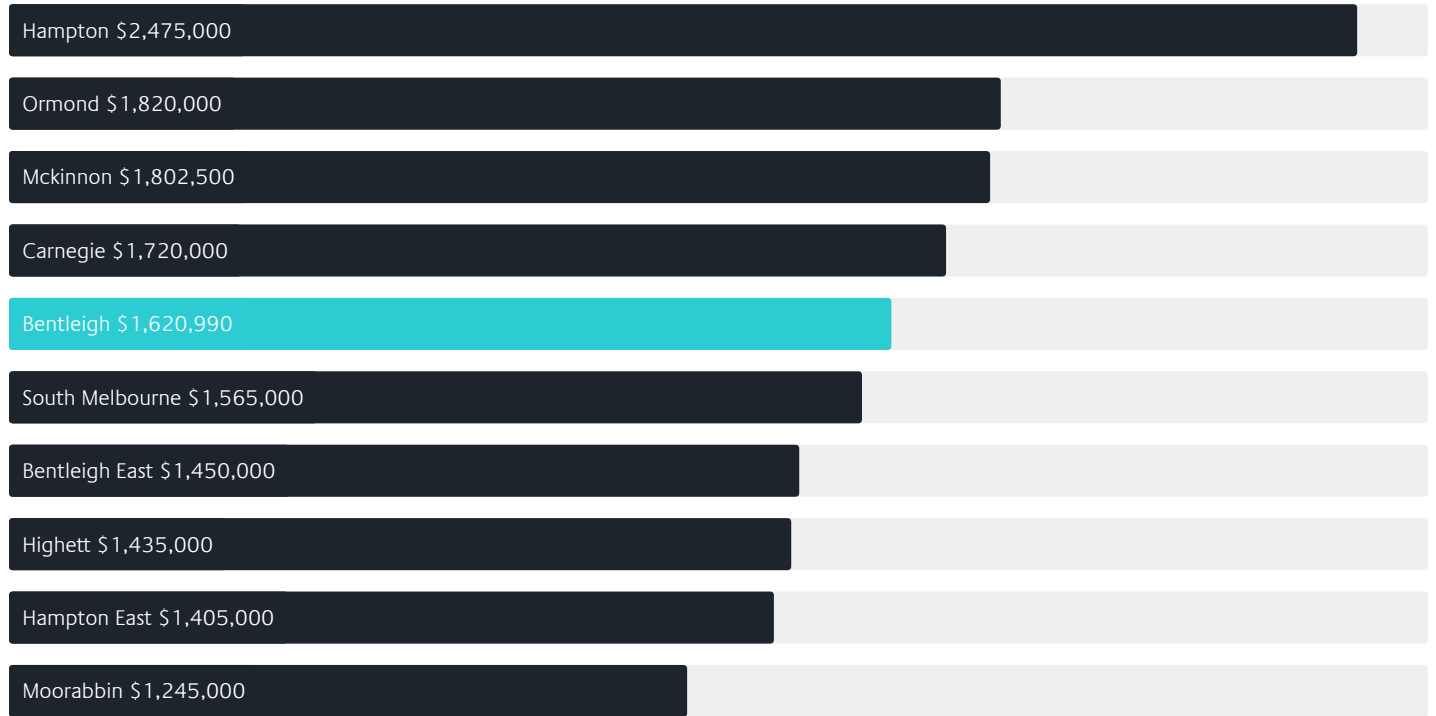
## Quarterly Price Change\*



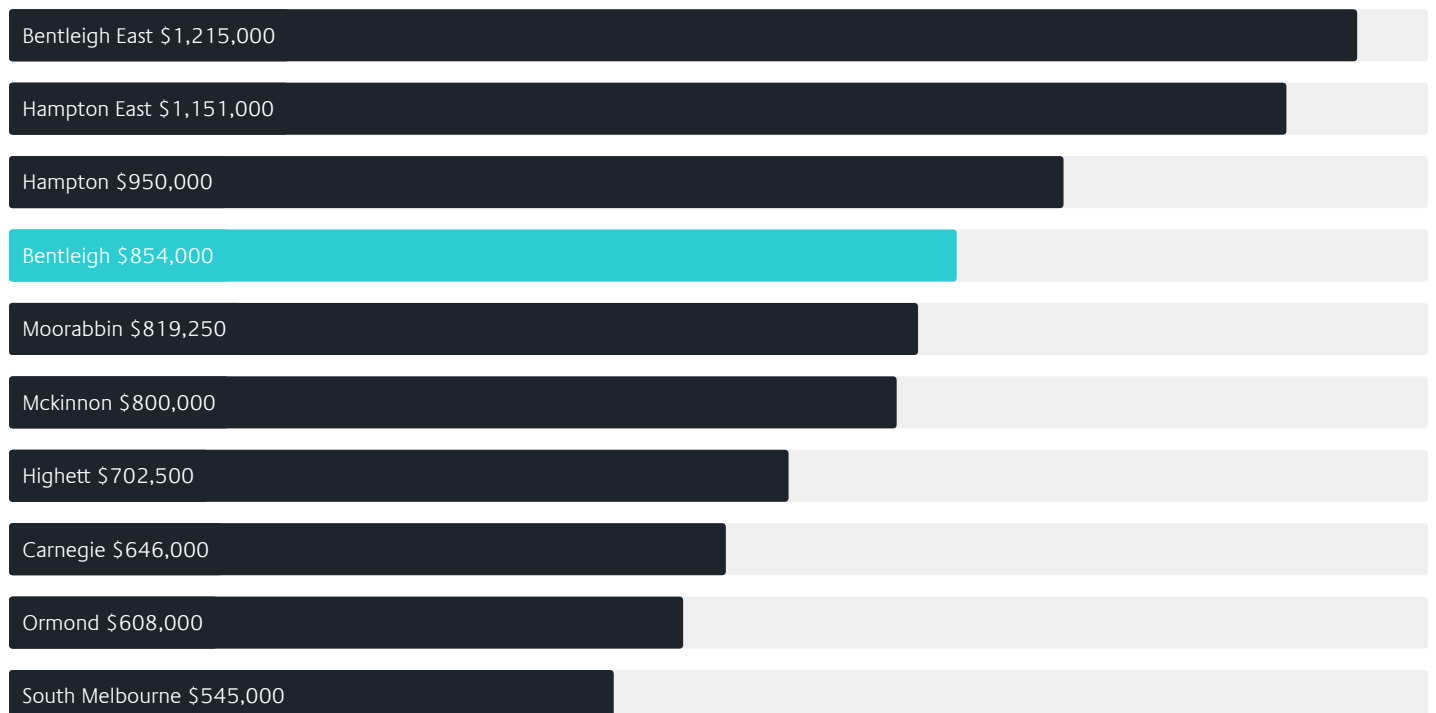
# Surrounding Suburbs

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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>

91.67%

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

25 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>

\$850

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)











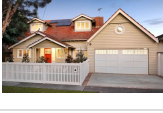

Address	Bedrooms	Type	Price	Sold
 2/5 Small Rd Bentleigh	3	Townhouse	\$1,450,000	28 Jun 2025
 79 Mortimore St Bentleigh	4	House	\$1,840,000	28 Jun 2025
 10/3 Bolinda St Bentleigh	2	Townhouse	\$1,051,200	24 Jun 2025
 102/29 Loranne St Bentleigh	2	Apartment	\$621,000	18 Jun 2025
 12 Bruce St Bentleigh	4	House	\$2,100,000	14 Jun 2025
 104/285-305 Centre Rd Bentleigh	1	Unit	\$474,000	14 Jun 2025
 3/45 North Av Bentleigh	3	Townhouse	\$1,150,000	31 May 2025
 102/324 Centre Rd Bentleigh	1	Apartment	\$447,000	31 May 2025
 6/79 Mitchell St Bentleigh	2	Apartment	\$710,000	31 May 2025
 10/15 Vickery St Bentleigh	2	Apartment	\$737,500	30 May 2025
 123 Tucker Rd Bentleigh	4	House	\$1,615,000	27 May 2025
 1/39 Mavho St Bentleigh	3	Apartment	\$870,000	27 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 37 Lorraine St Bentleigh	3	House	\$1,671,000	24 May 2025
 2/30-32 Marquis Rd Bentleigh	3	Unit	\$890,000	24 May 2025
 402/324 Centre Rd Bentleigh	3	Apartment	\$780,000	22 May 2025
 104/148 Tucker Rd Bentleigh	2	Apartment	\$465,000	20 May 2025
 37a Mckittrick Rd Bentleigh	3	Unit	\$1,125,000	17 May 2025
 32 Gilbert Gr Bentleigh	3	House	\$2,147,000	17 May 2025
 6/8 Brentwood St Bentleigh	2	Apartment	\$501,000	17 May 2025
 8/15 Vickery St Bentleigh	2	Apartment	\$724,000	17 May 2025
 5/80 Robert St Bentleigh	2	Strata Unit/Flat	\$550,000	14 May 2025
 8 Marquis Rd Bentleigh	3	House	\$1,740,000	10 May 2025
 4 Wyuna Ct Bentleigh	3	House	\$1,433,000	10 May 2025
 92 Jasper Rd Bentleigh	3	House	\$1,560,000	10 May 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12b Leckie St Bentleigh	4	Townhouse	\$2,030,000	10 May 2025
 35b Loranne St Bentleigh	4	Townhouse	\$1,746,000	03 May 2025
 7 / 85 Mitchell St Bentleigh	1	Strata Unit / Flat	\$515,000	30 Apr 2025
 101 / 15 Hamilton St Bentleigh	2	Apartment	\$870,000	30 Apr 2025
 211 / 277 Centre Rd Bentleigh	2	Strata Unit / Flat	\$649,000	29 Apr 2025
 203 / 18 Hamilton St Bentleigh	2	Apartment	\$660,000	29 Apr 2025
 102 / 23 Bent St Bentleigh	1	Apartment	\$390,000	24 Apr 2025
 44b McLean Av Bentleigh	4	Townhouse	\$1,910,000	22 Apr 2025
 401 / 342 Centre Rd Bentleigh	2	Strata Unit / Flat	\$649,000	20 Apr 2025
 24 Lawson St Bentleigh	4	House	\$2,450,000	17 Apr 2025
 6 Oak St Bentleigh	5	House	\$2,090,000	16 Apr 2025
 14 / 332 Centre Rd Bentleigh	2	Strata Unit / Flat	\$644,000	16 Apr 2025



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

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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