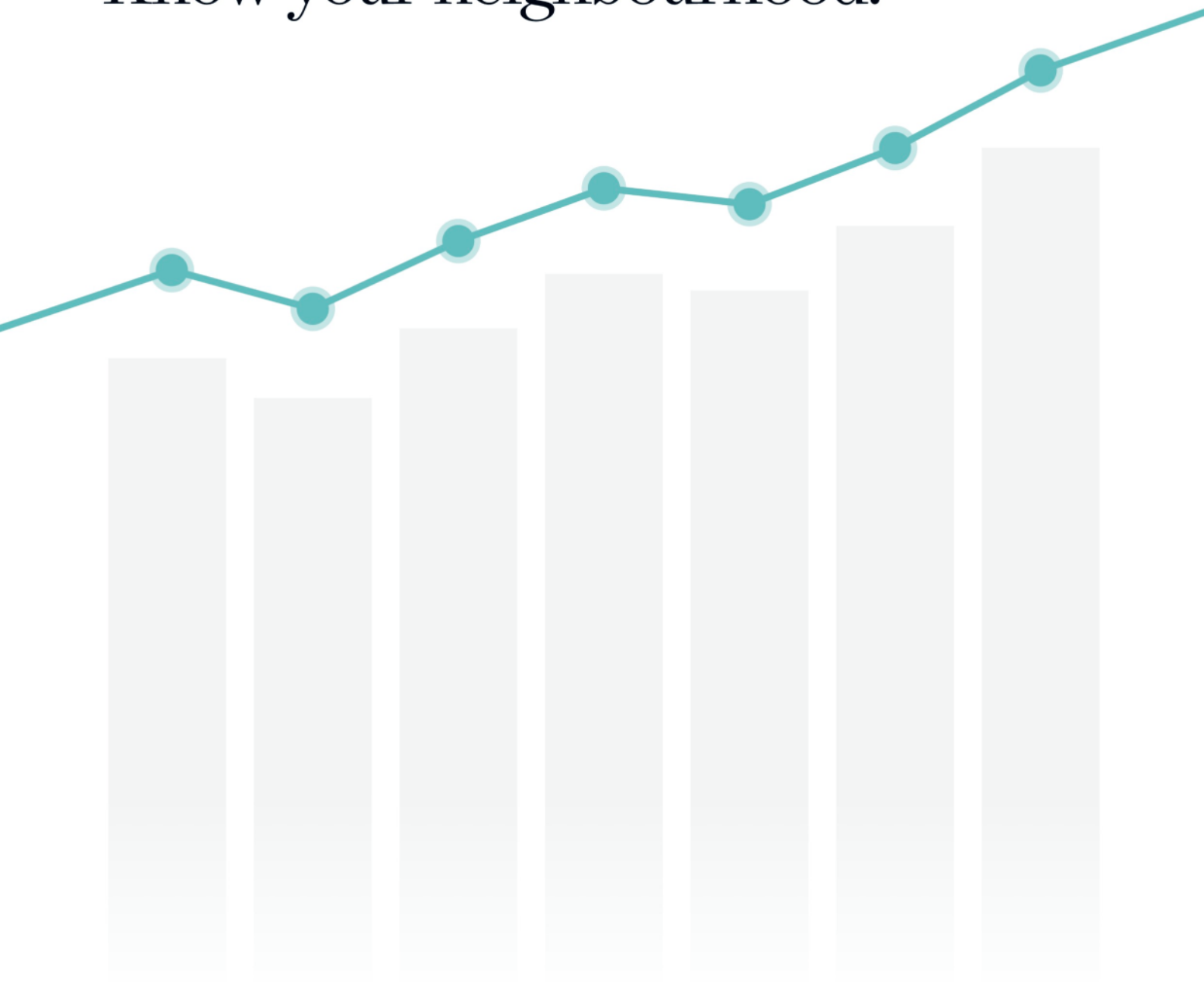


## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
\$1.62m

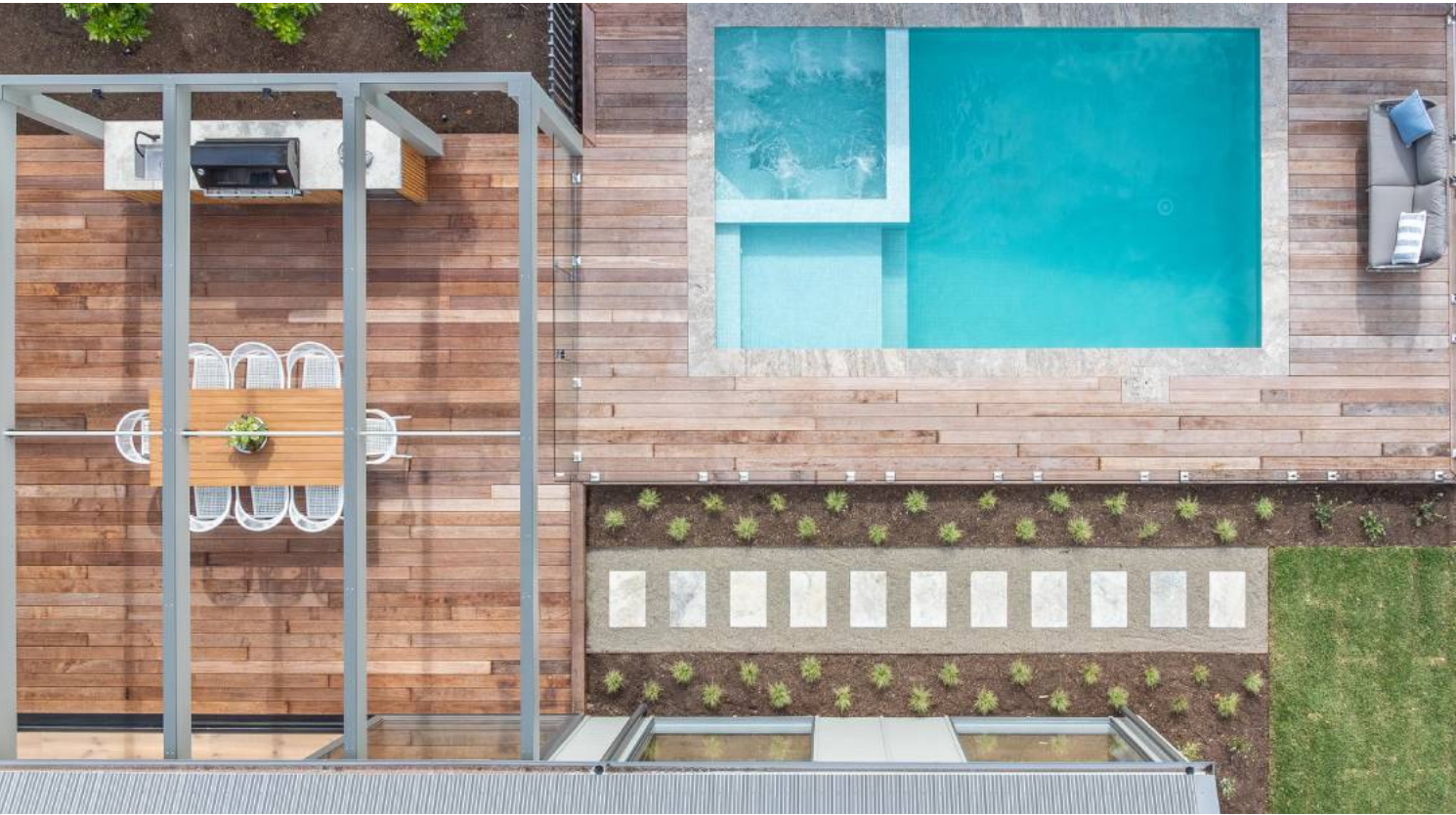
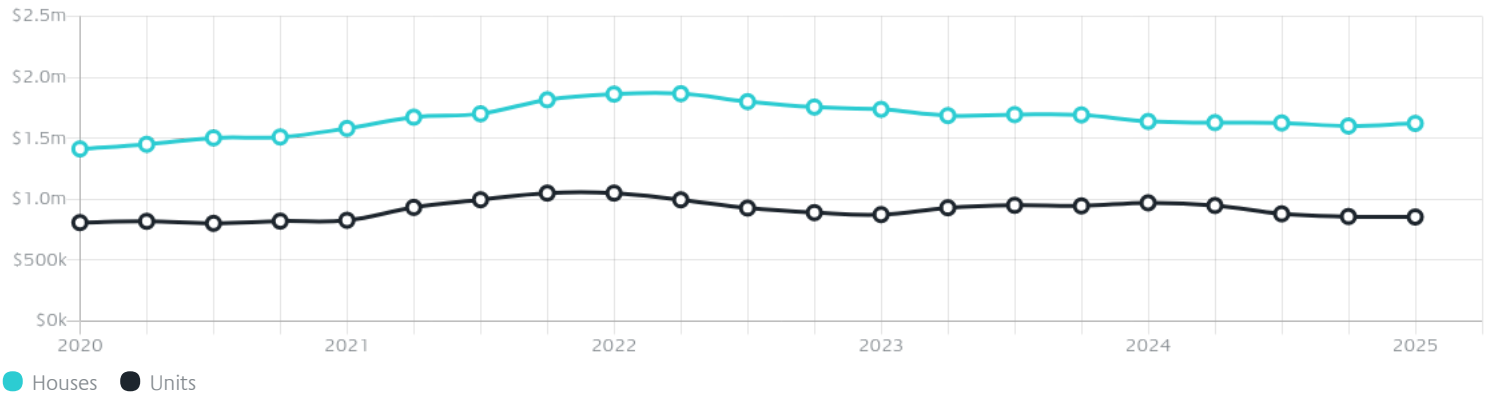
Quarterly Price Change  
1.31% ↑

## Median Unit Price\*

Median  
\$854k

Quarterly Price Change  
-0.46% ↓

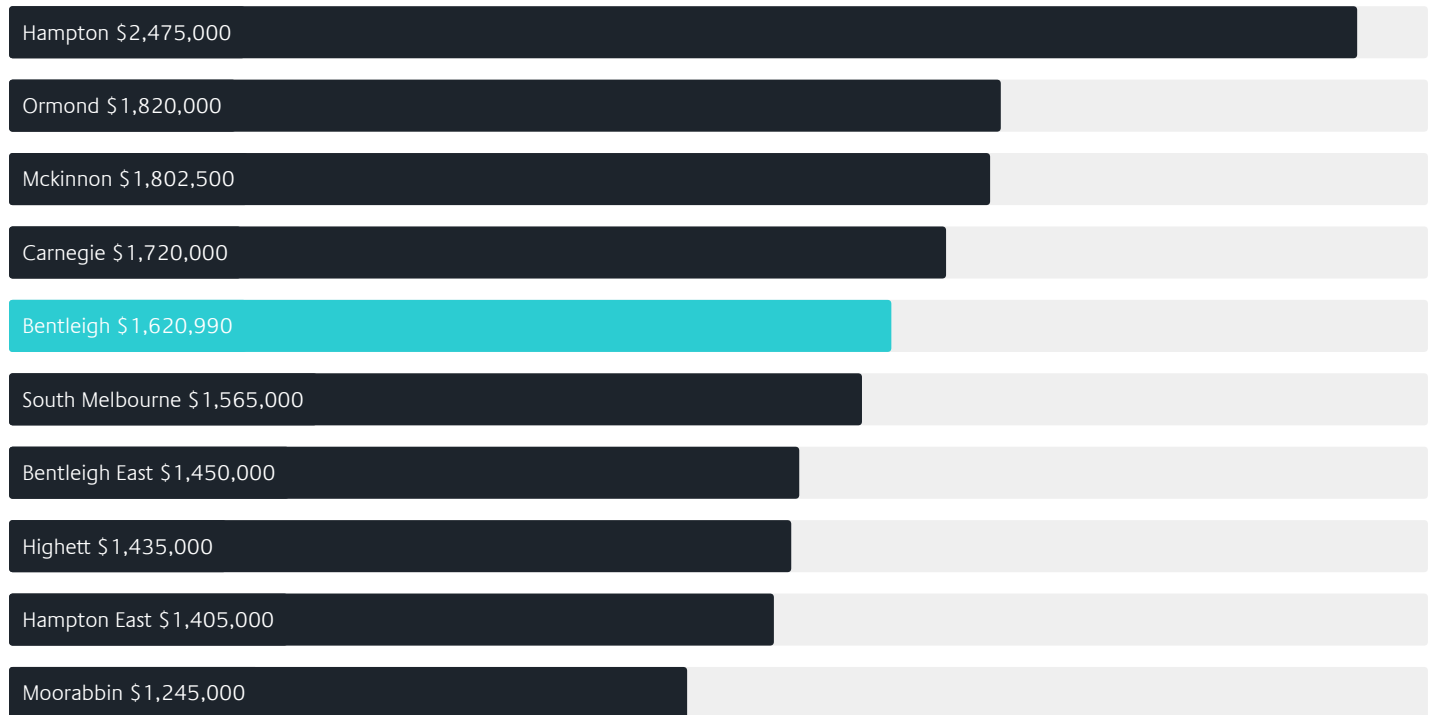
## Quarterly Price Change\*



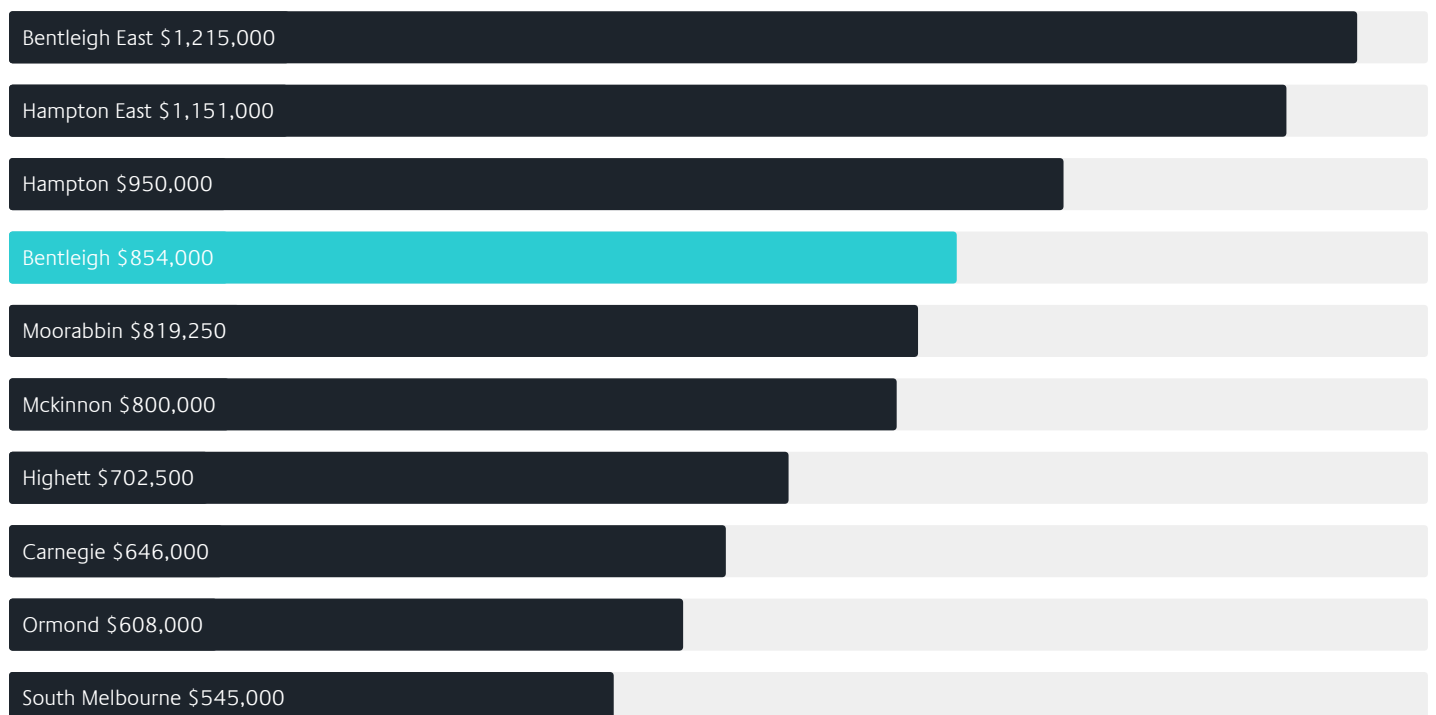
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 55%  
● Private 45%

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

91.38%

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>









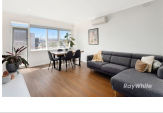
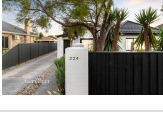
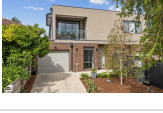

2.6 people

# 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 [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)










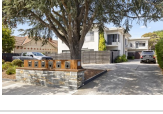
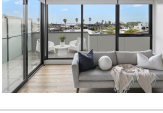

Address	Bedrooms	Type	Price	Sold
 6/79 Mitchell St Bentleigh	2	Apartment	\$710,000	31 May 2025
 123 Tucker Rd Bentleigh	4	House	\$1,615,000	27 May 2025
 1/39 Mavho St Bentleigh	3	Apartment	\$870,000	27 May 2025
 2/30-32 Marquis Rd Bentleigh	3	Unit	\$890,000	24 May 2025
 37a Mckittrick Rd Bentleigh	3	Unit	\$1,125,000	17 May 2025
 32 Gilbert Gr Bentleigh	3	House	\$2,147,000	17 May 2025
 8/15 Vickery St Bentleigh	2	Apartment	\$724,000	17 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
 12b Leckie St Bentleigh	4	Townhouse	\$2,030,000	10 May 2025
 35b Loranne St Bentleigh	4	Townhouse	\$1,746,000	03 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 101/15 Hamilton St Bentleigh	2	Apartment	\$870,000	30 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
 24 Lawson St Bentleigh	4	House	\$2,450,000	17 Apr 2025
 6 Oak St Bentleigh	5	House	\$2,090,000	16 Apr 2025
 501/324 Centre Rd Bentleigh	2	Apartment	\$711,000	15 Apr 2025
 40 Strathmore St Bentleigh	3	House	\$1,675,500	12 Apr 2025
 110 Tucker Rd Bentleigh	4	House	\$1,420,000	12 Apr 2025
 8/80 Robert St Bentleigh	1	Apartment	\$404,000	10 Apr 2025
 224 Patterson Rd BENTLEIGH	3	House	\$1,245,000	05 Apr 2025
 20b Cushing Av Bentleigh	4	Townhouse	\$1,680,000	05 Apr 2025
 30 Cairnes Gr Bentleigh	4	House	\$1,590,000	05 Apr 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21b Tucker Rd Bentleigh	4	House	\$1,500,000	04 Apr 2025
 304/29 Loranne St Bentleigh	2	Apartment	\$560,000	04 Apr 2025
 8 London St Bentleigh	5	House	\$4,000,000	04 Apr 2025
 1/31 Mavho St Bentleigh	3	Unit	\$1,350,000	02 Apr 2025
 209/15 Vickery St Bentleigh	2	Apartment	\$625,000	31 Mar 2025
 33 The Hwy Bentleigh	4	House	\$2,150,000	29 Mar 2025
 33 The Highway Bentleigh	4	House	\$2,150,000	29 Mar 2025
 5/14 Vickery St Bentleigh	2	Townhouse	\$775,000	28 Mar 2025
 114/29 Loranne St Bentleigh	2	Apartment	\$570,000	27 Mar 2025
 3/10a Eddys Gr Bentleigh	2	Unit	\$641,000	26 Mar 2025
 306/22 Bent St Bentleigh	3	Apartment	\$860,000	25 Mar 2025
 3/28 Clairmont Av Bentleigh	3	Flat/Unit/Apartment	\$950,000	24 Mar 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 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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