

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.60m

Quarterly Price Change

-1.53% ↓

Median Unit Price*

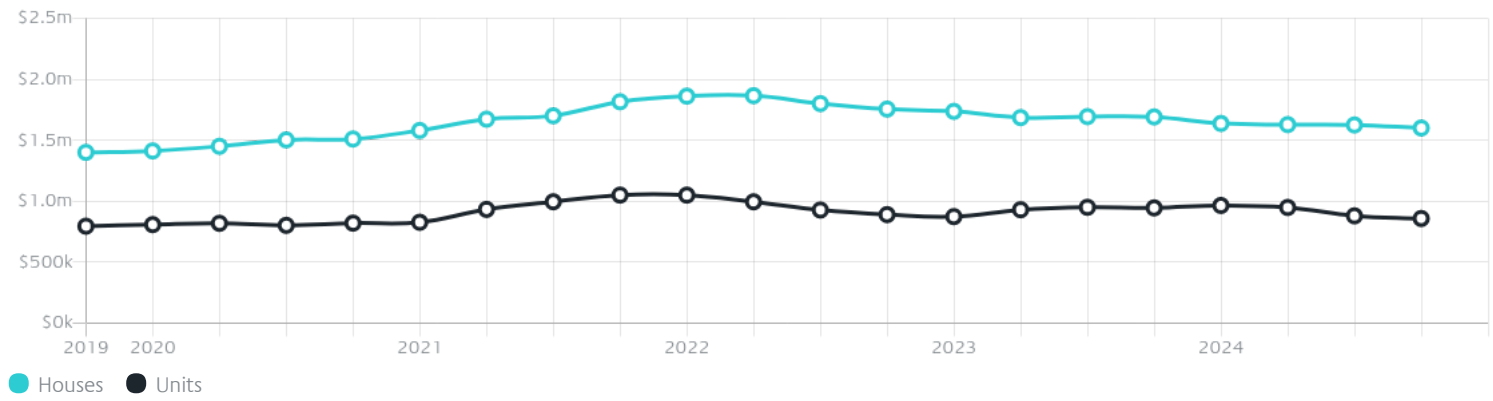
Median

\$858k

Quarterly Price Change

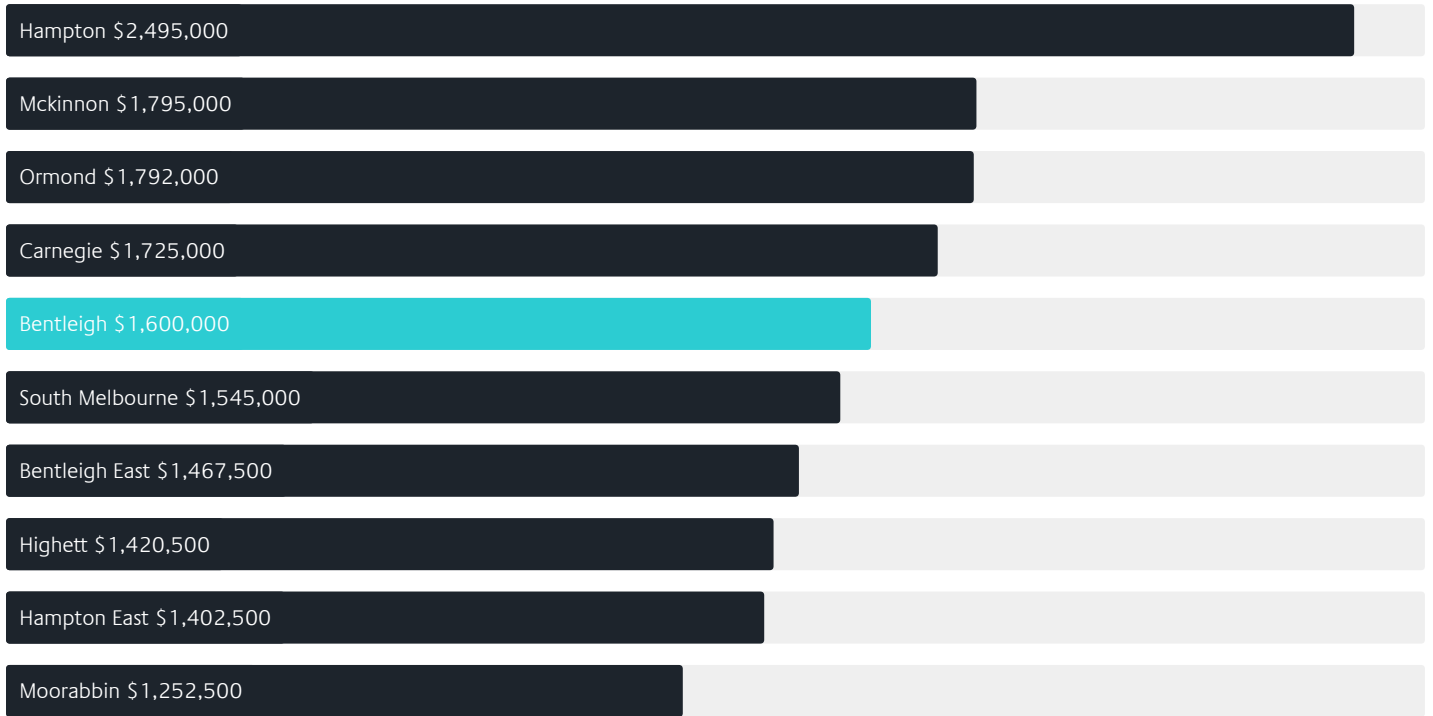
-2.50% ↓

Quarterly Price Change*

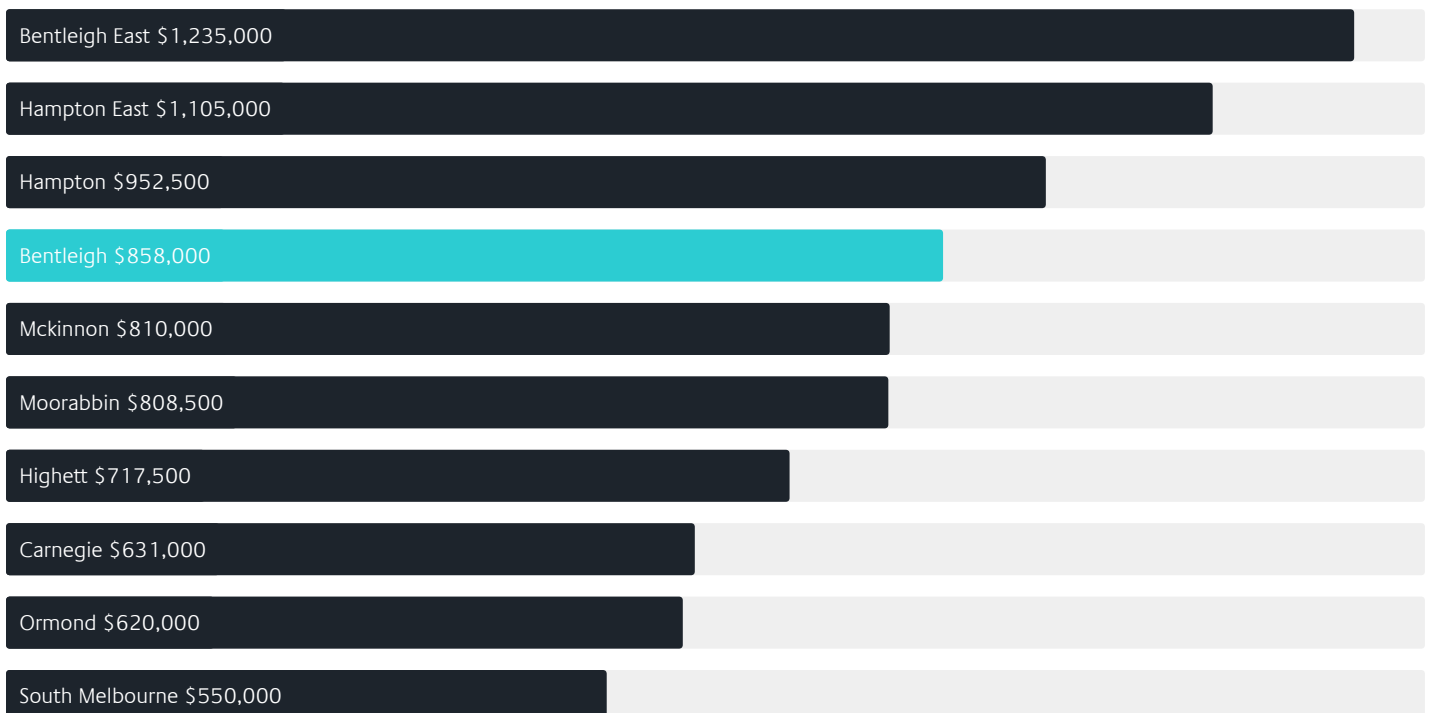


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 58%
● Private 42%

Auction Clearance Rate^{*}

75.68%

Median Days on Market[^]

24 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[^]











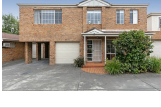

39 years

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
 45 Luckins Rd Bentleigh	3	House	\$1,180,000	27 Feb 2025
 202/451 South Rd Bentleigh	2	Apartment	\$510,000	26 Feb 2025
 301/82 Mitchell St Bentleigh	2	Unit	\$890,000	23 Feb 2025
 21a Sunnyside Gr Bentleigh	1	House	\$1,775,000	22 Feb 2025
 5 Railway Cr Bentleigh	3	House	\$1,081,000	22 Feb 2025
 1/150A Tucker Rd Bentleigh	3	Unit	\$600,000	21 Feb 2025
 301/2 Blair St Bentleigh	2	Apartment	\$755,000	20 Feb 2025
 12/22 South Av Bentleigh	2	Townhouse	\$725,000	20 Feb 2025
 72 Jasper Rd Bentleigh	2	House	\$1,445,000	18 Feb 2025
 41 Paschal St Bentleigh	3	House	\$1,415,000	16 Feb 2025
 12/1d Tovan Akas Av Bentleigh	3	Townhouse	\$932,500	15 Feb 2025
 5/12 Vickery St Bentleigh	2	Apartment	\$535,000	14 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/187 Tucker Rd Bentleigh	3	Apartment	\$675,000	06 Feb 2025
 13 The Highway Bentleigh	3	House	\$1,069,547	04 Feb 2025
 1/12 Vickery St Bentleigh	2	Apartment	\$555,000	24 Jan 2025
 105/8 Railway Cr Bentleigh	2	Unit	\$527,000	24 Jan 2025
 137 Tucker Rd Bentleigh	3	House	\$1,480,000	21 Jan 2025
 43 Tucker Rd Bentleigh	3	House	\$1,200,000	14 Jan 2025
 1/495 South Rd Bentleigh	2	Strata Unit/Flat	\$515,000	13 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
 1/573 South Rd Bentleigh	2	House	\$795,000	23 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 105/39 Mavho St Bentleigh	2	Strata Unit/Flat	\$490,000	18 Dec 2024
 4/32 Buckingham Av Bentleigh	2	Flat/Unit/Apartment	\$795,000	18 Dec 2024
 3/12 Vickery St Bentleigh	2	Apartment	\$575,000	16 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
 4/12 Vickery St Bentleigh	2	Strata Unit/Flat	\$520,000	12 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
 29b Fairbank Rd Bentleigh	4	Strata Unit/Townhouse	\$1,500,000	06 Dec 2024
 8/22 Bent St Bentleigh	2	Apartment	\$670,000	05 Dec 2024



Bentleigh Office
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03 9593 4500

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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