

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.62m

Quarterly Price Change

1.31% ↑

Median Unit Price*

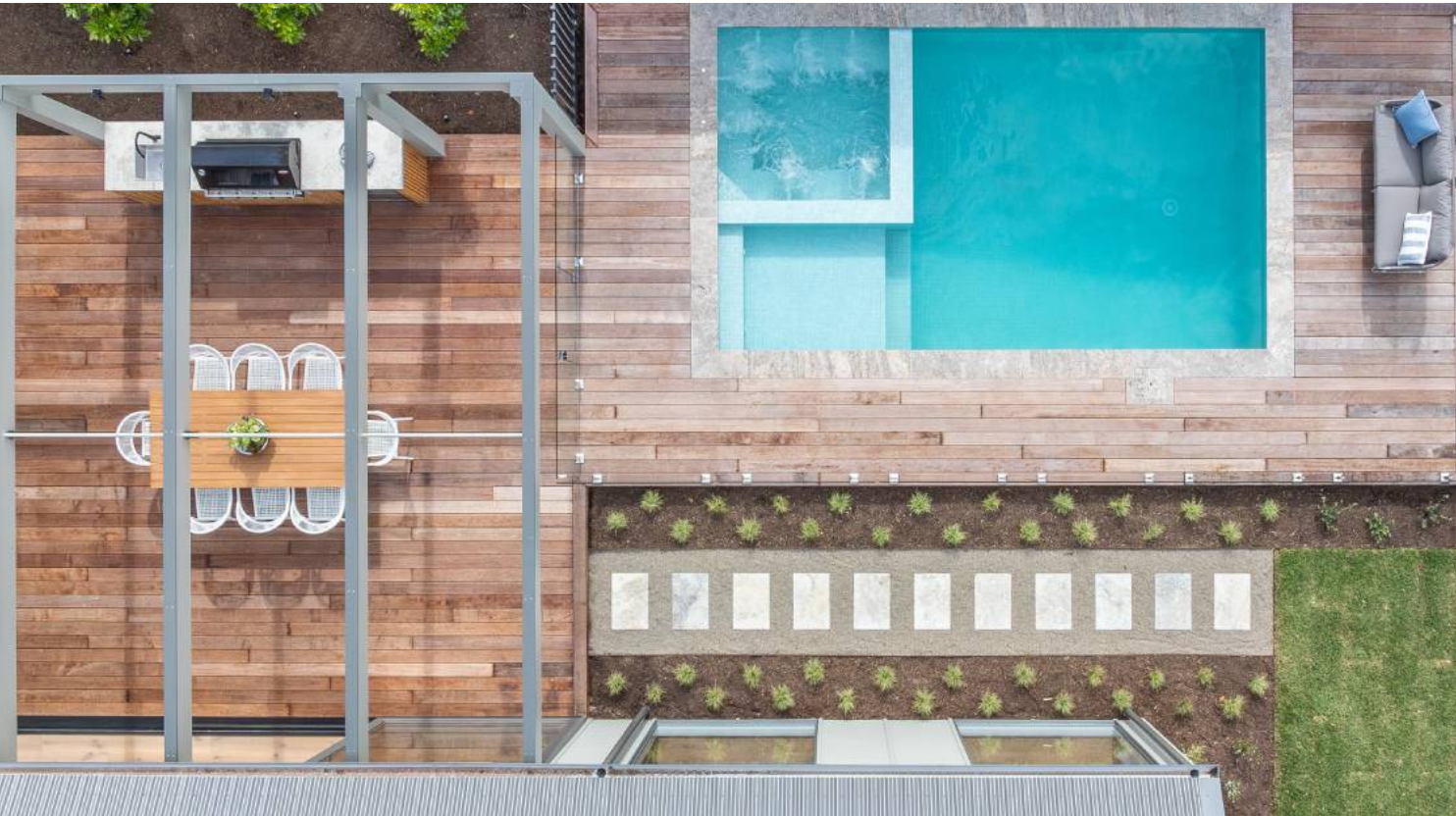
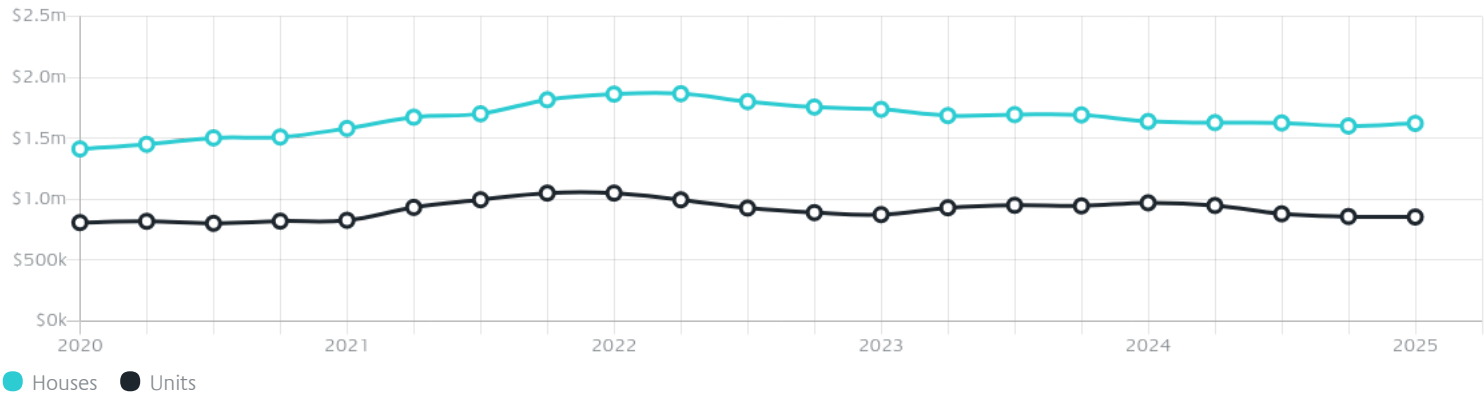
Median

\$854k

Quarterly Price Change

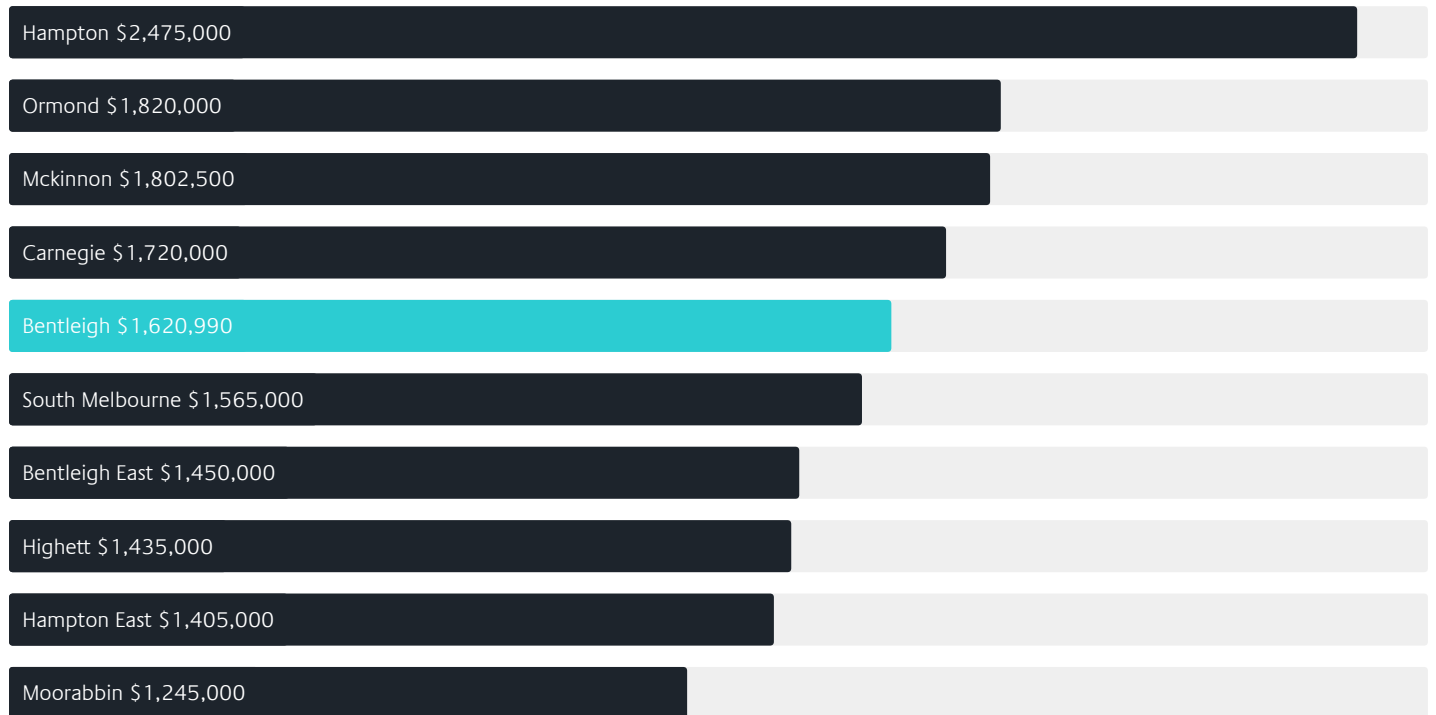
-0.46% ↓

Quarterly Price Change*

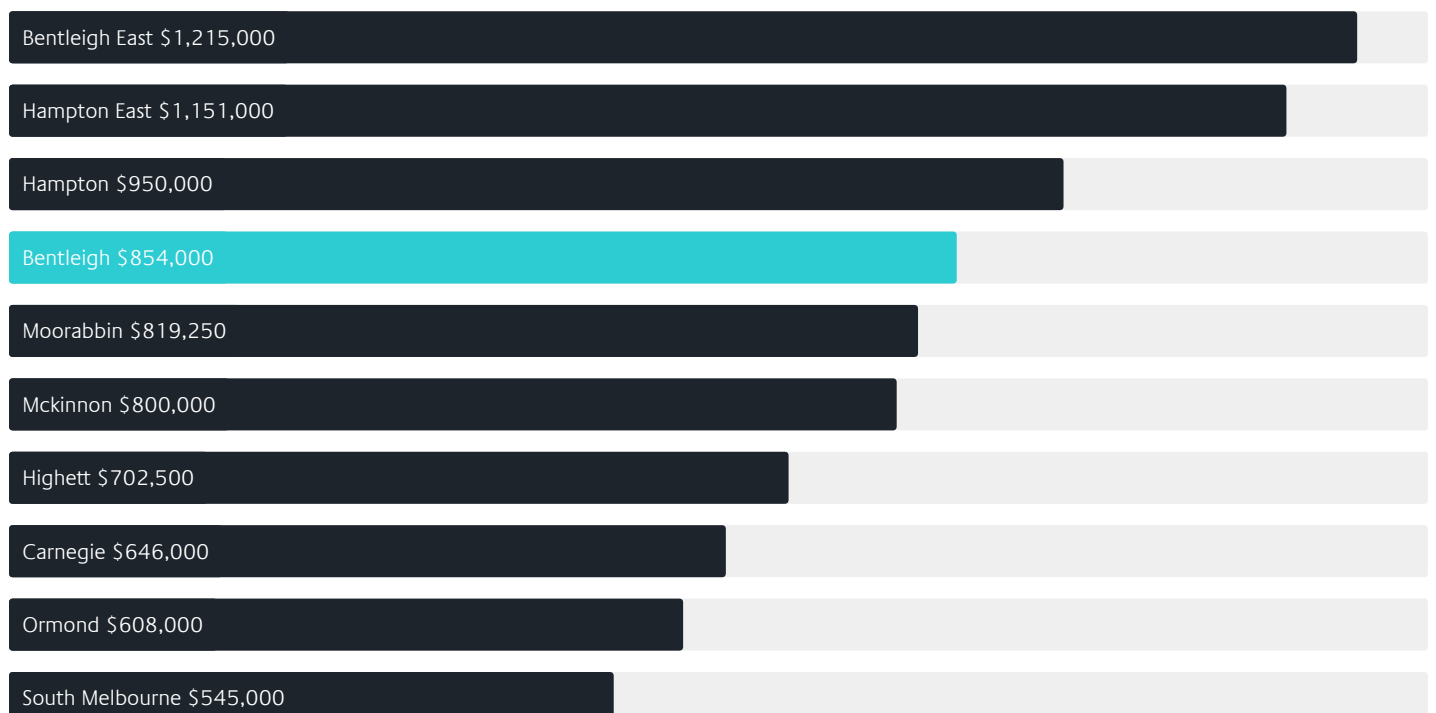


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 50%
● Private 50%

Auction Clearance Rate*

84.31%

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*

\$850

Population Growth^

10.95%

Rental Yield*

2.5%

Median Age^













39 years

Median Household Size^








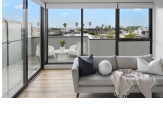


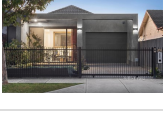

2.6 people

Sold Properties~











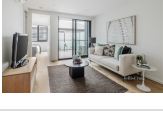

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 101 / 15 Hamilton St Bentleigh	2	Apartment	\$870,000	30 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
 304/29 Loranne St Bentleigh	2	Apartment	\$560,000	04 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 28 Glenmer St Bentleigh	3	House	\$1,150,000	22 Mar 2025
 1c Loranne St Bentleigh	3	Townhouse	\$1,760,000	22 Mar 2025
 3/7 Brentwood St Bentleigh	2	Apartment	\$450,000	18 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11a Austin St Bentleigh	3	House	\$1,125,000	18 Mar 2025
 10/616-618 Centre Rd Bentleigh	1	Apartment	\$360,000	16 Mar 2025
 18/27 Patterson Rd Bentleigh	2	Unit	\$760,000	15 Mar 2025
 6 Lockwood St Bentleigh	3	House	\$1,820,000	14 Mar 2025
 3/37 Gilbert Gr Bentleigh	2	Apartment	\$522,000	13 Mar 2025
 12a Harding St Bentleigh	4	Townhouse	\$1,755,000	12 Mar 2025
 111/25 Nicholson St Bentleigh	2	Apartment	\$635,000	12 Mar 2025
 1/131 Tucker Rd Bentleigh	4	Townhouse	\$1,075,000	09 Mar 2025
 2/44 Lindsay St Bentleigh	3	Townhouse	\$1,355,000	08 Mar 2025
 102/27 Bent St Bentleigh	2	Apartment	\$577,000	05 Mar 2025
 105/29 Loranne St Bentleigh	2	Apartment	\$555,000	04 Mar 2025
 550a Centre Rd Bentleigh	2	Townhouse	\$865,000	04 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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