

JellisCraig

BENTLEIGH

Suburb Report

Know your neighbourhood.



BENTLEIGH SUBURB REPORT

Median House Price*

Median

\$1.74m

Quarterly Price Change

2.80% ↑

Median Unit Price*

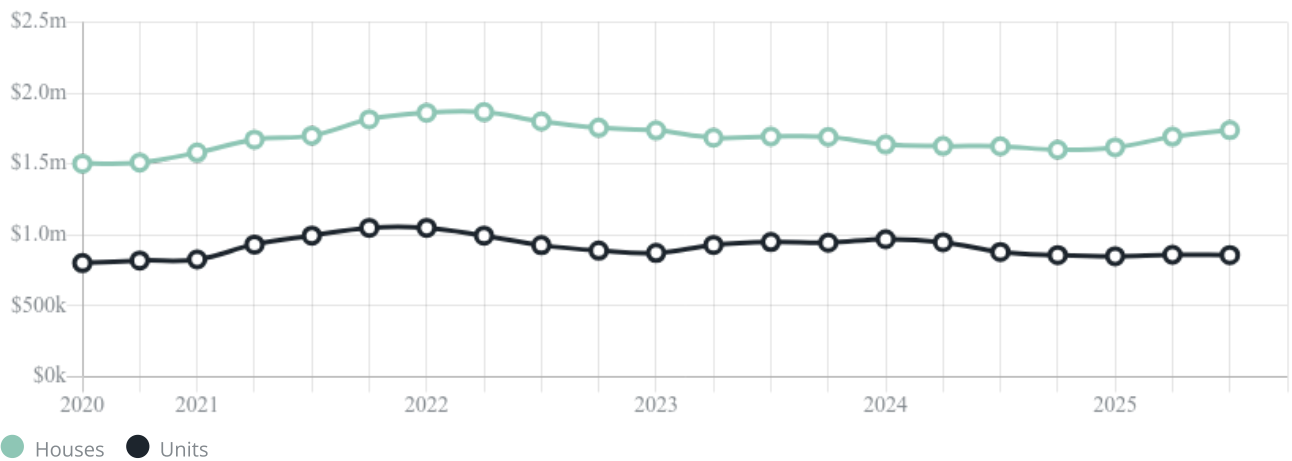
Median

\$858k

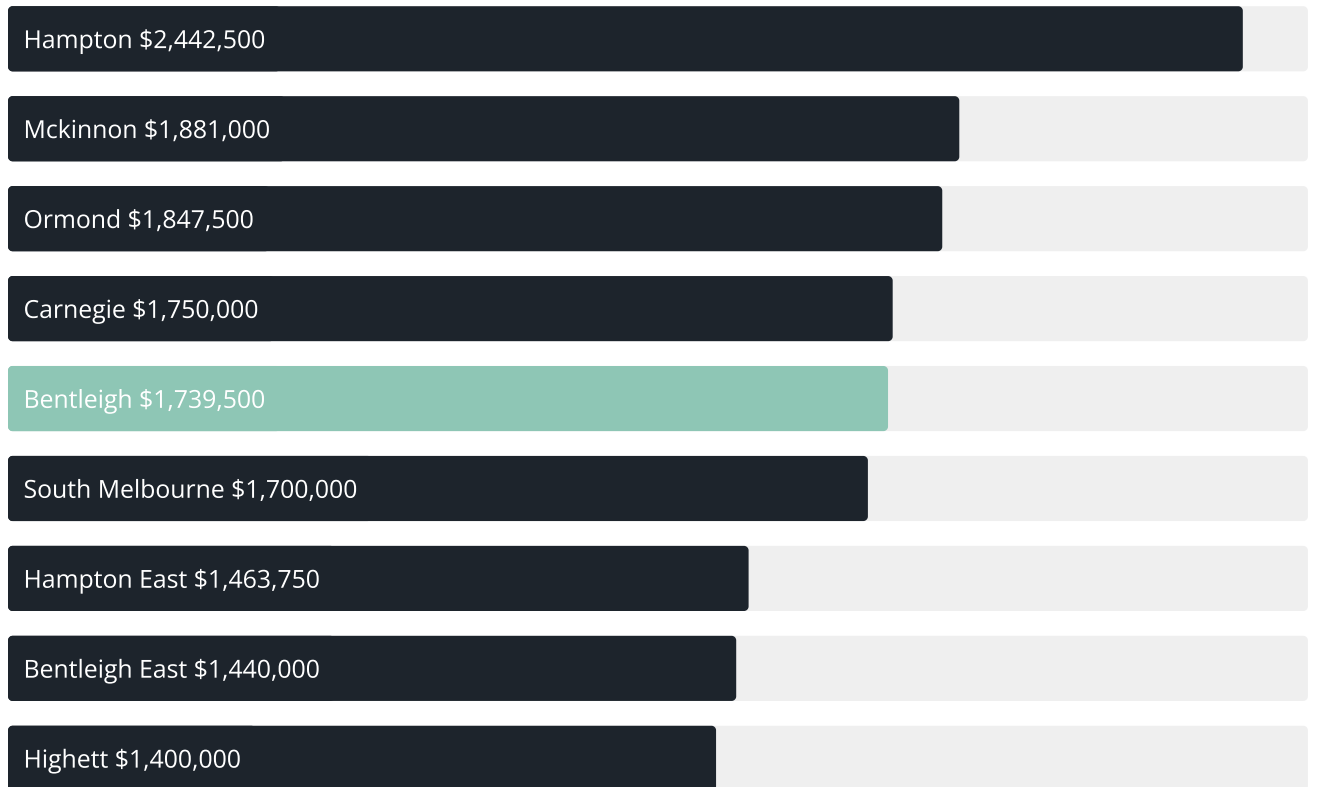
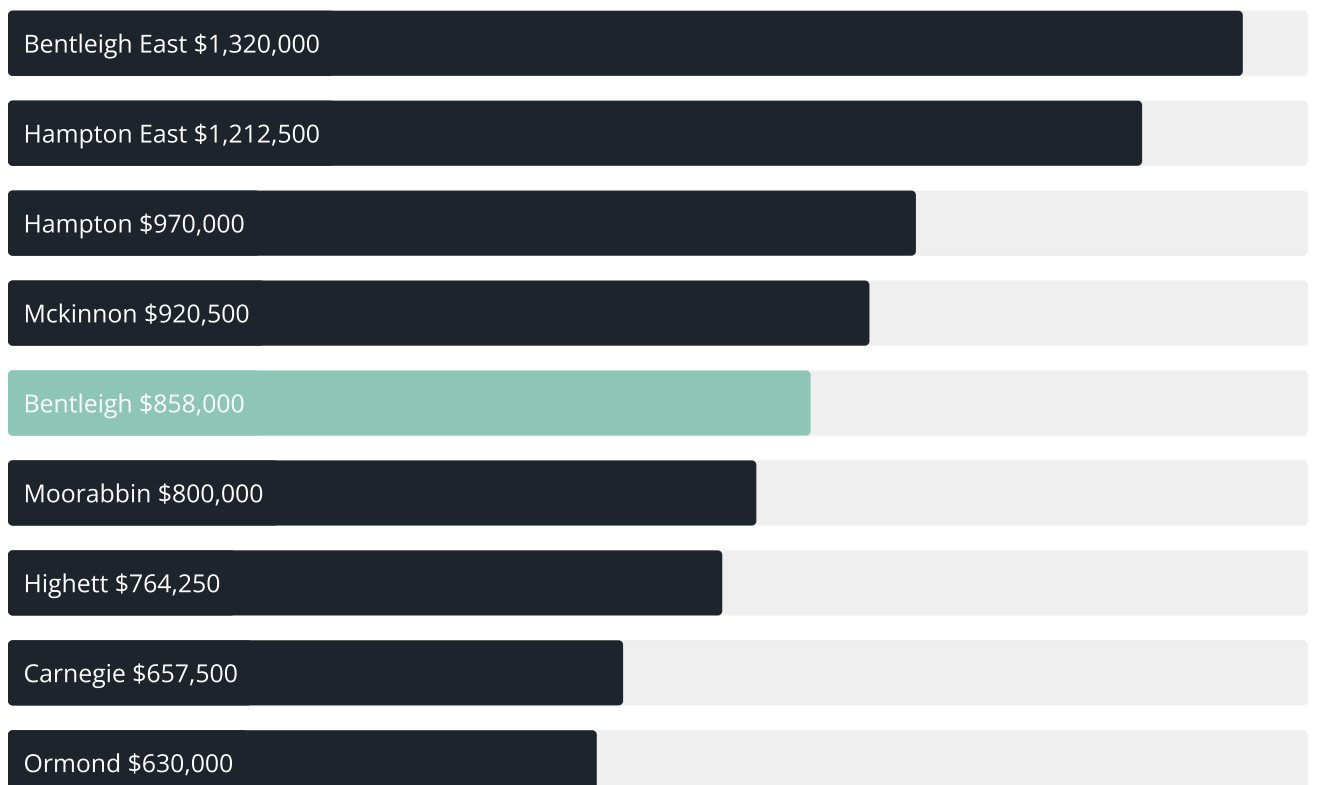
Quarterly Price Change

-0.23% ↓

Quarterly Price Change*



BENTLEIGH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BENTLEIGH SUBURB REPORT

Sale Method*



● Auction 66%
● Private 34%

Auction Clearance Rate*

80.28%

Median Days on Market^

24 days

Average Hold Period*

6.1 years

Dwelling Type^



● Houses 60% ● Units 40%

Ownership^



● Owned Outright 37% ● Mortgaged 38% ● Rented 25%

Population^

17,921

Median Asking Rent per week*

\$848

Population Growth^

10.95%

Rental Yield*

2.5%

Median Age^

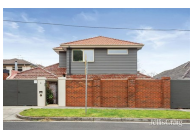
39 years

Median Household Size^

2.6 people

BENTLEIGH SUBURB REPORT

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
 28a Hutchinson St BENTLEIGH	4	Townhouse	\$1,526,000	26 Oct 2025
 7a Phillip St Bentleigh	4	Townhouse	\$1,668,000	25 Oct 2025
 2/16 Railway Cr Bentleigh	2	Townhouse	\$950,000	24 Oct 2025
 7 Corbie St Bentleigh	2	Unit	\$725,000	19 Oct 2025
 1A Cushing Av Bentleigh	4	House	\$2,208,000	18 Oct 2025
 301/8 Blair St Bentleigh	2	Apartment	\$801,000	18 Oct 2025
 1/1 Small Rd Bentleigh	2	Villa	\$1,076,000	18 Oct 2025
 10 Anstee Gr Bentleigh	5	Townhouse	\$1,300,000	18 Oct 2025
 180 Centre Rd Bentleigh	4	House	\$1,635,000	14 Oct 2025
 2c Werona St Bentleigh	3	Townhouse	\$900,000	11 Oct 2025

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28a Atkinson St Bentleigh	4	Townhouse	\$1,530,000	04 Oct 2025
 6/18 Bleazby St Bentleigh	2	Unit	\$679,000	04 Oct 2025
 1/42 Bendigo Av Bentleigh	2	Townhouse	\$1,205,000	04 Oct 2025
 104/342 Centre Rd Bentleigh	2	Apartment	\$635,000	03 Oct 2025
 104/77 Mitchell St Bentleigh	2	Apartment	\$513,500	01 Oct 2025
 15 Fromer St Bentleigh	4	House	\$2,150,000	25 Sep 2025
 106/22 Bent St Bentleigh	2	Apartment	\$600,000	24 Sep 2025
 14/1d Tovan Akas Av Bentleigh	2	Unit	\$850,000	20 Sep 2025
 12a London St Bentleigh	4	Townhouse	\$1,935,000	17 Sep 2025
 3 Luckins Rd Bentleigh	3	House	\$1,850,000	14 Sep 2025

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/26 Fromer St BENTLEIGH	2	House	\$1,272,000	13 Sep 2025
 7/7-9 South Av Bentlyeh	2	Apartment	\$539,250	13 Sep 2025
 11 Lydia St Bentlyeh	5	House	\$2,650,000	13 Sep 2025
 304/2 Blair St Bentlyeh	2	Apartment	\$752,000	13 Sep 2025
 2/206 Tucker Rd Bentlyeh	2	Strata Unit/Flat	\$810,000	11 Sep 2025
 11 Vale St Bentlyeh	3	House	\$257,053	08 Sep 2025
 8a Milton St Bentlyeh	3	House	\$1,369,000	06 Sep 2025
 1/206 Tucker Rd Bentlyeh	3	Townhouse	\$1,326,000	06 Sep 2025
 206/324 Centre Rd Bentlyeh	1	Apartment	\$456,500	03 Sep 2025
 201/25 Nicholson St Bentlyeh	2	Strata Unit/Flat	\$700,000	02 Sep 2025



Bentleigh Office
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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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