

# JellisCraig

BENTLEIGH

# Suburb Report

Know your neighbourhood.



BENTLEIGH SUBURB REPORT

Median House Price\*

Median

\$1.69m

Quarterly Price Change

4.63% ↑

Median Unit Price\*

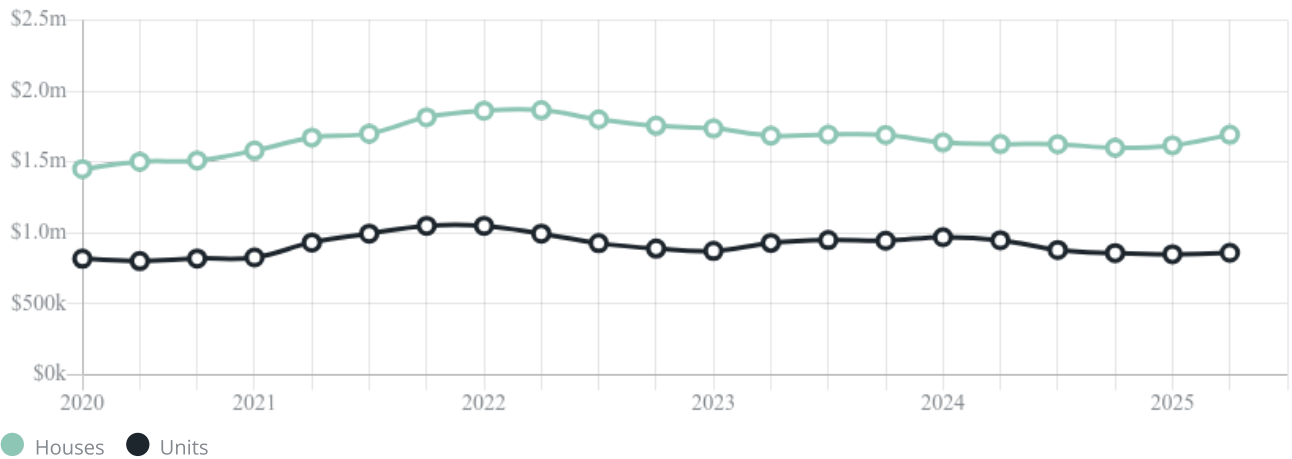
Median

\$860k

Quarterly Price Change

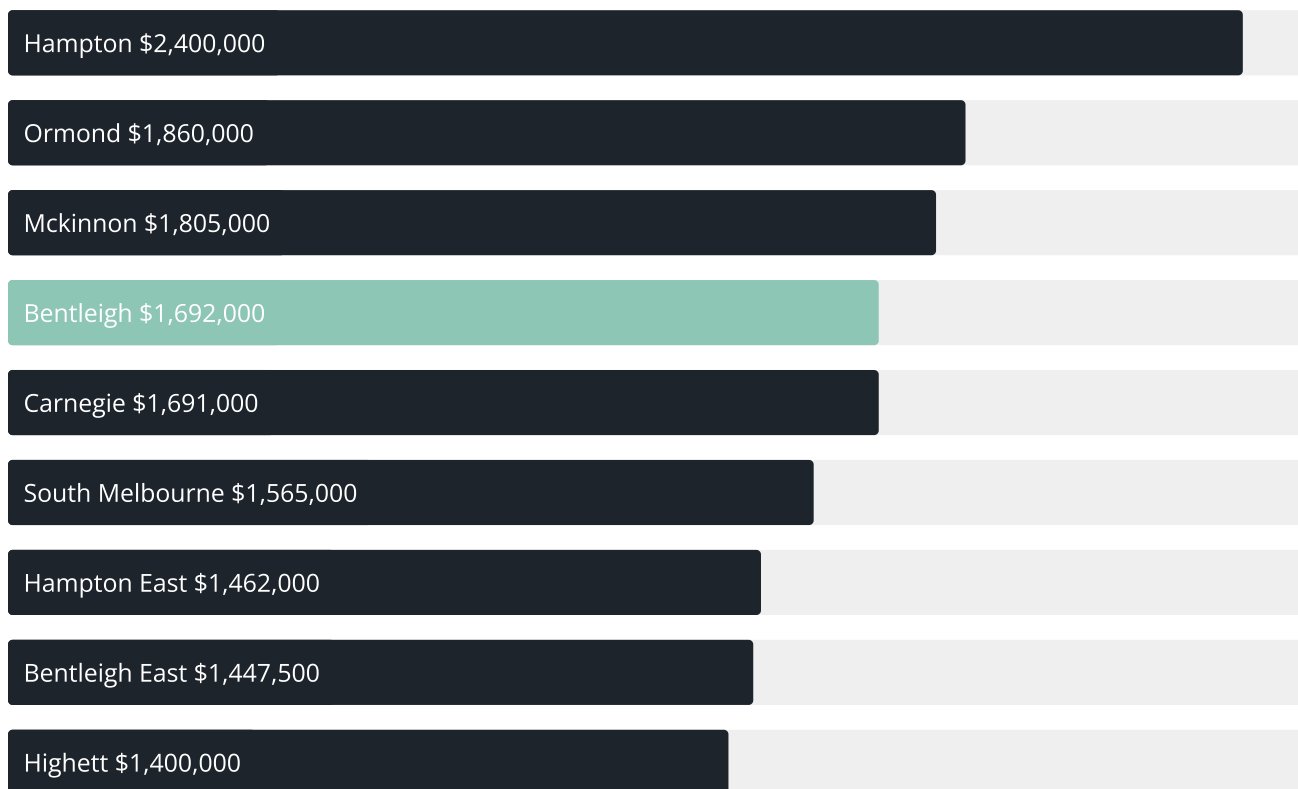
1.17% ↑

Quarterly Price Change\*

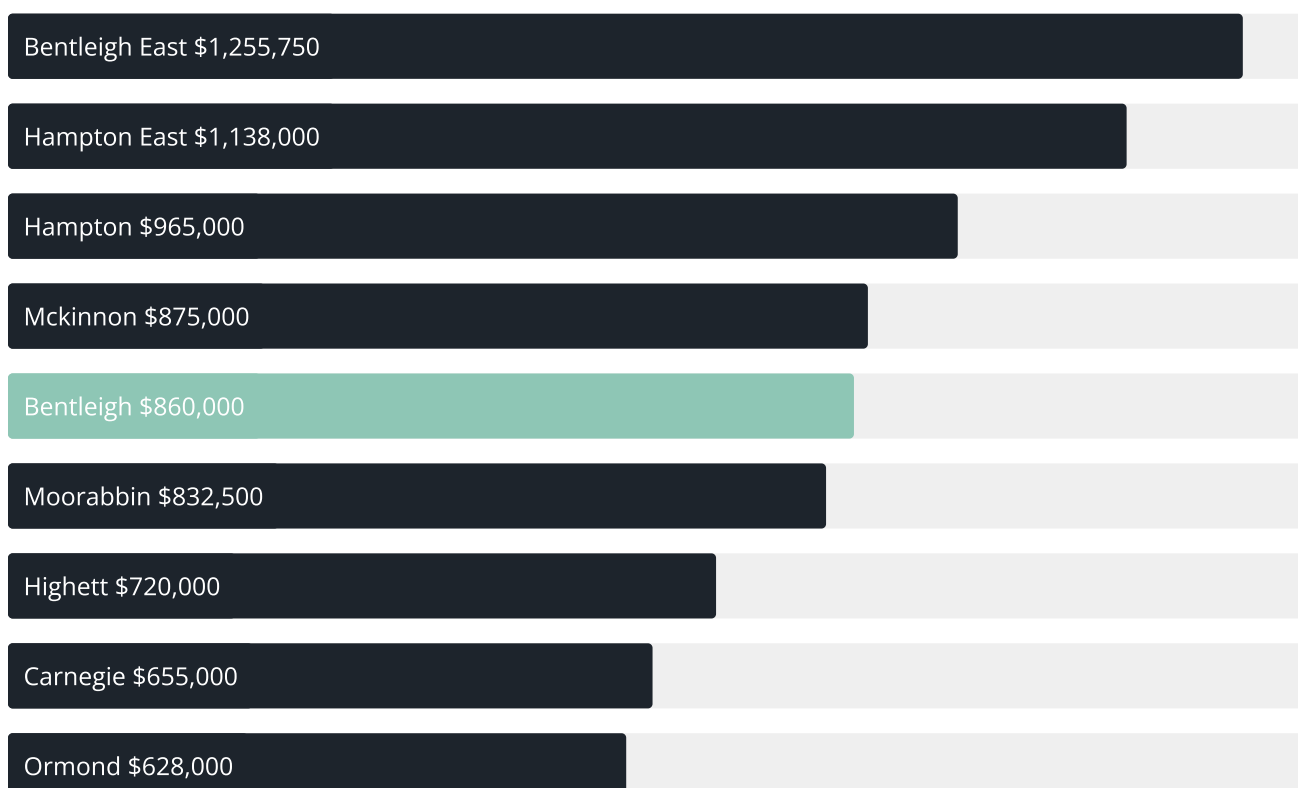


## BENTLEIGH SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## BENTLEIGH SUBURB REPORT

## Sale Method\*



● Auction 62%  
● Private 38%

## Auction Clearance Rate\*

83.02%

## 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\*

\$850

## Population Growth^

10.95%

## Rental Yield\*

2.5%

## Median Age^











39 years

## Median Household Size^






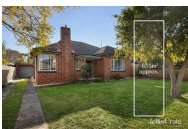
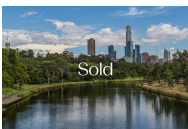

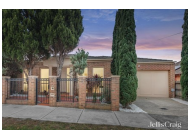
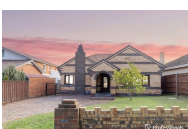
2.6 people

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

Address	Bedrooms	Type	Price	Sold
 15 Fromer St Bentleigh	4	House	\$2,150,000	25 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
 1/26 Fromer St BENTLEIGH	2	House	\$1,272,000	13 Sep 2025
 11 Lydia St Bentleigh	5	House	\$2,650,000	13 Sep 2025
 7/7-9 South Av Bentleigh	2	Apartment	\$539,250	13 Sep 2025
 8a Milton St Bentleigh	3	House	\$1,369,000	06 Sep 2025
 1/206 Tucker Rd Bentleigh	3	Townhouse	\$1,326,000	06 Sep 2025
 206/324 Centre Rd Bentleigh	1	Apartment	\$456,500	03 Sep 2025
 15 Mckittrick Rd Bentleigh	4	House	\$1,800,000	30 Aug 2025

## BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19 Jeffrey St Bentleigh	4	House	\$1,755,000	30 Aug 2025
 203/451 South Rd Bentleigh	2	Apartment	\$470,000	28 Aug 2025
 34 Lindsay St Bentleigh	3	House	\$1,900,000	28 Aug 2025
 1/7 Bent St Bentleigh	2	Apartment	\$580,000	25 Aug 2025
 2/6 Jeffrey St Bentleigh	2	Unit	\$1,151,500	23 Aug 2025
 3 London St Bentleigh	2	House	\$1,760,000	23 Aug 2025
 19a Marquis Rd Bentleigh	4	Townhouse	\$2,250,000	23 Aug 2025
 1/26 Loranne St Bentleigh	3	Townhouse	\$1,360,000	21 Aug 2025
 2a Twisden Rd Bentleigh	3	Townhouse	\$1,190,000	16 Aug 2025
 45 Godfrey St Bentleigh	4	House	\$2,010,000	16 Aug 2025

## BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/41 Marquis Rd Bentleigh	3	House	\$1,235,000	15 Aug 2025
 7/60-66 Patterson Rd Bentleigh	2	Apartment	\$495,000	14 Aug 2025
 12/332-338 Centre Rd Bentleigh	2	Apartment	\$610,500	07 Aug 2025
 23 Gilmour Rd Bentleigh	4	House	\$1,900,000	06 Aug 2025
 501/342 Centre Rd Bentleigh	2	Apartment	\$640,000	05 Aug 2025
 3/79 Mitchell St Bentleigh	2	Apartment	\$730,000	05 Aug 2025
 5/5 Brentwood St Bentleigh	2	Apartment	\$507,000	02 Aug 2025
 3/214 Centre Rd Bentleigh	3	Flat/Unit/Apartment	\$1,150,000	01 Aug 2025
 64 Bendigo Av Bentleigh	3	House	\$1,593,000	26 Jul 2025
 302/15 Vickery St Bentleigh	3	Apartment	\$965,500	26 Jul 2025





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

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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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