

JellisCraig

BENTLEIGH

Suburb Report

Know your neighbourhood.



BENTLEIGH SUBURB REPORT

Median House Price*

Median

\$1.69m

Quarterly Price Change

4.63% ↑

Median Unit Price*

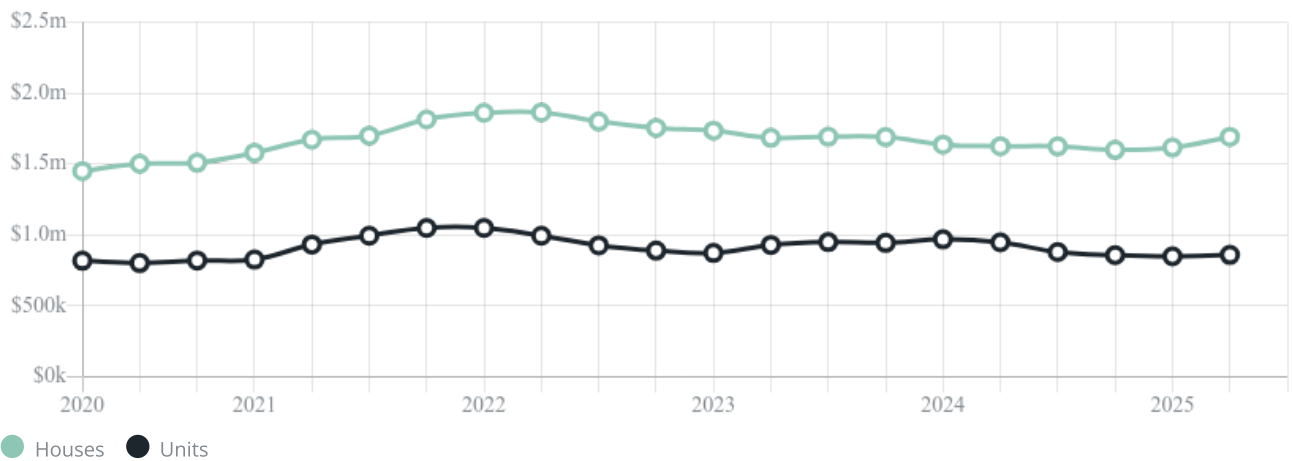
Median

\$860k

Quarterly Price Change

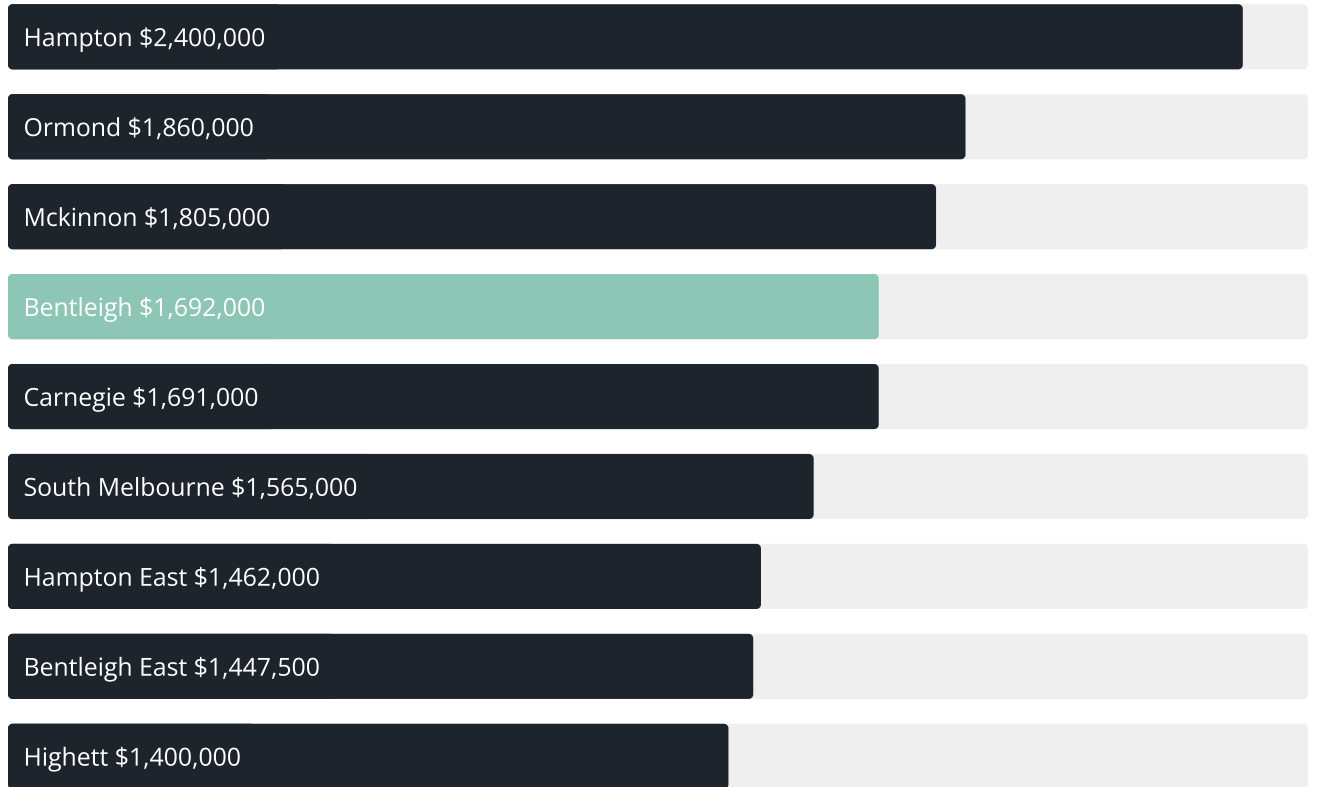
1.17% ↑

Quarterly Price Change*

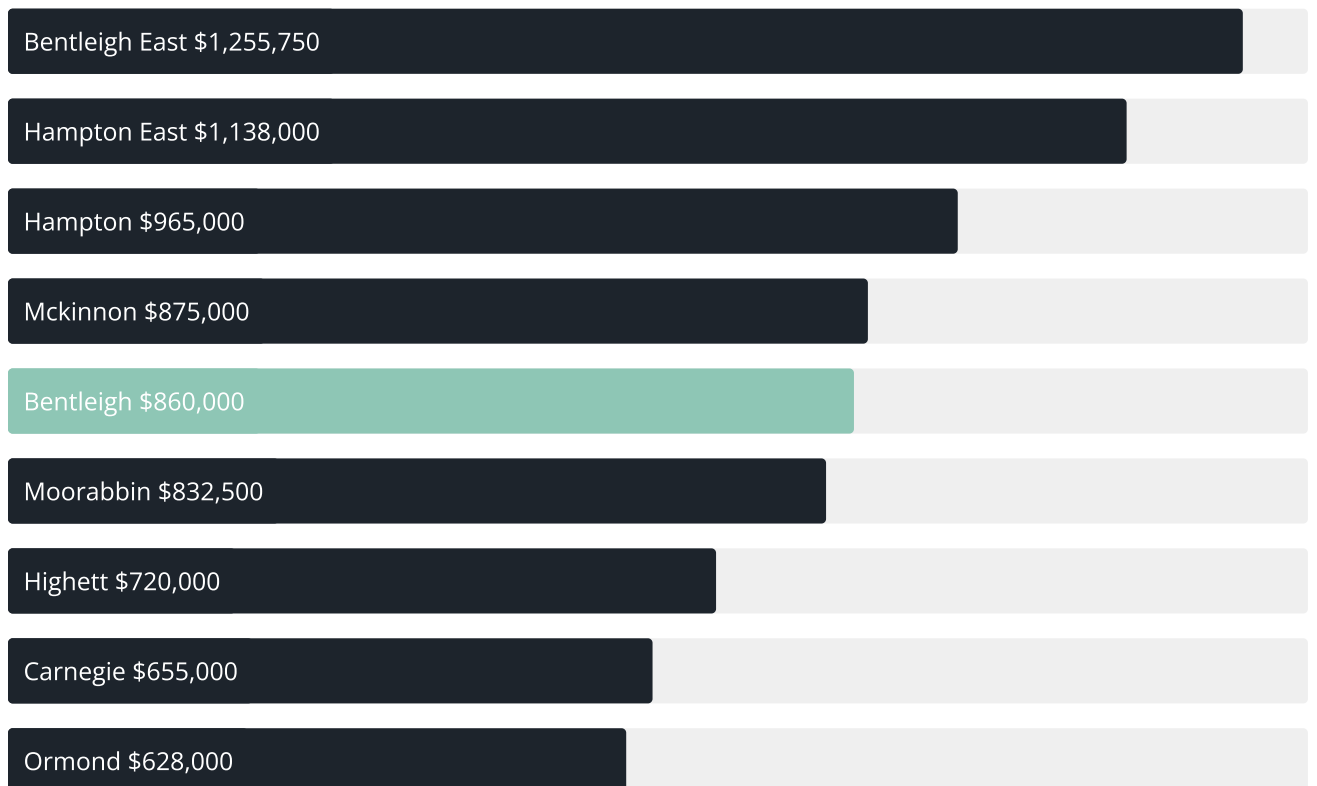


BENTLEIGH SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BENTLEIGH SUBURB REPORT

Sale Method*



● Auction 65%

● Private 35%

Auction Clearance Rate*

85.19%

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




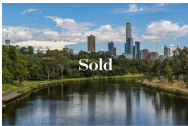






Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 19 Jeffrey St Bentleigh	4	House	\$1,755,000	30 Aug 2025
 15 Mckittrick Rd Bentleigh	4	House	\$1,800,000	30 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
 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
 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

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 302/15 Vickery St Bentleigh	3	Apartment	\$965,500	26 Jul 2025
 64 Bendigo Av Bentleigh	3	House	\$1,593,000	26 Jul 2025
 3/19 Charlton St Bentleigh	3	Unit	\$1,149,000	26 Jul 2025
 106/24 Mavho St Bentleigh	2	Apartment	\$585,000	23 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 22 Jeffrey St Bentleigh	5	House	\$3,968,000	23 Jul 2025
 4/9 Pascoe Av Bentleigh	2	Unit	\$950,000	22 Jul 2025
 2/49 Patterson Rd Bentleigh	2	Townhouse	\$772,000	12 Jul 2025
 2/106 Jasper Rd Bentleigh	3	House	\$1,135,000	12 Jul 2025
 4 Marion St Bentleigh	3	House	\$1,230,000	10 Jul 2025
 2/43 Gilmour Rd Bentleigh	3	Unit	\$1,147,500	08 Jul 2025
 37 Eddys Gr Bentleigh	3	House	\$420,000	07 Jul 2025
 103/451 South Rd Bentleigh	2	Apartment	\$420,000	04 Jul 2025
 8 Godfrey St Bentleigh	3	House	\$1,800,000	04 Jul 2025
 2/40 Dickens St Bentleigh	2	Flat/Unit/Apartment	\$1,250,000	03 Jul 2025



Bentleigh Office
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03 9593 4500

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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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