



Bentleigh East

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median

\$1.48m

Quarterly price change

2.59% ↑

Median unit price¹

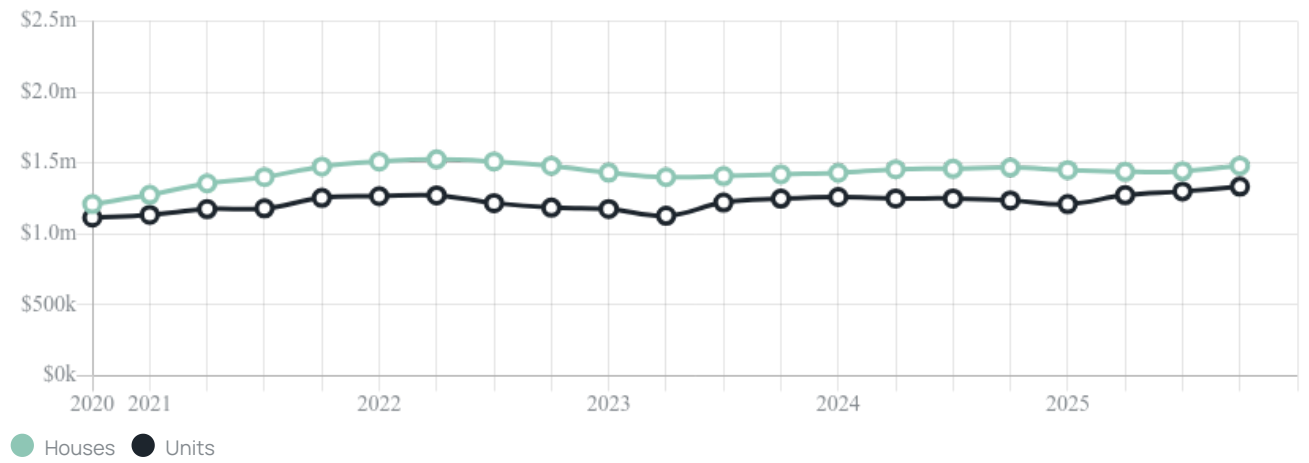
Median

\$1.33m

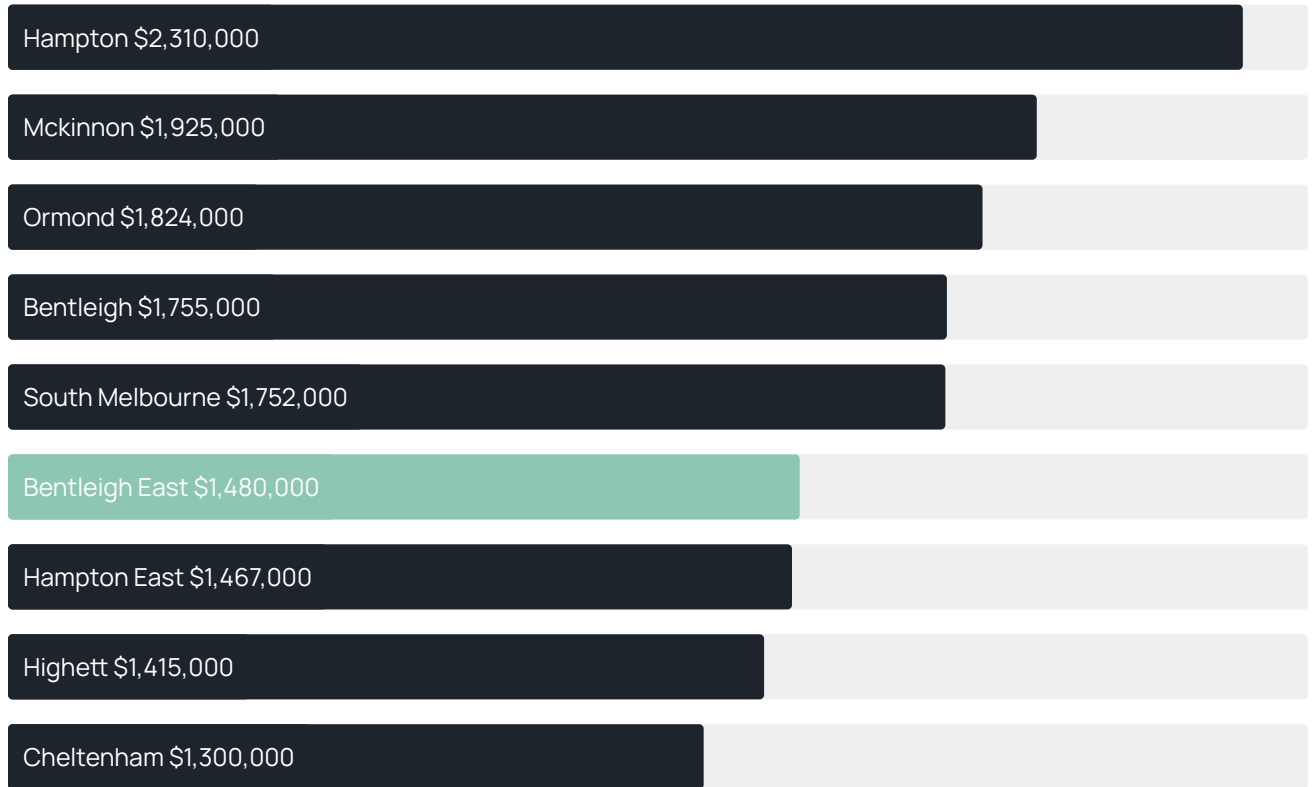
Quarterly price change

2.53% ↑

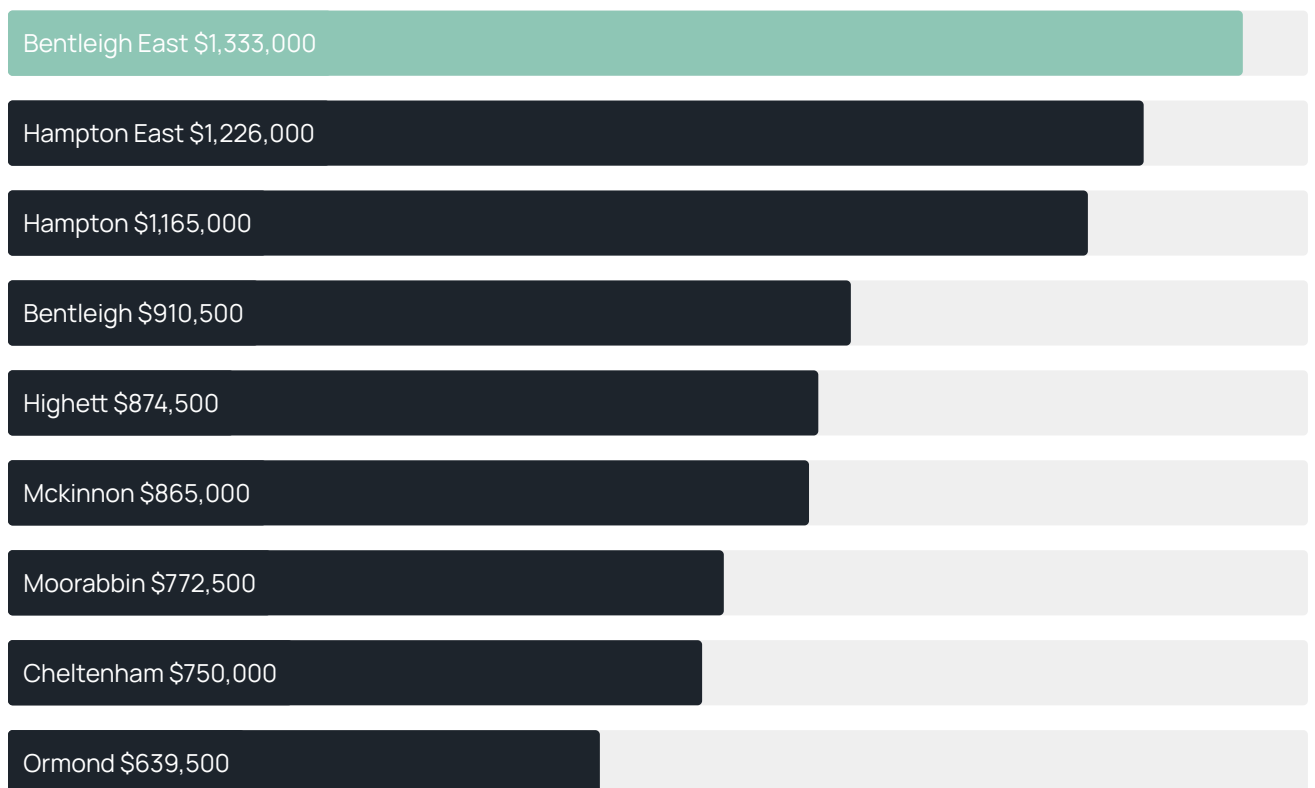
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 79%
- Private 21%

Auction clearance rate³

81%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.0 years

Dwelling type⁵



- Houses 69%
- Units 31%

Ownership⁵



- Owned outright 37%
- Mortgaged 42%
- Rented 21%

Population⁵

30,159

Median asking rent¹

\$750 per week

Population growth⁵

9.13%

Rental yield¹

2.54%

Median age⁵

40 years











Median household size⁵

2.7 people











BENTLEIGH EAST SUBURB REPORT

Recent Bentleigh East sales










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

Address	Bedrooms	Type	Price	Sold
 6 Trinity Ct Bentleigh East	2	House	\$880,000	28 Mar 2026
 11 Begg St Bentleigh East	3	House	\$1,538,000	26 Mar 2026
 25a Bristol St Bentleigh East	4	Townhouse	\$1,570,000	23 Mar 2026
 75 Brady Rd Bentleigh East	4	House	\$1,375,000	21 Mar 2026
 22 York St Bentleigh East	4	House	\$2,270,000	21 Mar 2026
 40 Matthews Rd Bentleigh East	5	House	\$1,700,000	20 Mar 2026
 2 Juliana St Bentleigh East	4	House	\$2,001,000	18 Mar 2026
 102/170 East Boundary Rd Bentleigh East	1	Apartment	\$418,000	16 Mar 2026
 321 Chesterville Rd Bentleigh East	3	House	\$1,456,000	14 Mar 2026
 2/26 Norville St Bentleigh East	2	Unit	\$950,000	14 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 107a Victor Rd Bentleigh East	4	Townhouse	\$1,410,000	12 Mar 2026
 66a Bellevue Rd Bentleigh East	4	Townhouse	\$1,395,000	12 Mar 2026
 64a Kennedy St Bentleigh East	4	Townhouse	\$2,175,000	10 Mar 2026
 6 Elizabeth St Bentleigh East	4	House	\$1,555,000	10 Mar 2026
 34b Molden St Bentleigh East	4	Townhouse	\$1,800,000	01 Mar 2026
 14 Highview Rd Bentleigh East	5	House	\$3,060,000	28 Feb 2026
 16b Poet Rd Bentleigh East	4	Townhouse	\$1,835,000	28 Feb 2026
 1/157 Bignell Rd Bentleigh East	3	Unit	\$930,000	28 Feb 2026
 31 Patricia St Bentleigh East	3	House	\$1,215,000	28 Feb 2026
 7a Cecil St Bentleigh East	4	Townhouse	\$1,770,000	28 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 35 Richard St Bentleigh East	4	House	\$2,420,000	28 Feb 2026
 123 Mackie Rd Bentleigh East	3	House	\$1,400,001	28 Feb 2026
 1/27 Schulz St Bentleigh East	3	Townhouse	\$1,141,000	28 Feb 2026
 64 Bellevue Rd Bentleigh East	4	House	\$1,470,000	26 Feb 2026
 8/45 Elizabeth St Bentleigh East	4	Townhouse	\$1,270,000	25 Feb 2026
 4 Wallace St Bentleigh East	4	House	\$1,800,000	21 Feb 2026
 12 Glover St Bentleigh East	3	House	\$1,210,000	21 Feb 2026
 2/19 vine Ct Bentleigh East	3	Unit	\$1,390,000	21 Feb 2026
 7 Deakin St Bentleigh East	3	House	\$2,078,000	21 Feb 2026
 64 Bignell Rd Bentleigh East	4	Townhouse	\$1,260,000	21 Feb 2026



Jellis Craig Bentleigh

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

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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