



Bentleigh East

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median

\$1.46m

Quarterly price change

-3.94% ↓

Median unit price¹

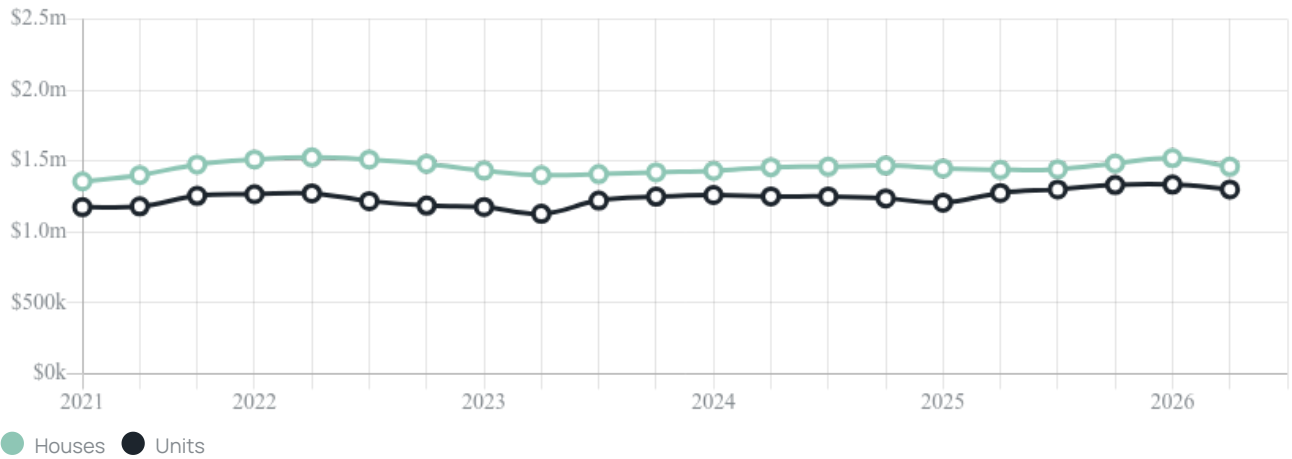
Median

\$1.30m

Quarterly price change

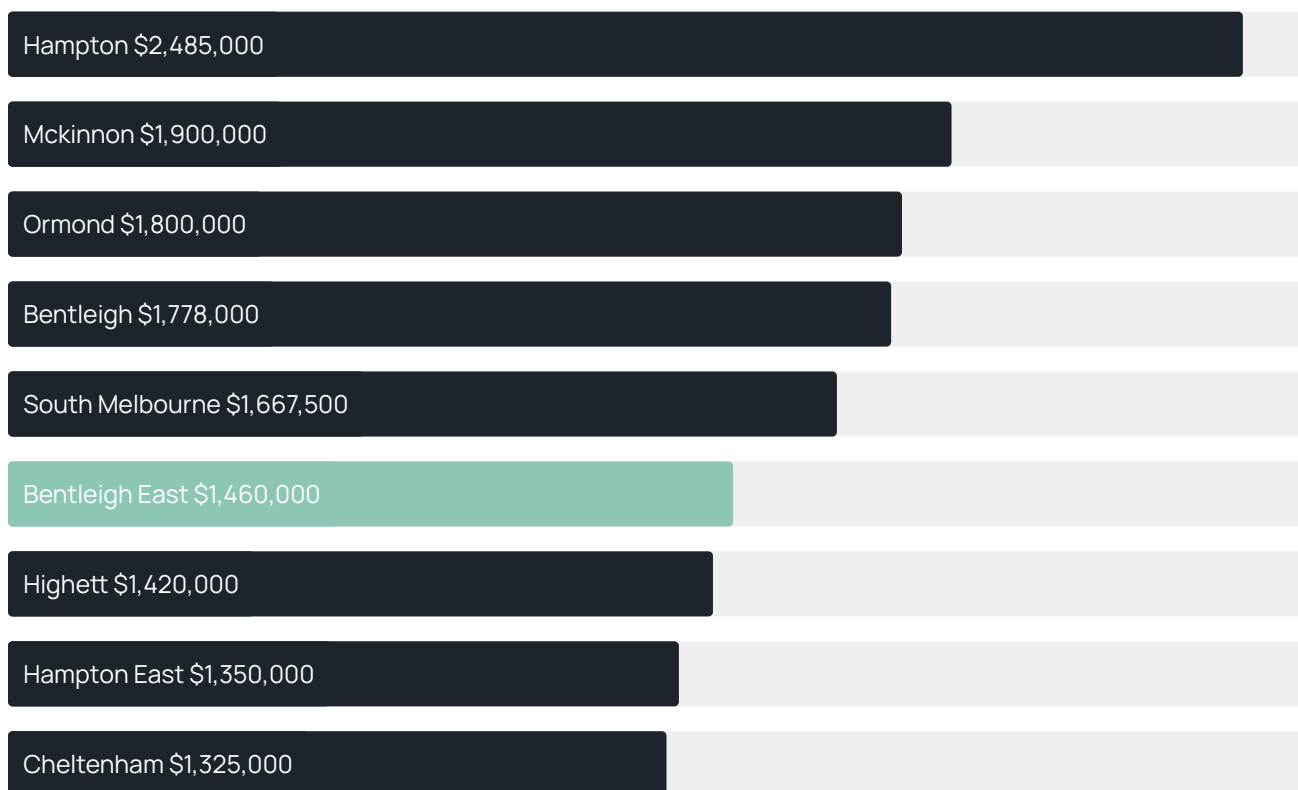
-2.47% ↓

Quarterly price change¹

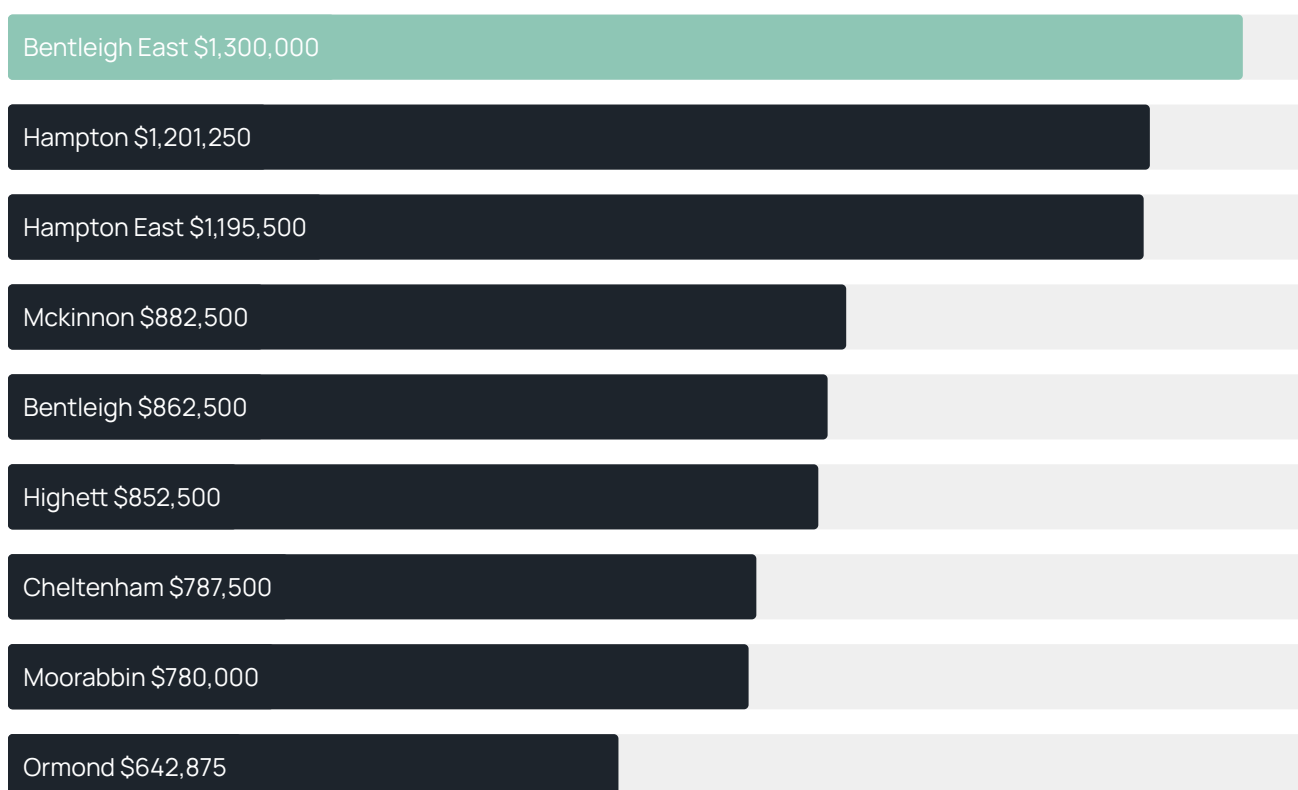


BENTLEIGH EAST SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 71%
● Private 29%

Auction clearance rate³

62.89%Median days on market³

25 daysJellis Craig average inspection attendance per listing⁴

25 groupsAverage hold period¹

7.0 yearsDwelling type⁵

● Houses 69% ● Units 31%

Ownership⁵

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

Population⁵

30,159Median asking rent¹

\$790 per weekPopulation growth⁵

9.13%Rental yield¹

2.54%Median age⁵

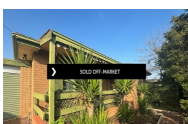
40 yearsMedian household size⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 430b Chesterville Rd Bentleigh East	3	Townhouse	\$1,360,000	25 Jul 2026
 35 York St Bentleigh East	4	House	\$1,656,000	25 Jul 2026
 2/10 Thana St Bentleigh East	3	Unit	\$1,015,000	25 Jul 2026
 18 Francesco St Bentleigh East	3	House	\$1,315,000	21 Jul 2026
 54a Purtell St Bentleigh East	4	Townhouse	\$1,385,000	11 Jul 2026
 13 Catherine Rd Bentleigh East	3	House	\$1,405,000	11 Jul 2026
 107 Parkmore Rd Bentleigh East	2	House	\$1,490,000	06 Jul 2026
 1126a North Rd Bentleigh East	1	Unit	\$351,000	03 Jul 2026
 2/27 Catherine Rd Bentleigh East	2	Unit	\$908,000	27 Jun 2026
 2/2 George St Bentleigh East	2	Unit	\$931,000	25 Jun 2026

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/14 Victor Rd Bentleigh East	2	Unit	\$790,000	20 Jun 2026
 2/51 Latham St Bentleigh East	3	Unit	\$1,363,000	20 Jun 2026
 7/76 East Boundary Rd Bentleigh East	2	Apartment	\$519,000	19 Jun 2026
 19 Catherine Rd Bentleigh East	3	House	\$1,470,000	19 Jun 2026
 59 Deakin St Bentleigh East	3	House	\$1,520,000	13 Jun 2026
 3/697 Warrigal Rd Bentleigh East	2	Villa	\$509,500	13 Jun 2026
 2/10 Tudor St Bentleigh East	3	Unit	\$890,000	13 Jun 2026
 4a Roselyn Cr BENTLEIGH EAST	4	Townhouse	\$1,500,000	13 Jun 2026
 3 Pollina St BENTLEIGH EAST	4	House	\$1,840,000	13 Jun 2026
 3/1126 North Rd Bentleigh East	2	Strata Unit/Flat	\$405,000	09 Jun 2026

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5c Mackie Rd Bentleigh East	3	Townhouse	\$1,000,000	04 Jun 2026
 12 Valkstone St Bentleigh East	4	House	\$1,645,000	01 Jun 2026
 34 Gardeners Rd Bentleigh East	3	House	\$1,325,000	30 May 2026
 52 Hill St Bentleigh East	12	House	\$1,600,000	30 May 2026
 57 Waratah St Bentleigh East	2	House	\$1,295,000	28 May 2026
 32a Celia St Bentleigh East	3	Townhouse	\$1,330,000	27 May 2026
 205/1a Omeo Ct Bentleigh East	2	Apartment	\$520,000	25 May 2026
 17b Julis St Bentleigh East	4	Townhouse	\$1,530,000	24 May 2026
 16 Normanby Rd Bentleigh East	3	House	\$1,242,500	23 May 2026
 2b Trinity Ct Bentleigh East	3	Townhouse	\$1,367,000	23 May 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 01/08/2026

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.