

JellisCraig

BENTLEIGH EAST

Suburb Report

Know your neighbourhood.



BENTLEIGH EAST SUBURB REPORT

Median House Price*

Median

\$1.44m

Quarterly Price Change

0.13% ↑

Median Unit Price*

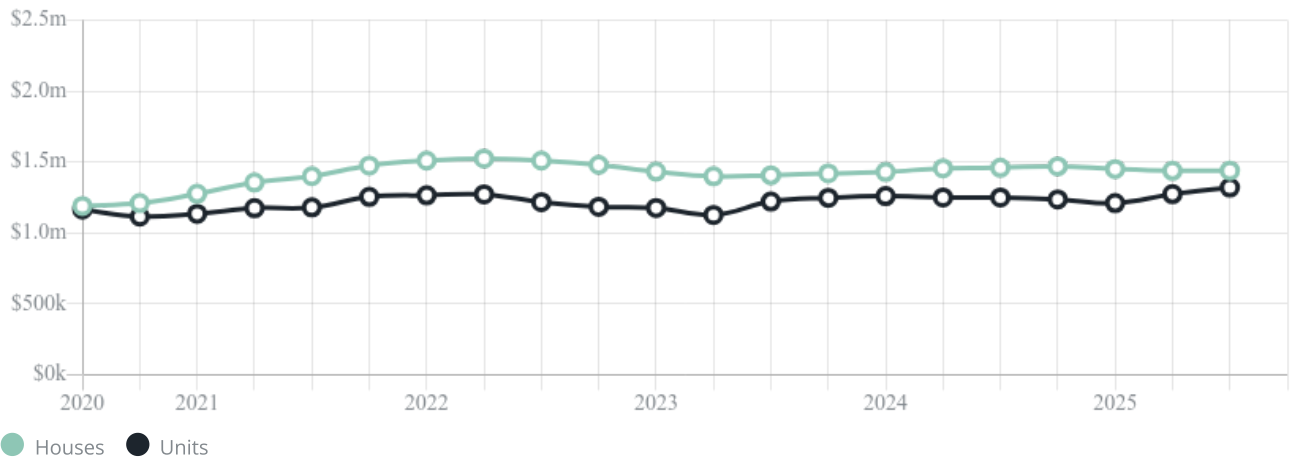
Median

\$1.32m

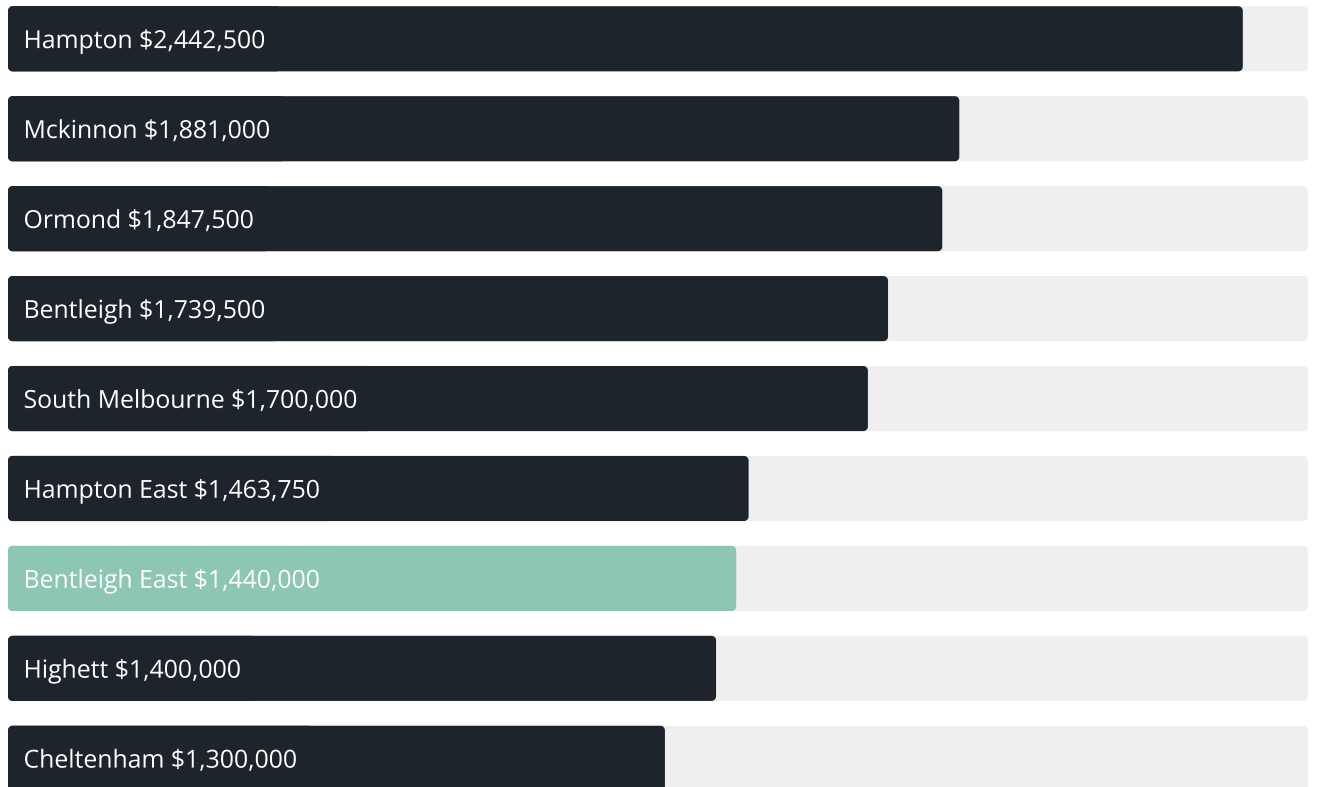
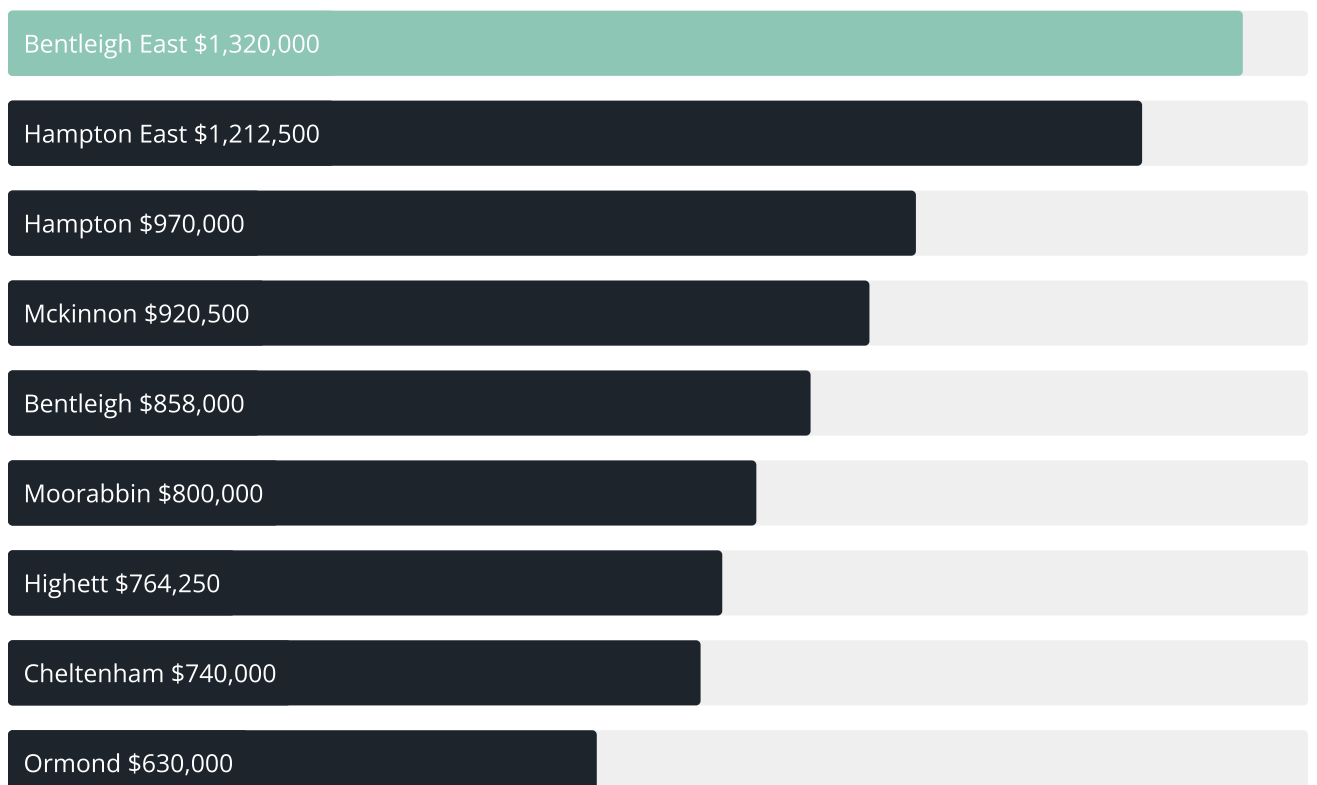
Quarterly Price Change

3.69% ↑

Quarterly Price Change*



BENTLEIGH EAST SUBURB REPORT

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

BENTLEIGH EAST SUBURB REPORT

Sale Method*



● Auction 81%
● Private 19%

Auction Clearance Rate*

76.1%

Median Days on Market^

24 days

Average Hold Period*

7.0 years

Dwelling Type^



● Houses 69% ● Units 31%

Ownership^



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

Population^

30,159

Median Asking Rent per week*

\$755

Population Growth^

9.13%

Rental Yield*

2.54%

Median Age^






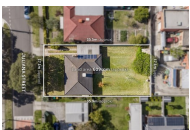




40 years

Median Household Size^









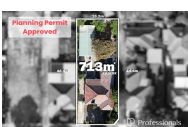

2.7 people

BENTLEIGH EAST 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 jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 34 Wards Gr Bentleigh East	3	House	\$1,350,000	29 Nov 2025
 7 Leigh St Bentleigh East	4	House	\$1,250,000	29 Nov 2025
 12 Highview Rd Bentleigh East	5	House	\$2,070,000	29 Nov 2025
 2/33 Wingate St Bentleigh East	2	Unit	\$852,000	27 Nov 2025
 3/57 Barrani St Bentleigh East	2	Unit	\$875,000	22 Nov 2025
 7 Juliana St Bentleigh East	2	House	\$1,590,000	22 Nov 2025
 23 Normanby Rd Bentleigh East	5	House	\$1,410,000	22 Nov 2025
 2/31 Brady Rd Bentleigh East	3	Unit	\$1,187,000	22 Nov 2025
 2/19 Haigh St Bentleigh East	3	Townhouse	\$1,190,000	22 Nov 2025
 2/7 Monash St Bentleigh East	2	Unit	\$775,000	15 Nov 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/12 Hull St Bentleigh East	3	Townhouse	\$1,062,000	15 Nov 2025
 18 Hill St Bentleigh East	4	House	\$1,567,000	15 Nov 2025
 1/738 Centre Rd Bentleigh East	2	Unit	\$840,000	12 Nov 2025
 3 Wallace St Bentleigh East	3	House	\$1,745,000	12 Nov 2025
 14 Niki Ct Bentleigh East	3	House	\$1,280,000	11 Nov 2025
 225/801 Centre Rd Bentleigh East	2	Apartment	\$580,000	11 Nov 2025
 2 Veronica St Bentleigh East	4	House	\$1,610,000	08 Nov 2025
 76 Purtell St Bentleigh East	2	House	\$935,000	08 Nov 2025
 46 Moylan St Bentleigh East	4	House	\$1,921,000	08 Nov 2025
 13 Gray St Bentleigh East	4	House	\$1,952,000	01 Nov 2025

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18b Lahona Av Bentleigh East	4	Townhouse	\$1,715,000	01 Nov 2025
 1/2 Tudor St Bentleigh East	3	Unit	\$1,111,111	29 Oct 2025
 102/190 Bignell Rd Bentleigh East	2	Apartment	\$402,500	28 Oct 2025
 10b Thomasina St Bentleigh East	4	Townhouse	\$1,600,000	28 Oct 2025
 89a Wingate St Bentleigh East	4	Townhouse	\$1,500,000	27 Oct 2025
 4a Hughes St Bentleigh East	4	Townhouse	\$1,700,000	27 Oct 2025
 90 Tudor St Bentleigh East	3	Townhouse	\$1,420,000	27 Oct 2025
 7a Hull St Bentleigh East	4	Townhouse	\$1,580,000	25 Oct 2025
 2/13 Lilac St Bentleigh East	2	Unit	\$1,050,000	25 Oct 2025
 34 Celia St Bentleigh East	4	House	\$1,690,000	25 Oct 2025



Bentleigh Office
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jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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