



Bentleigh East

# Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.48m

Quarterly price change

2.59% ↑

Median unit price<sup>1</sup>

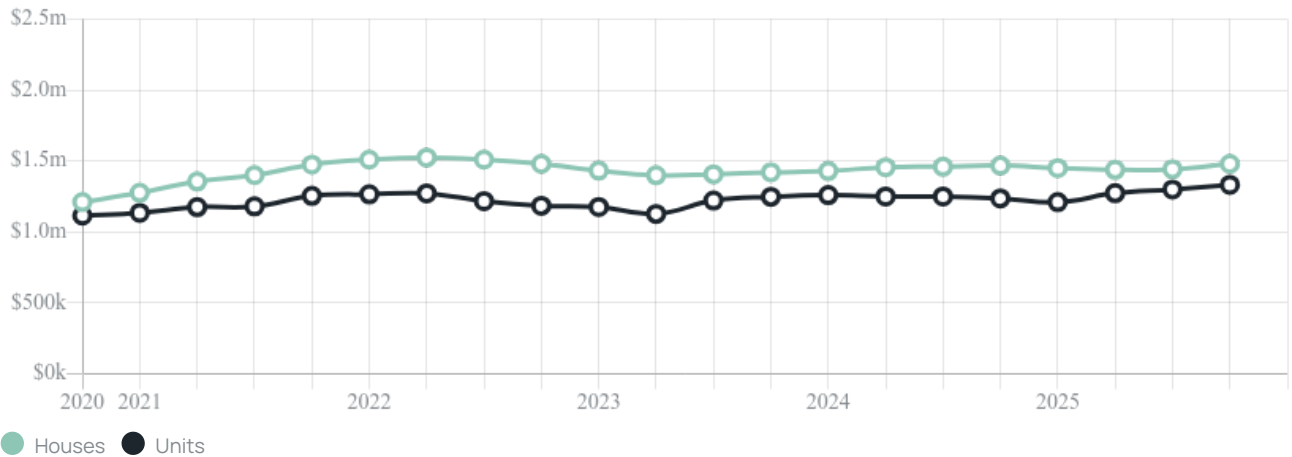
Median

\$1.33m

Quarterly price change

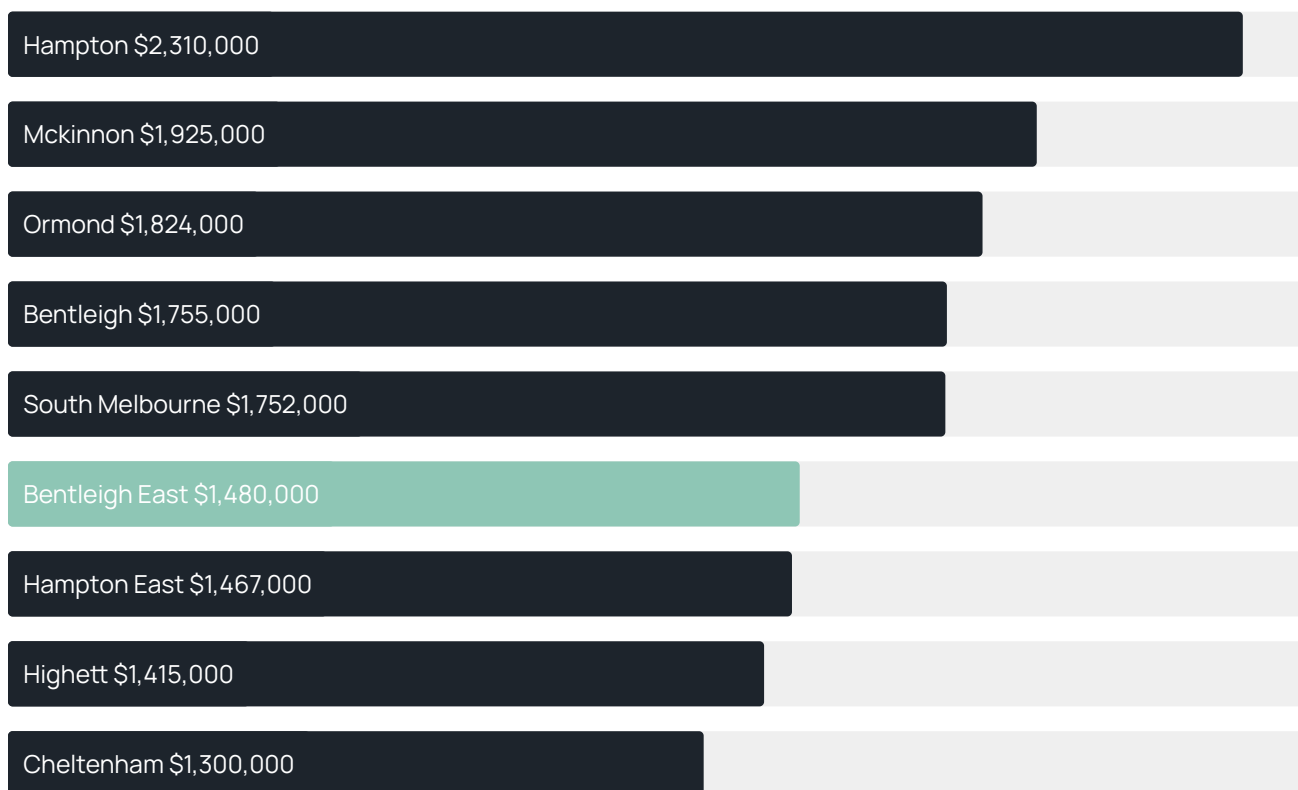
2.53% ↑

Quarterly price change<sup>1</sup>

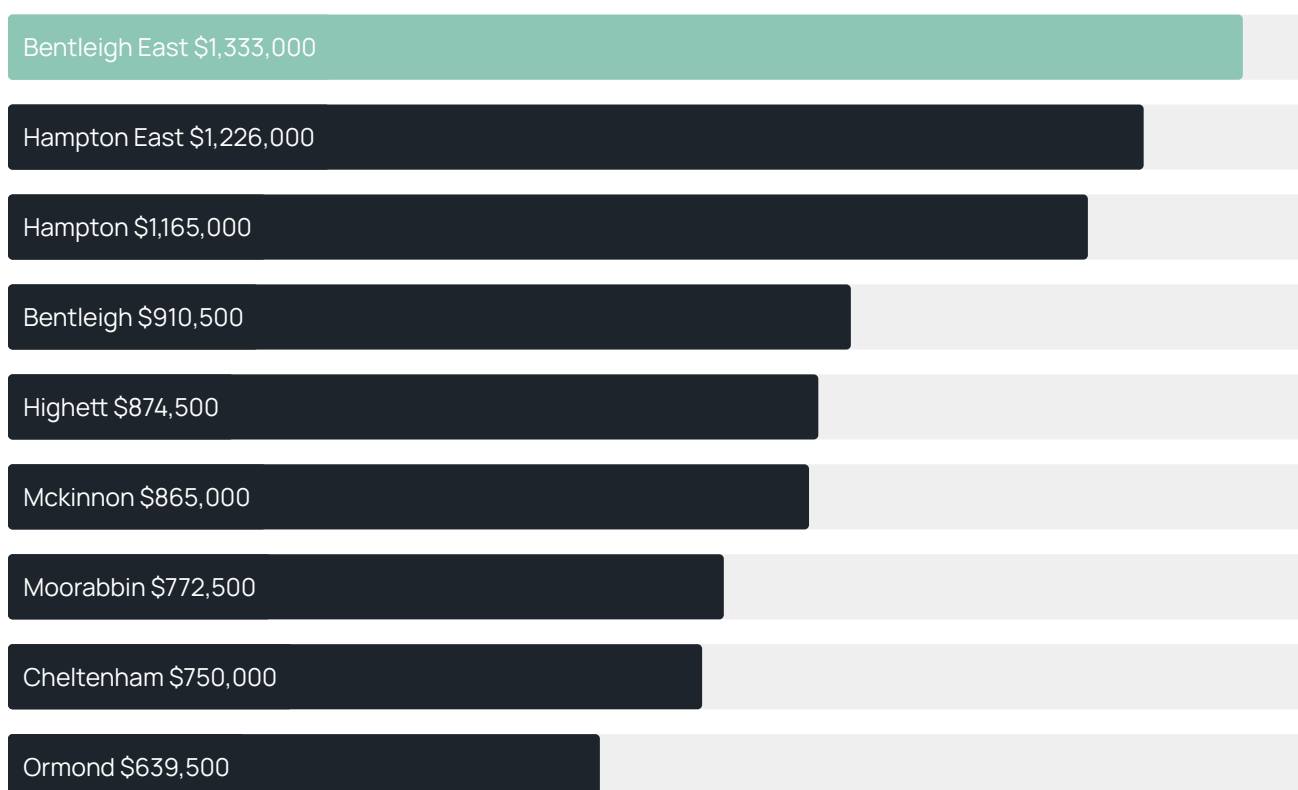


## BENTLEIGH EAST SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>Auction clearance rate<sup>3</sup>

75.79%

Median days on market<sup>3</sup>

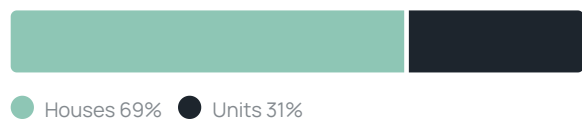
24 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

Average hold period<sup>1</sup>

7.0 years

Dwelling type<sup>5</sup>Population<sup>5</sup>

30,159

Population growth<sup>5</sup>

9.13%

Median age<sup>5</sup>

40 years

Ownership<sup>5</sup>Median asking rent<sup>1</sup>

\$750 per week

Rental yield<sup>1</sup>

2.54%



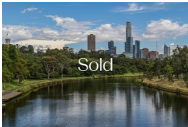
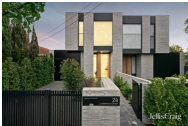
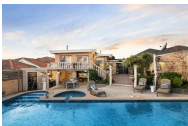





Median household size<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)











Address	Bedrooms	Type	Price	Sold
 15a Jassa St Bentleigh East	4	Townhouse	\$1,665,000	28 Jan 2026
 49A Deakin St Bentleigh East	3	House	\$1,245,000	22 Jan 2026
 20 Box Ct Bentleigh East	4	House	\$2,200,000	13 Jan 2026
 2b Castlewood St Bentleigh East	4	Townhouse	\$1,719,000	28 Dec 2025
 18 Schulz St Bentleigh East	3	House	\$1,600,000	20 Dec 2025
 79a Parkmore Rd Bentleigh East	4	Townhouse	\$1,600,000	19 Dec 2025
 2 Goodrich St Bentleigh East	3	House	\$1,440,000	17 Dec 2025
 1/8 Hill St Bentleigh East	3	House	\$1,395,000	13 Dec 2025
 111/801 Centre Rd Bentleigh East	2	Apartment	\$510,000	12 Dec 2025
 1/1106 North Rd Bentleigh East	3	Unit	\$765,000	11 Dec 2025

## BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/181 East Boundary Rd Bentleigh East	4	Townhouse	\$1,285,000	11 Dec 2025
 86b Beddoe Av Bentleigh East	4	Townhouse	\$1,500,888	10 Dec 2025
 42 Mawby Rd Bentleigh East	4	House	\$1,840,000	03 Dec 2025
 12 Kalimna St Bentleigh East	3	House	\$1,431,500	03 Dec 2025
 94 Wingate St Bentleigh East	4	House	\$1,350,000	03 Dec 2025
 71a Lancaster St Bentleigh East	5	Townhouse	\$1,785,000	02 Dec 2025
 4a Curdies St Bentleigh East	4	House	\$600,000	01 Dec 2025
 28a Barrington St Bentleigh East	3	Townhouse	\$1,435,000	01 Dec 2025
 2/19 Gardeners Rd Bentleigh East	3	House	\$1,100,000	30 Nov 2025
 34 Wards Gr Bentleigh East	3	House	\$1,350,000	29 Nov 2025



## BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1b Parkmore Rd BENTLEIGH EAST	4	House	\$1,775,000	29 Nov 2025
 7 Leigh St Bentlyeh East	4	House	\$1,250,000	29 Nov 2025
 12 Highview Rd Bentlyeh East	5	House	\$2,070,000	29 Nov 2025
 912 Centre Rd Bentlyeh East	2	House	\$886,000	28 Nov 2025
 12 Keswick St Bentlyeh East	2	House	\$1,520,000	28 Nov 2025
 2/33 Wingate St Bentlyeh East	2	Unit	\$852,000	27 Nov 2025
 9a Sanicki Ct Bentlyeh East	3	Townhouse	\$1,350,000	27 Nov 2025
 14 Clarence St BENTLEIGH EAST	3	Townhouse	\$1,000,000	26 Nov 2025
 36a Barrington St Bentlyeh East	3	Unit	\$1,200,000	26 Nov 2025
 1/910 Centre Rd Bentlyeh East	3	Townhouse	\$865,000	26 Nov 2025



**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.

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Data is current as of PDF generation date 01/02/2026

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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