



Bentleigh East Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median
\$1.48m

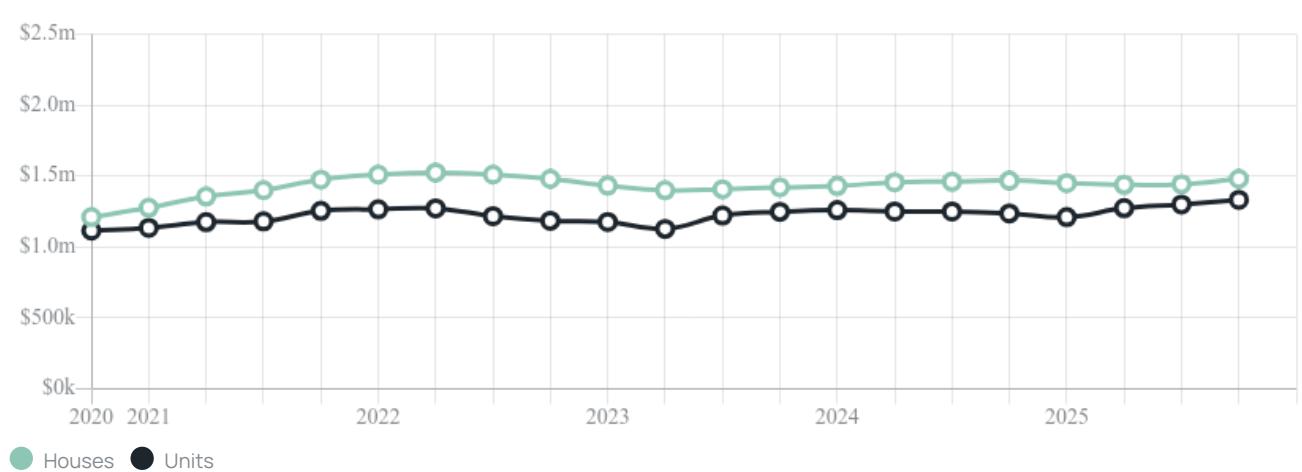
Quarterly price change
2.59% 

Median unit price¹

Median
\$1.33m

Quarterly price change
2.53% 

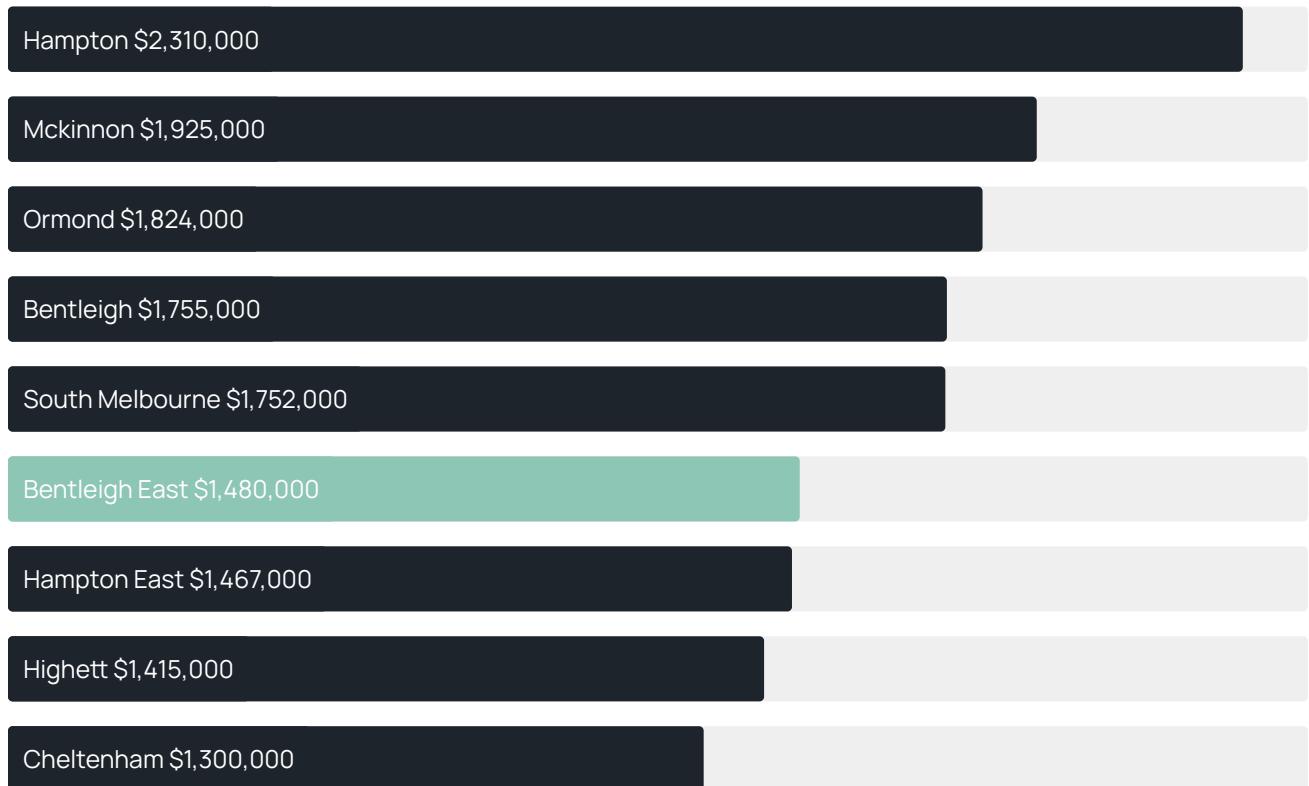
Quarterly price change¹



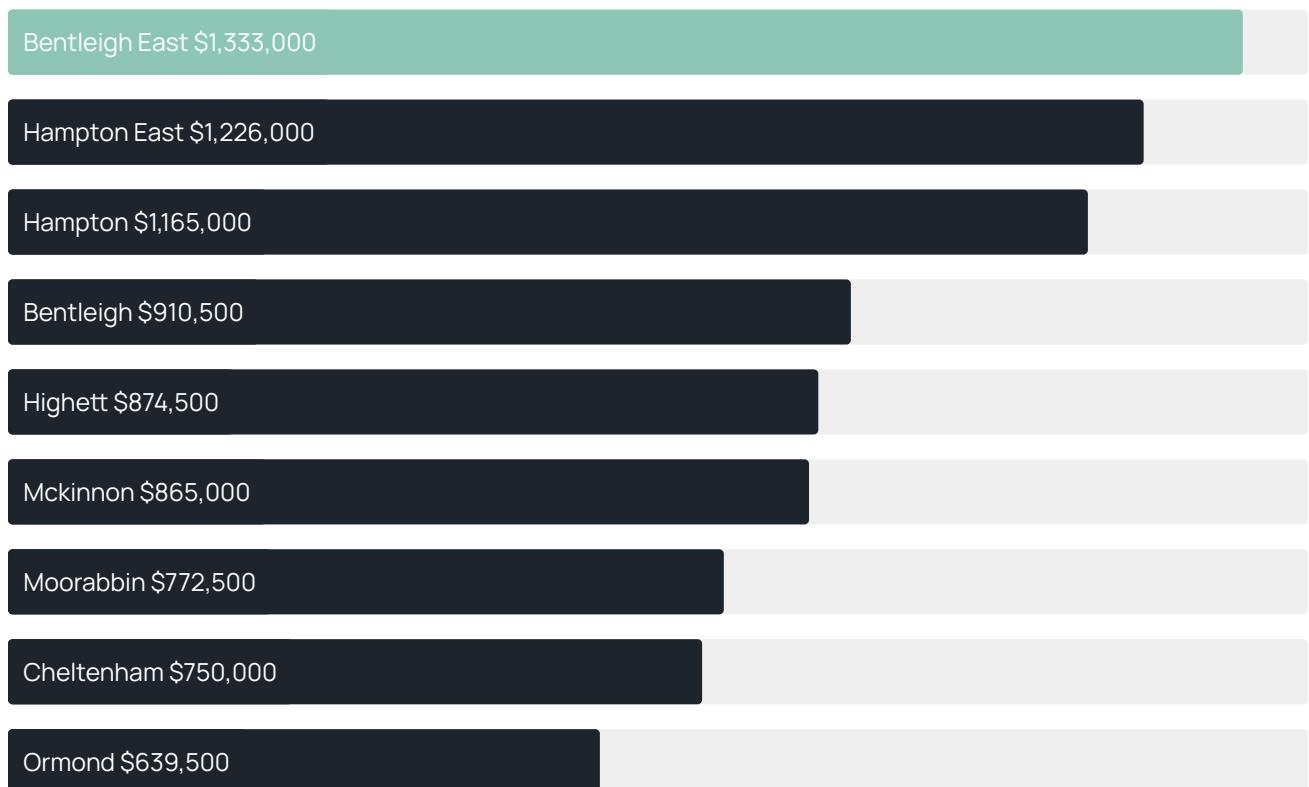
Surrounding Suburbs

BENTLEIGH EAST SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BENTLEIGH EAST SUBURB REPORT

Sale method²



● Auction 80%
● Private 20%

Auction clearance rate³

75.79%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.0 years

Insights

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
 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

Sold Properties

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

Sold Properties

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 Bentleigh East	4	House	\$1,250,000	29 Nov 2025
 12 Highview Rd Bentleigh East	5	House	\$2,070,000	29 Nov 2025
 912 Centre Rd Bentleigh East	2	House	\$886,000	28 Nov 2025
 12 Keswick St Bentleigh East	2	House	\$1,520,000	28 Nov 2025
 2/33 Wingate St Bentleigh East	2	Unit	\$852,000	27 Nov 2025
 9a Sanicki Ct Bentleigh 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 Bentleigh East	3	Unit	\$1,200,000	26 Nov 2025
 1/910 Centre Rd Bentleigh 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.



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

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.