

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*

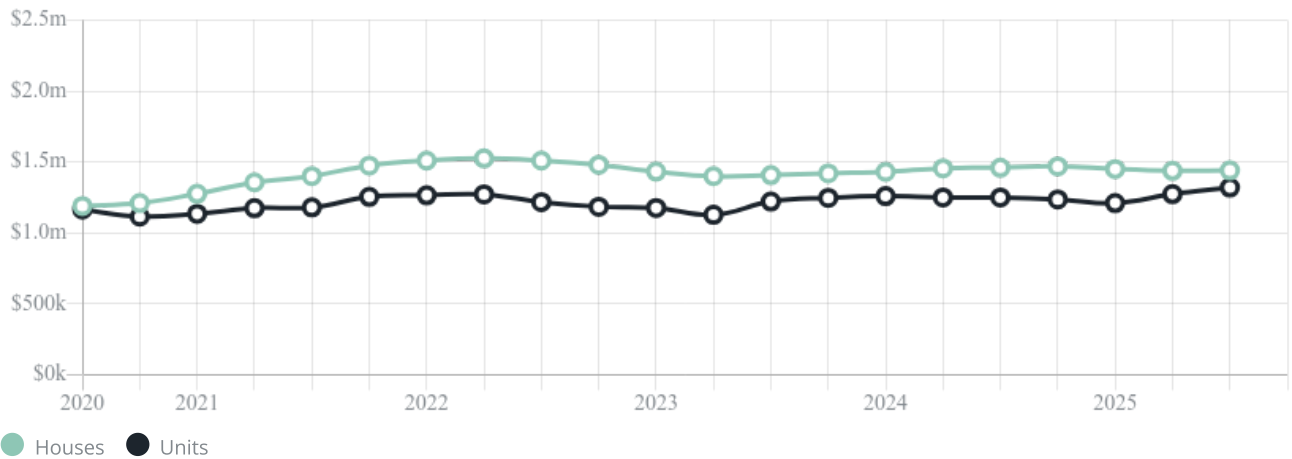
Median

\$1.32m

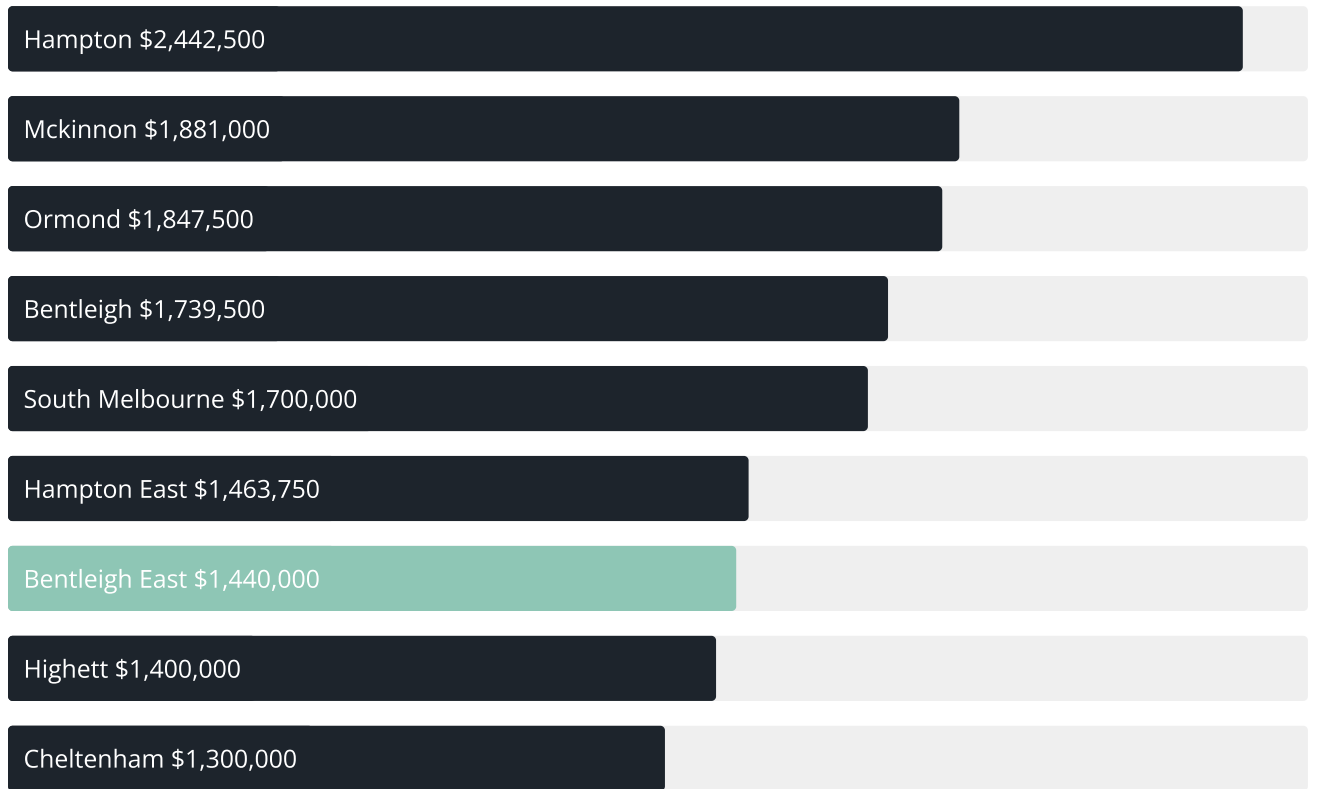
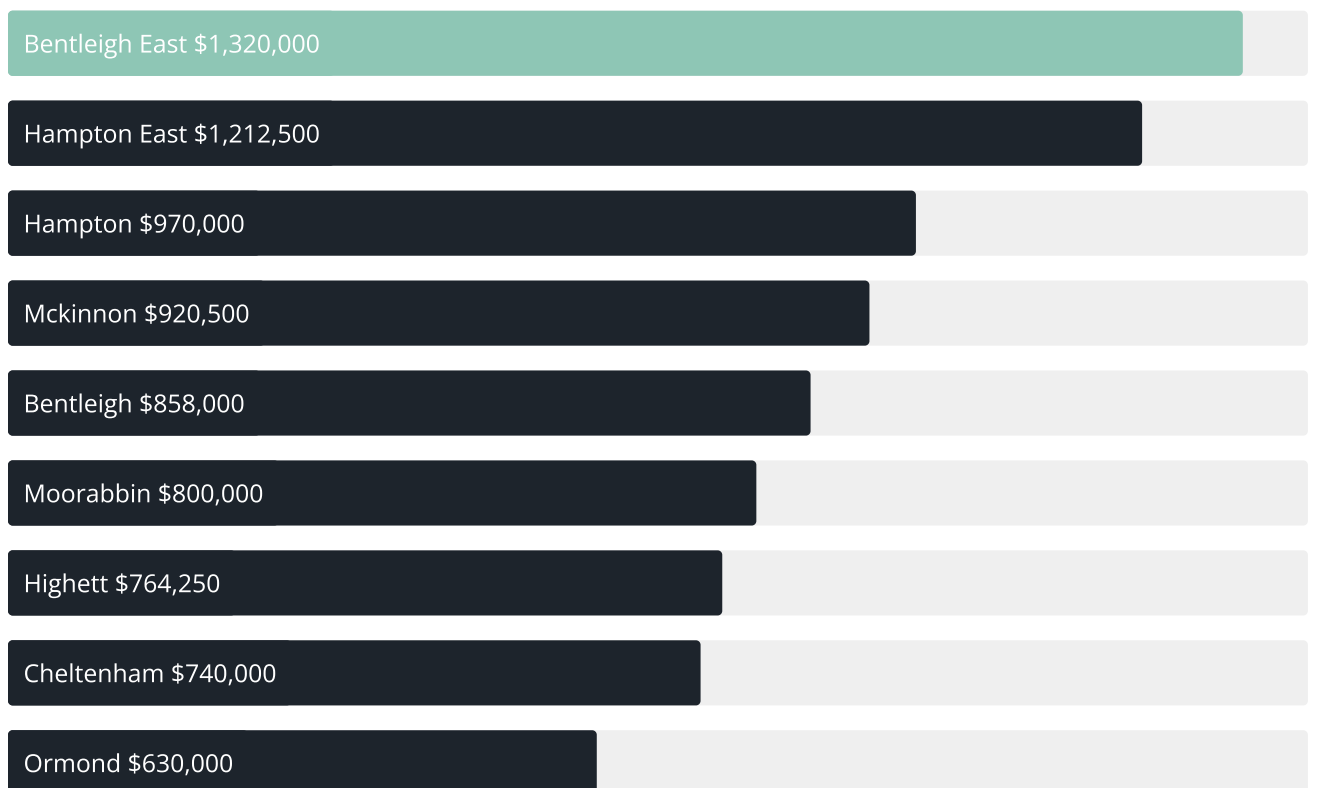
Quarterly Price Change

3.69% ↑

Quarterly Price Change*



BENTLEIGH EAST SUBURB REPORT

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

BENTLEIGH EAST SUBURB REPORT

Sale Method^{*}

● Auction 82%
● Private 18%

Auction Clearance Rate^{*}

75.18%

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2b Castlewood St Bentleigh East	4	Townhouse	\$1,719,000	28 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
 42 Mawby Rd Bentleigh East	4	House	\$1,840,000	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
 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
 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
 12 Keswick St Bentleigh East	2	House	\$1,520,000	28 Nov 2025
 912 Centre Rd Bentleigh East	2	House	\$886,000	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
 36a Barrington St Bentleigh East	3	Unit	\$1,200,000	26 Nov 2025
 20 Almurta Rd Bentleigh East	3	House	\$1,605,000	25 Nov 2025
 1100 North Rd Bentleigh East	3	House	\$1,200,000	24 Nov 2025
 3/57 Barrani St Bentleigh East	2	Unit	\$875,000	22 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 53b Elizabeth St Bentleigh East	4	Townhouse	\$2,002,000	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
 2/19 Haigh St Bentleigh East	3	Townhouse	\$1,190,000	22 Nov 2025
 2/31 Brady Rd Bentleigh East	3	Unit	\$1,187,000	22 Nov 2025
 5g Mackie Rd Bentleigh East	3	Townhouse	\$1,100,000	21 Nov 2025
 8a Bray Ct Bentleigh East	2	Flat/Unit/Apartment	\$570,000	20 Nov 2025
 63 Latham St Bentleigh East	4	House	\$1,850,000	19 Nov 2025
 25b Deakin St Bentleigh East	3	House	\$2,394,000	17 Nov 2025
 374a Chesterville Rd Bentleigh East	4	Townhouse	\$1,500,000	17 Nov 2025



Bentleigh Office
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Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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