



Bentleigh East

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median

\$1.52m

Quarterly price change

2.52% ↑

Median unit price¹

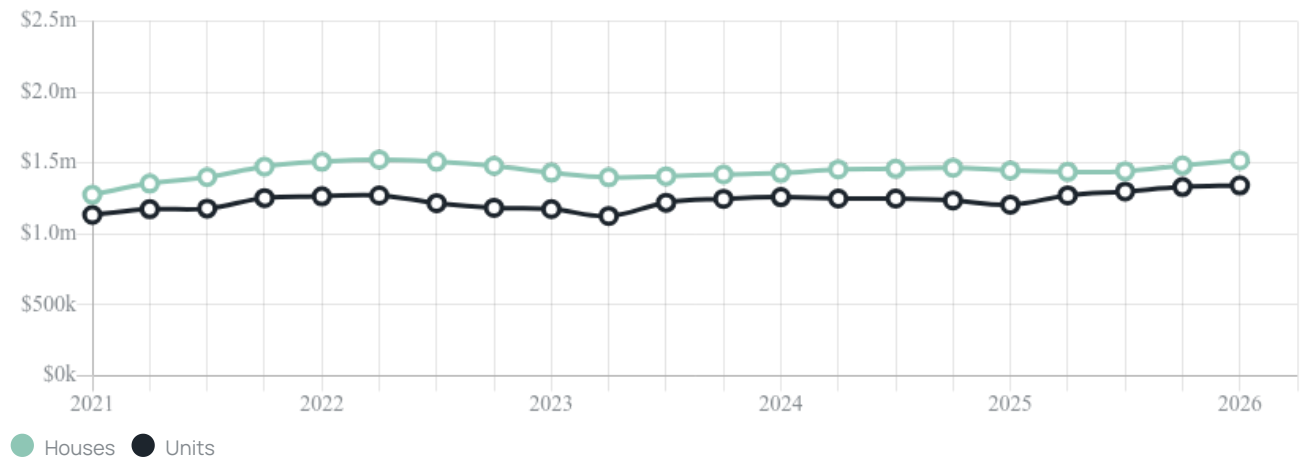
Median

\$1.34m

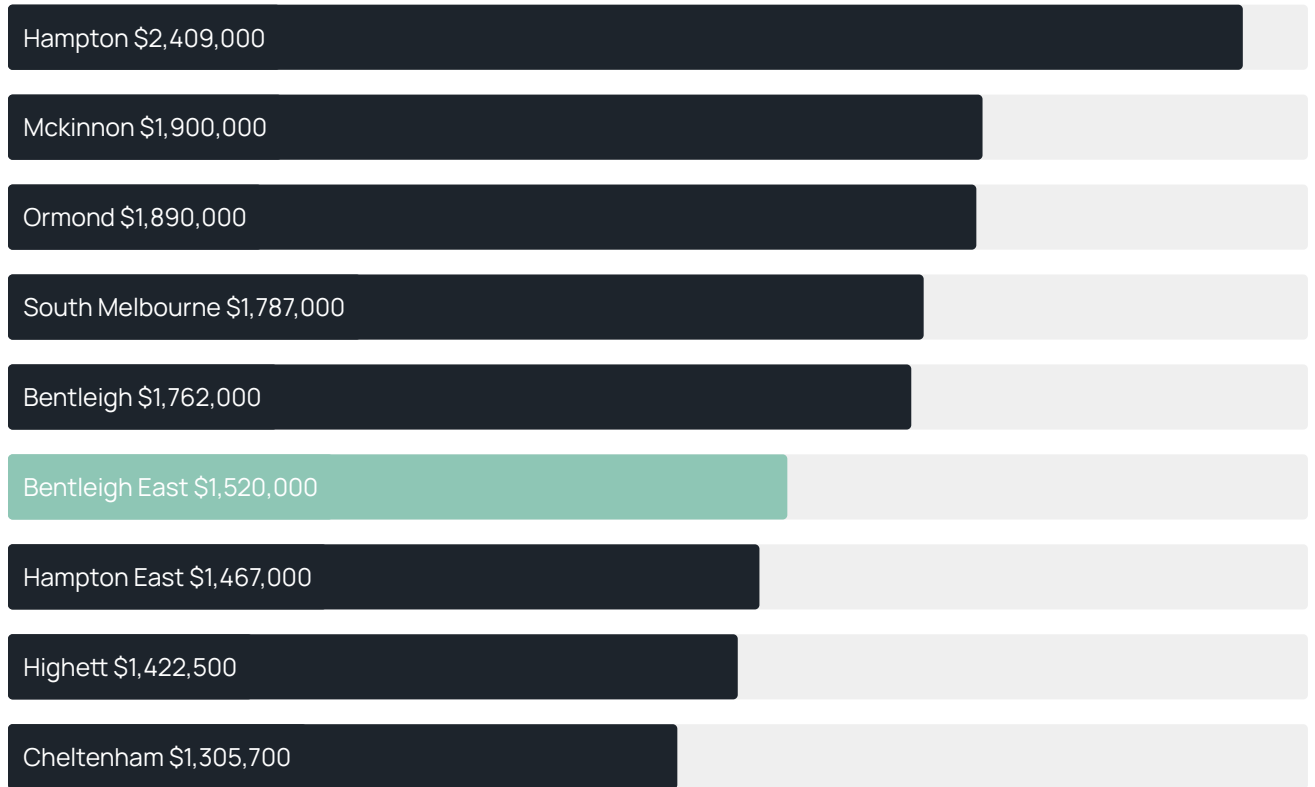
Quarterly price change

0.86% ↑

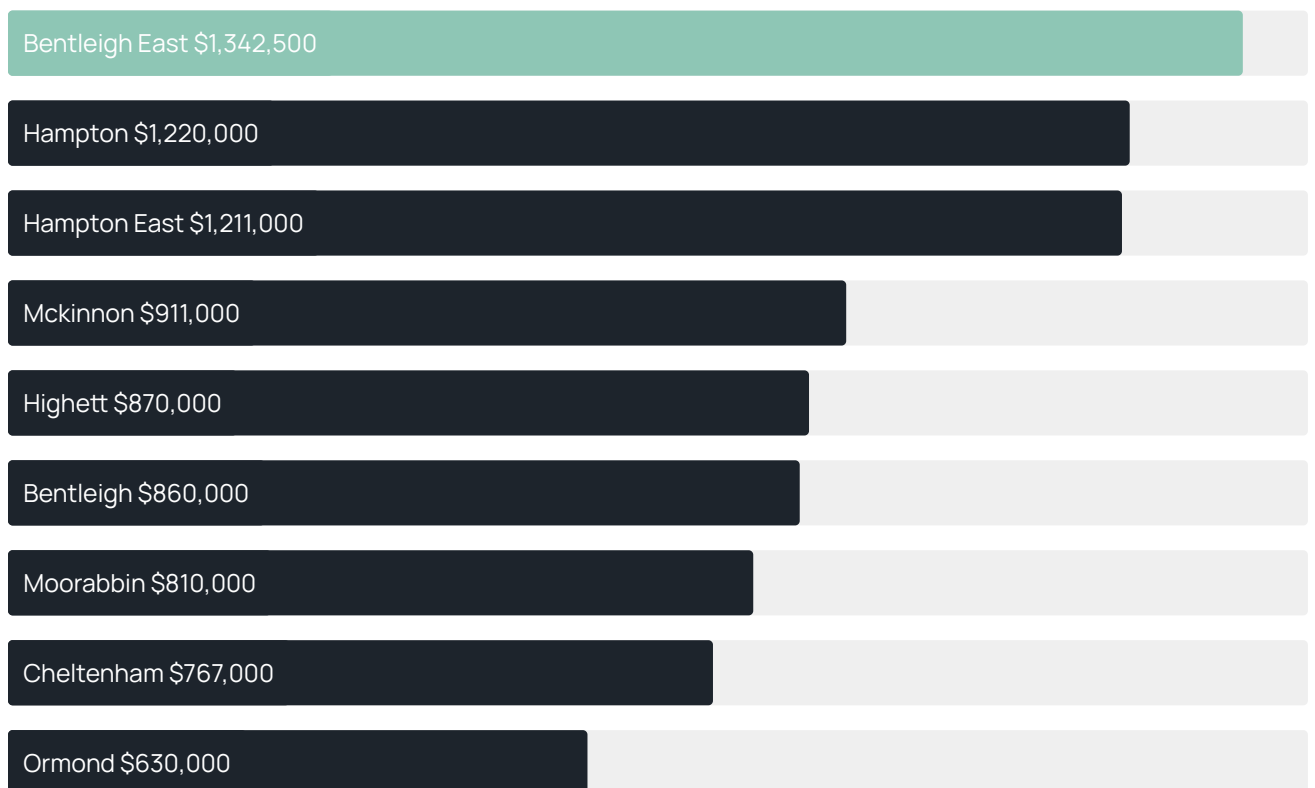
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

69.4%

Median days on market³

25 days

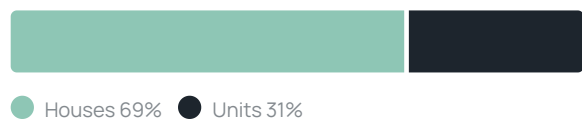
Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

7.0 years

Dwelling type⁵



Ownership⁵



Population⁵

30,159

Median asking rent¹

\$780 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 52 Hill St Bentleigh East	12	Block of Units	\$1,600,000	30 May 2026
 57 Waratah St Bentleigh East	2	House	\$1,295,000	28 May 2026
 35 Catherine Rd Bentleigh East	3	House	\$1,030,000	23 May 2026
 2a Claude St BENTLEIGH EAST	4	House	\$1,320,000	20 May 2026
 17 Kennedy St Bentleigh East	3	House	\$1,450,000	19 May 2026
 20a Malane St Bentleigh East	3	Unit	\$1,023,000	16 May 2026
 1/67-69 Barrington St Bentleigh East	2	Unit	\$770,000	16 May 2026
 4/18 Blenheim St Bentleigh East	3	Unit	\$737,000	16 May 2026
 25 George St Bentleigh East	5	House	\$2,395,000	16 May 2026
 104a Marlborough St Bentleigh East	2	House	\$955,000	16 May 2026

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 343 East Boundary Rd Bentleigh East	3	House	\$1,230,000	16 May 2026
 12b Hinkler Av Bentleigh East	4	Townhouse	\$1,525,000	15 May 2026
 2/43 Wards Gr Bentleigh East	3	Townhouse	\$1,170,000	12 May 2026
 2/24 Pell St Bentleigh East	2	Unit	\$606,000	11 May 2026
 1a Rayern Ct Bentleigh East	4	Townhouse	\$1,350,000	11 May 2026
 2/3 Moor St BENTLEIGH EAST	3	Unit	\$950,000	09 May 2026
 4/16 Malane St Bentleigh East	2	Apartment	\$600,000	06 May 2026
 5/785 Warrigal Rd Bentleigh East	2	Apartment	\$410,000	05 May 2026
 41 Schulz St Bentleigh East	3	House	\$1,275,000	04 May 2026
 1/697 Warrigal Rd Bentleigh East	2	Unit	\$640,000	02 May 2026

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Address	Bedrooms	Type	Price	Sold
 10 Millis Av Bentleigh East	3	House	\$1,437,000	02 May 2026
 43 Northam Rd Bentleigh East	4	House	\$1,630,000	02 May 2026
 5 Patricia St BENTLEIGH EAST	3	House	\$1,261,000	02 May 2026
 23 Clifton St Bentleigh East	3	House	\$1,209,000	02 May 2026
 1/785 Warrigal Rd Bentleigh East	2	Apartment	\$387,000	29 Apr 2026
 1a Patricia St Bentleigh East	3	Unit	\$990,000	27 Apr 2026
 202/1a Omeo Ct Bentleigh East	2	Apartment	\$547,000	22 Apr 2026
 2/9 Chauvel St Bentleigh East	3	Townhouse	\$1,232,000	22 Apr 2026
 24b Bonny St Bentleigh East	3	Townhouse	\$1,405,000	22 Apr 2026
 1/79 Brooks St Bentleigh East	4	Townhouse	\$1,427,000	18 Apr 2026



Jellis Craig Bentleigh

Level 1, 277 - 279 Centre Road, Bentleigh
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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 01/06/2026

- 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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