



Bentleigh East

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median

\$1.48m

Quarterly price change

2.59% ↑

Median unit price¹

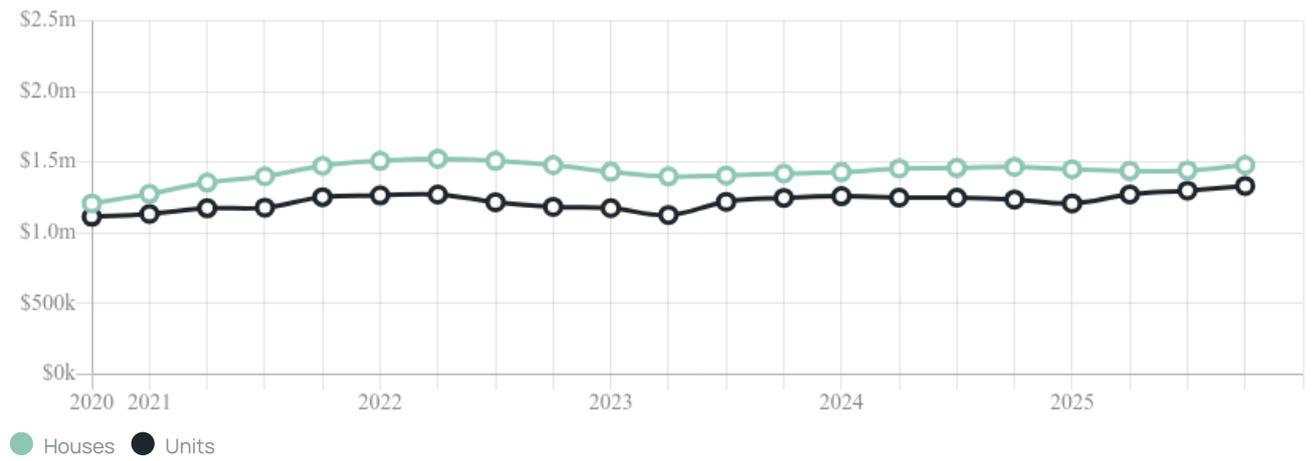
Median

\$1.33m

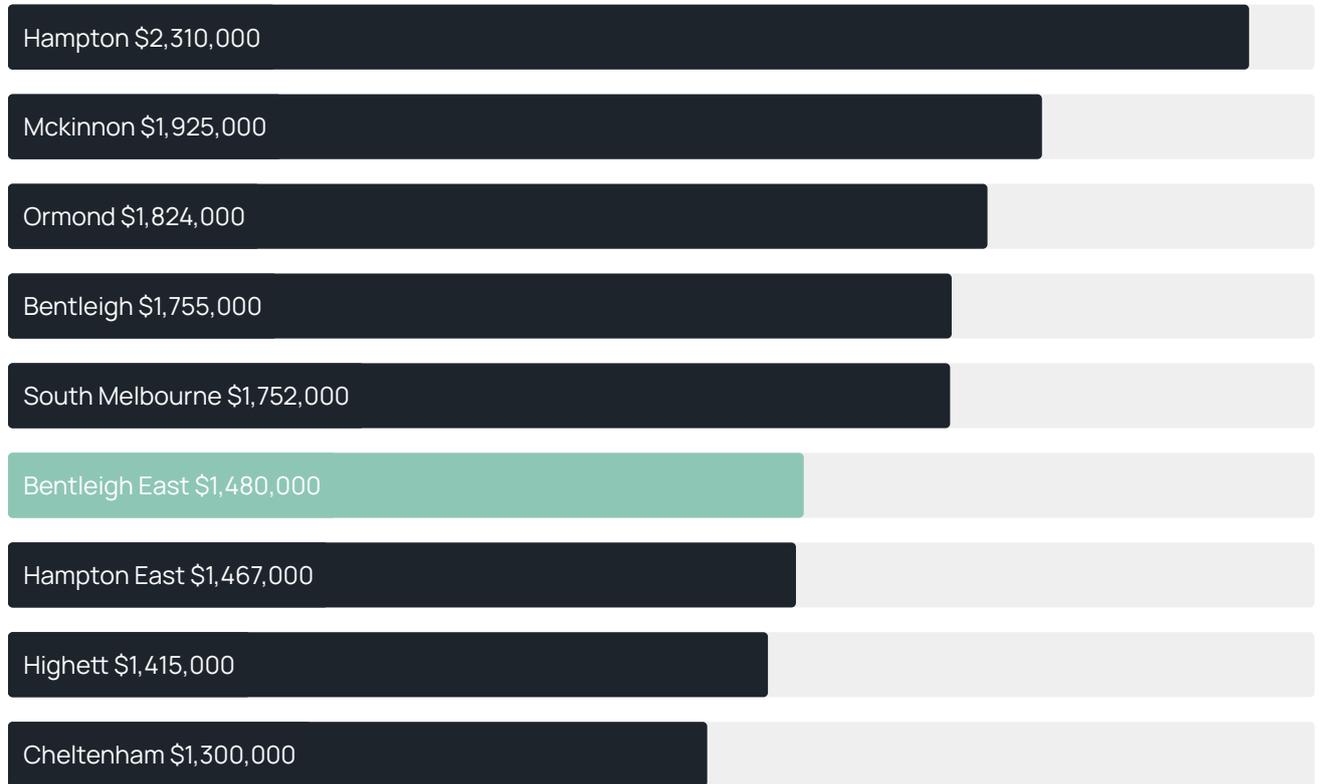
Quarterly price change

2.53% ↑

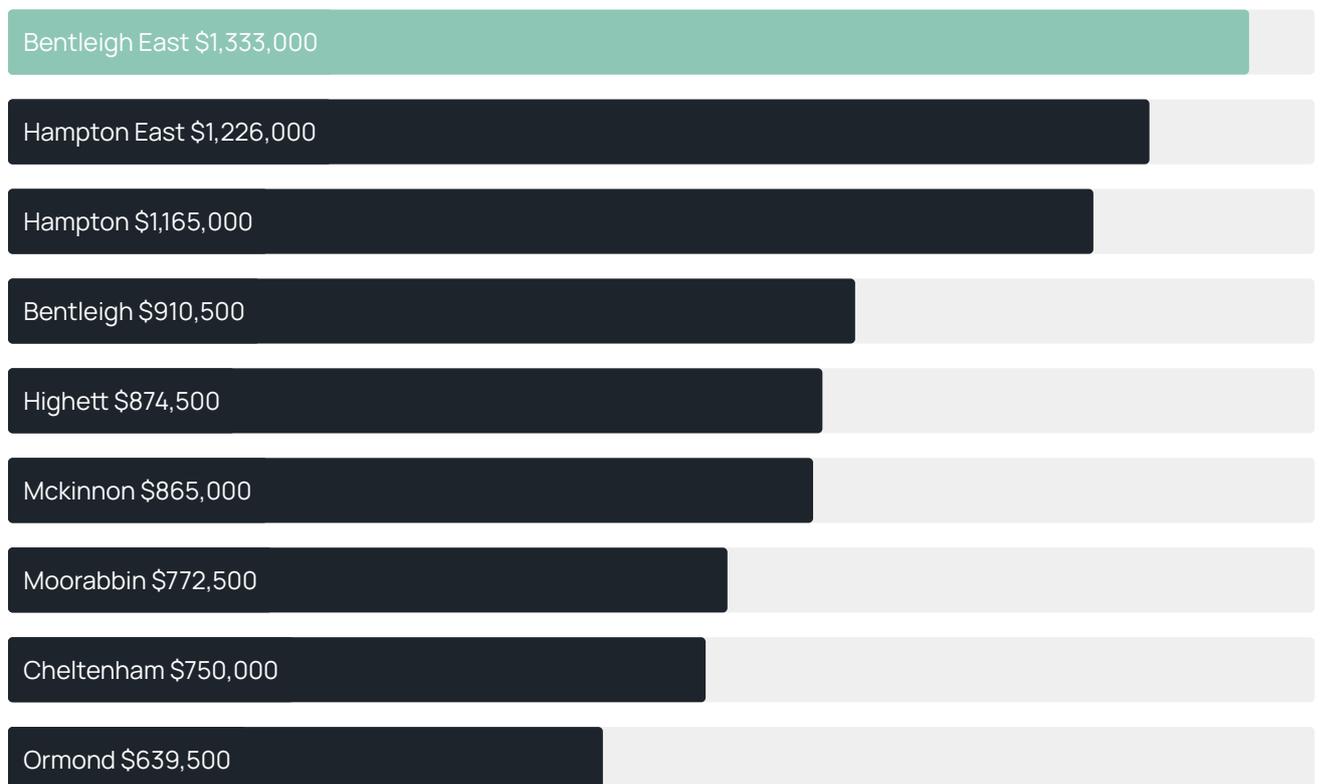
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 80%
● Private 20%

Auction clearance rate³

78.75%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

7.0 years

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 16b Poet Rd Bentleigh East	4	Townhouse	\$1,835,000	28 Feb 2026
 1/157 Bignell Rd Bentleigh East	3	Unit	\$930,000	28 Feb 2026
 1/27 Schulz St Bentleigh East	3	Townhouse	\$1,141,000	28 Feb 2026
 31 Patricia St Bentleigh East	3	House	\$1,215,000	28 Feb 2026
 35 Richard St Bentleigh East	4	House	\$2,420,000	28 Feb 2026
 123 Mackie Rd Bentleigh East	3	House	\$1,400,001	28 Feb 2026
 7 Deakin St Bentleigh East	3	House	\$2,078,000	26 Feb 2026
 64 Bellevue Rd Bentleigh East	4	House	\$1,470,000	26 Feb 2026
 4 Wallace St Bentleigh East	4	House	\$1,800,000	21 Feb 2026
 2/19 vine Ct Bentleigh East	3	Unit	\$1,390,000	21 Feb 2026

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Glover St Bentleigh East	3	House	\$1,210,000	21 Feb 2026
 18b Poet Rd Bentleigh East	4	Townhouse	\$1,845,000	21 Feb 2026
 64 Bignell Rd Bentleigh East	4	Townhouse	\$1,260,000	21 Feb 2026
 38a Denver St Bentleigh East	3	Townhouse	\$1,250,000	21 Feb 2026
 2A Fraser St Bentleigh East	3	Townhouse	\$1,400,000	21 Feb 2026
 5 White St Bentleigh East	2	Unit	\$995,000	19 Feb 2026
 6b Hemingford Rd Bentleigh East	4	Townhouse	\$1,695,000	18 Feb 2026
 2/71 Tudor St Bentleigh East	3	Townhouse	\$1,190,000	16 Feb 2026
 21/801 Centre Rd Bentleigh East	2	Apartment	\$515,000	12 Feb 2026
 34 Elizabeth St Bentleigh East	3	House	\$1,350,000	09 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 22b Tambet St Bentleigh East	3	Unit	\$950,000	07 Feb 2026
 11 Derry St Bentleigh East	2	Townhouse	\$1,222,000	07 Feb 2026
 301/53 Browns Rd Bentleigh East	1	Apartment	\$497,000	06 Feb 2026
 8a Liverpool St Bentleigh East	4	Townhouse	\$1,650,000	30 Jan 2026
 307/53 Browns Rd Bentleigh East	2	Apartment	\$505,000	29 Jan 2026
 15a Jassa St Bentleigh East	4	Townhouse	\$1,665,000	28 Jan 2026
 49A Deakin St Bentleigh East <small>McKinnon School Zone No Owners Corporation & Free Standing</small>	3	House	\$1,245,000	22 Jan 2026
 20 Box Ct Bentleigh East <small>Sold</small>	4	House	\$2,200,000	13 Jan 2026
 39a Castlewood St Bentleigh East	4	House	\$1,560,000	29 Dec 2025
 2b Castlewood St Bentleigh East	4	Townhouse	\$1,719,000	28 Dec 2025



Jellis Craig 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 01/03/2026

- 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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