



Bentleigh East

# Suburb Report



Your connection to property insights



**JellisCraig**

BENTLEIGH EAST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.52m

Quarterly price change

2.52% ↑

Median unit price<sup>1</sup>

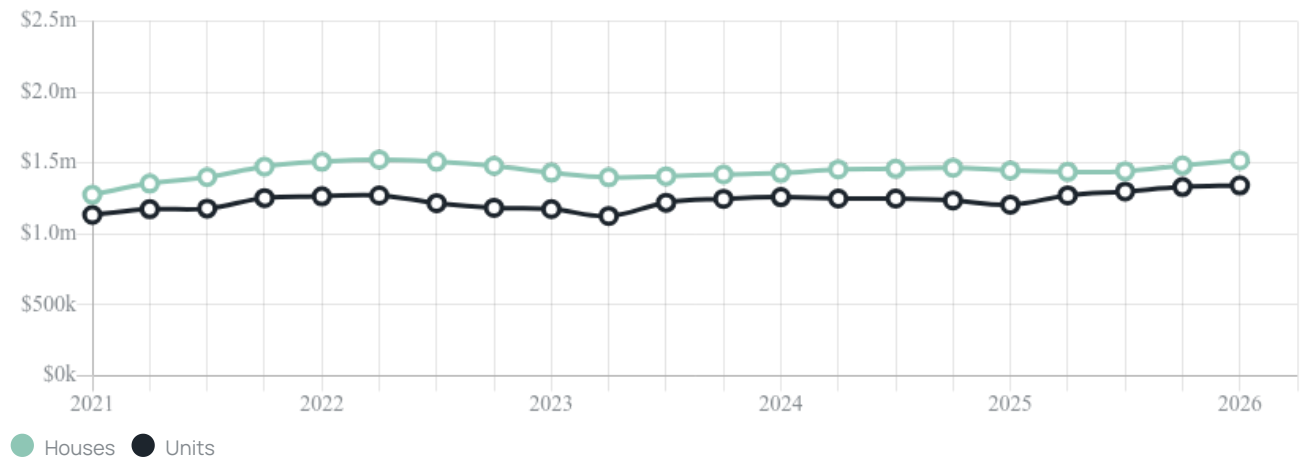
Median

\$1.34m

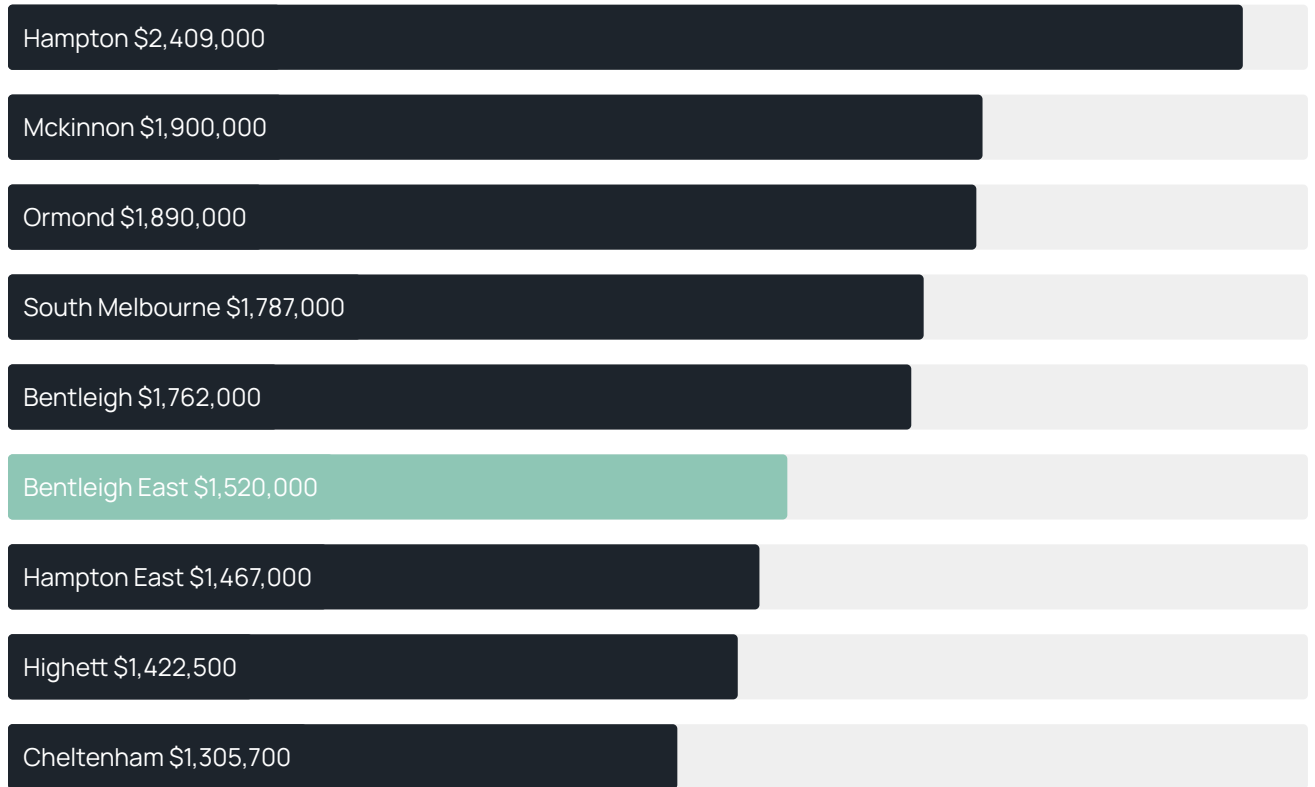
Quarterly price change

0.86% ↑

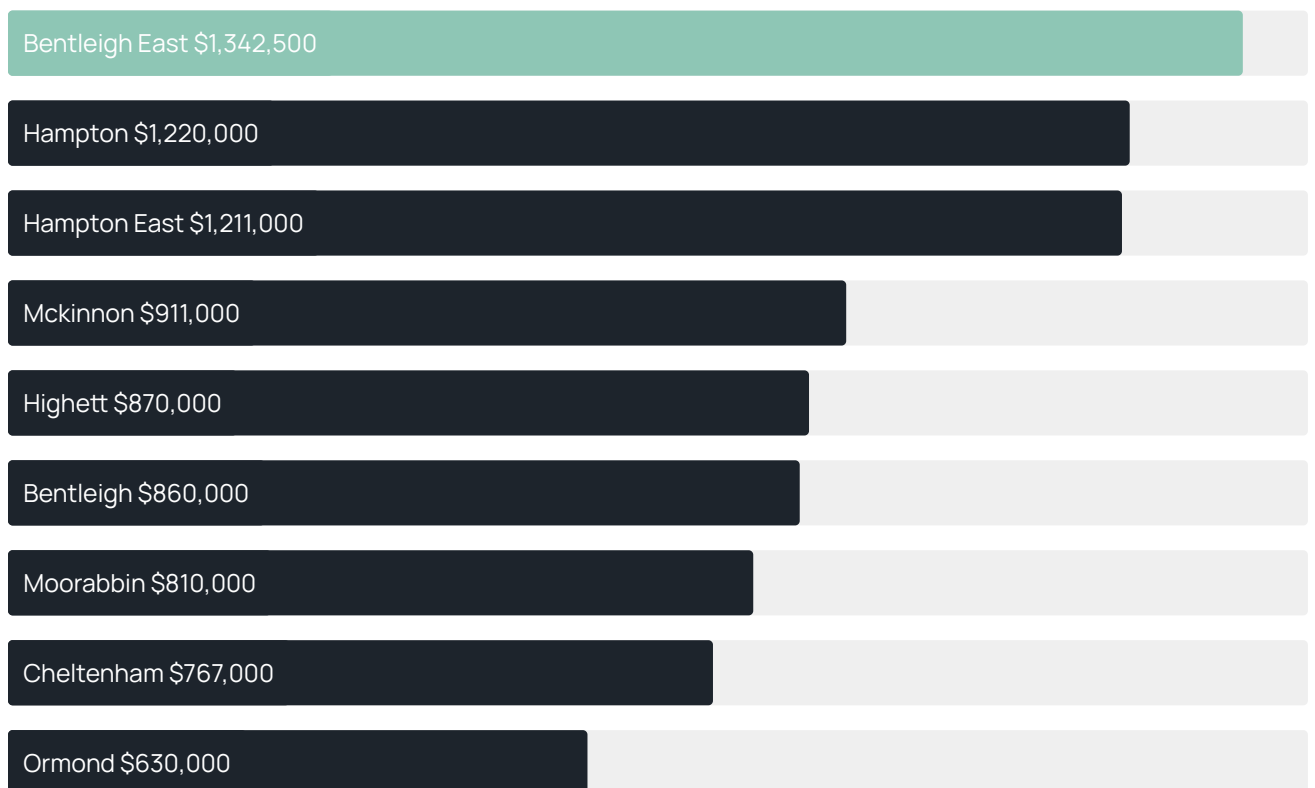
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 79%  
● Private 21%

Auction clearance rate<sup>3</sup>

77.78%

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

25 days

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

25 groups

Average hold period<sup>1</sup>

7.0 years

Dwelling type<sup>5</sup>



● Houses 69% ● Units 31%

Ownership<sup>5</sup>



● Owned outright 37% ● Mortgaged 42% ● Rented 21%

Population<sup>5</sup>

30,159

Median asking rent<sup>1</sup>

\$780 per week

Population growth<sup>5</sup>

9.13%

Rental yield<sup>1</sup>

2.54%

Median age<sup>5</sup>

40 years











Median household size<sup>5</sup>

2.7 people






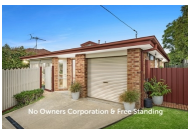




BENTLEIGH EAST SUBURB REPORT

## Recent Bentleigh East sales










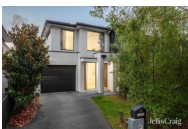
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 16 Bray Ct Bentleigh East	3	House	\$1,600,000	24 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
 22 Ellen St Bentleigh East	2	House	\$1,011,000	18 Apr 2026
 1/79 Brooks St Bentleigh East	4	Townhouse	\$1,427,000	18 Apr 2026
 18 Ludwell Cr Bentleigh East	4	House	\$1,470,000	18 Apr 2026
 3/51 Hill St Bentleigh East	2	Townhouse	\$720,000	18 Apr 2026
 3/10 Daphne St Bentleigh East	2	Townhouse	\$770,000	15 Apr 2026
 35 Pasadena Cr Bentleigh East	4	House	\$1,200,000	12 Apr 2026
 767 South Rd Bentleigh East	4	House	\$1,121,000	12 Apr 2026

## BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10/815 Centre Rd Bentleigh East	1	Apartment	\$325,000	09 Apr 2026
 21 Connie St BENTLEIGH EAST	4	House	\$1,350,000	09 Apr 2026
 1c Cardiff St Bentleigh East	4	Townhouse	\$1,400,000	08 Apr 2026
 21b Matthews Rd Bentleigh East	4	Townhouse	\$1,488,888	04 Apr 2026
 3 Valkstone St Bentleigh East	4	House	\$2,580,000	28 Mar 2026
 6 Trinity Ct Bentleigh East	2	House	\$880,000	28 Mar 2026
 3 Preston St Bentleigh East	4	House	\$1,773,000	27 Mar 2026
 11 Begg St Bentleigh East	3	House	\$1,538,000	26 Mar 2026
 25a Bristol St Bentleigh East	4	Townhouse	\$1,570,000	23 Mar 2026
 75 Brady Rd Bentleigh East	4	House	\$1,375,000	21 Mar 2026

## BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 York St Bentleigh East	4	House	\$2,270,000	21 Mar 2026
 2/95 Castlewood St Bentleigh East	2	Townhouse	\$800,000	21 Mar 2026
 40 Matthews Rd Bentleigh East	5	House	\$1,700,000	20 Mar 2026
 2 Juliana St Bentleigh East	4	House	\$2,001,000	18 Mar 2026
 102/170 East Boundary Rd Bentleigh East	1	Apartment	\$418,000	16 Mar 2026
 1/14 Milford St Bentleigh East	3	House	\$1,160,000	14 Mar 2026
 321 Chesterville Rd Bentleigh East	3	House	\$1,456,000	14 Mar 2026
 2/26 Norville St Bentleigh East	2	Unit	\$950,000	14 Mar 2026
 2/58 Moylan St Bentleigh East	3	Villa	\$1,200,000	13 Mar 2026
 107a Victor Rd Bentleigh East	4	Townhouse	\$1,410,000	12 Mar 2026



**Jellis Craig Bentleigh**

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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 01/05/2026

- 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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