Bentleigh East

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.47m

Monthly median price change[2]

-2.00% ↓

Median unit price

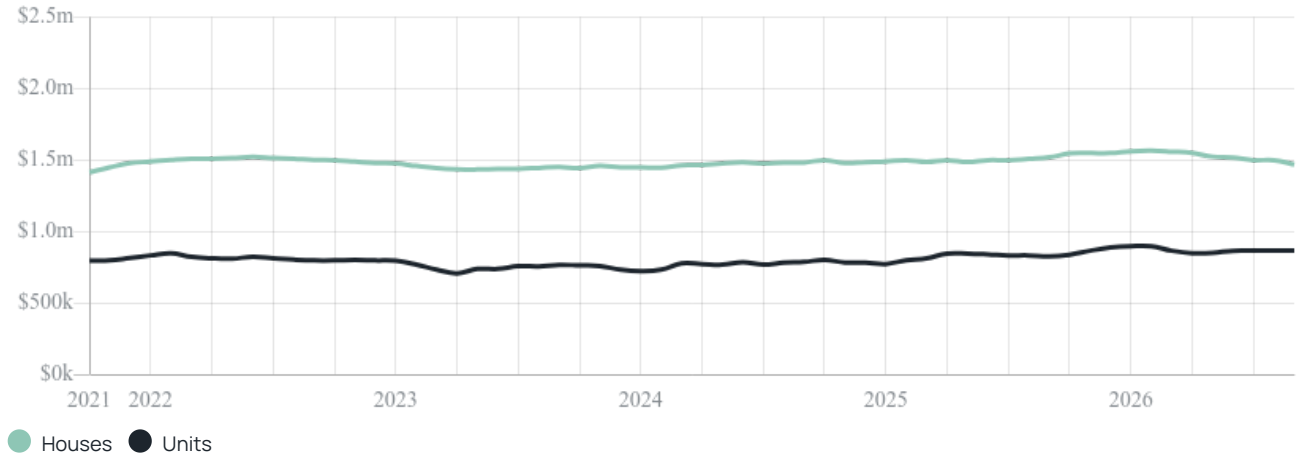
Median[1]

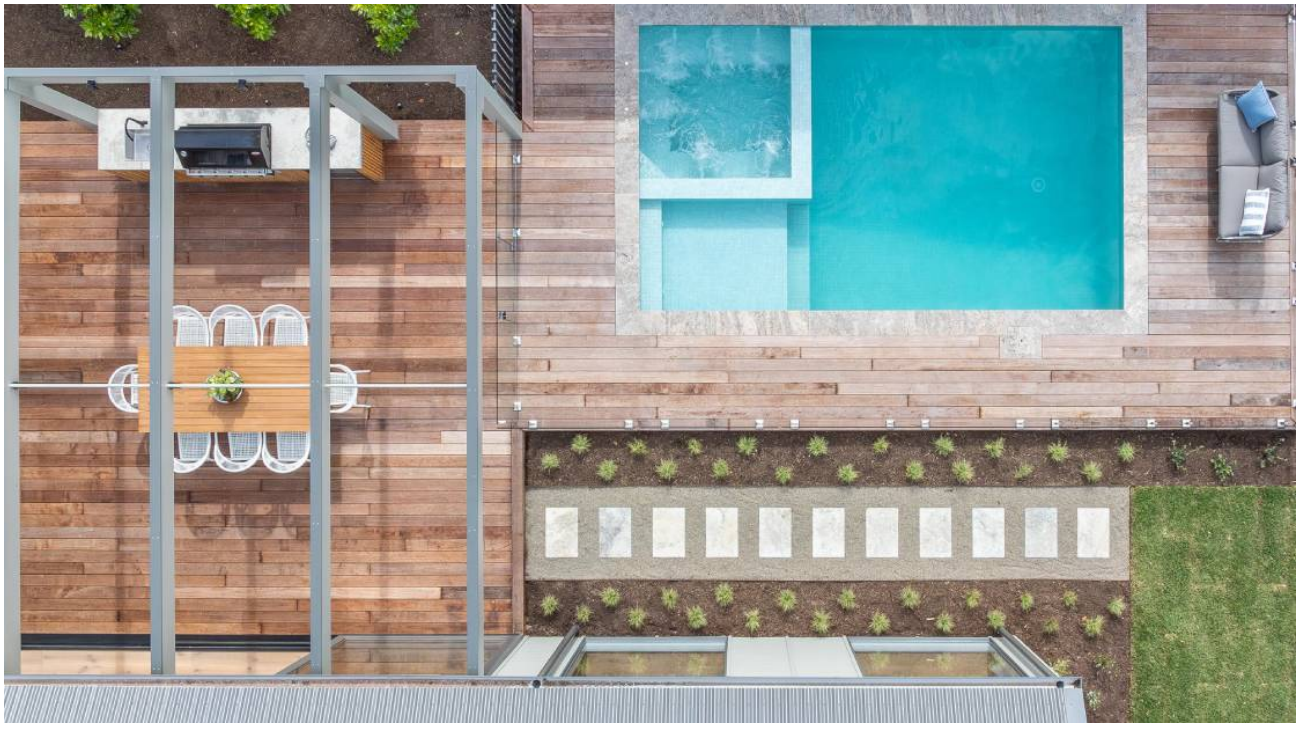
$869k

Monthly median price change[2]

0.06% ↑

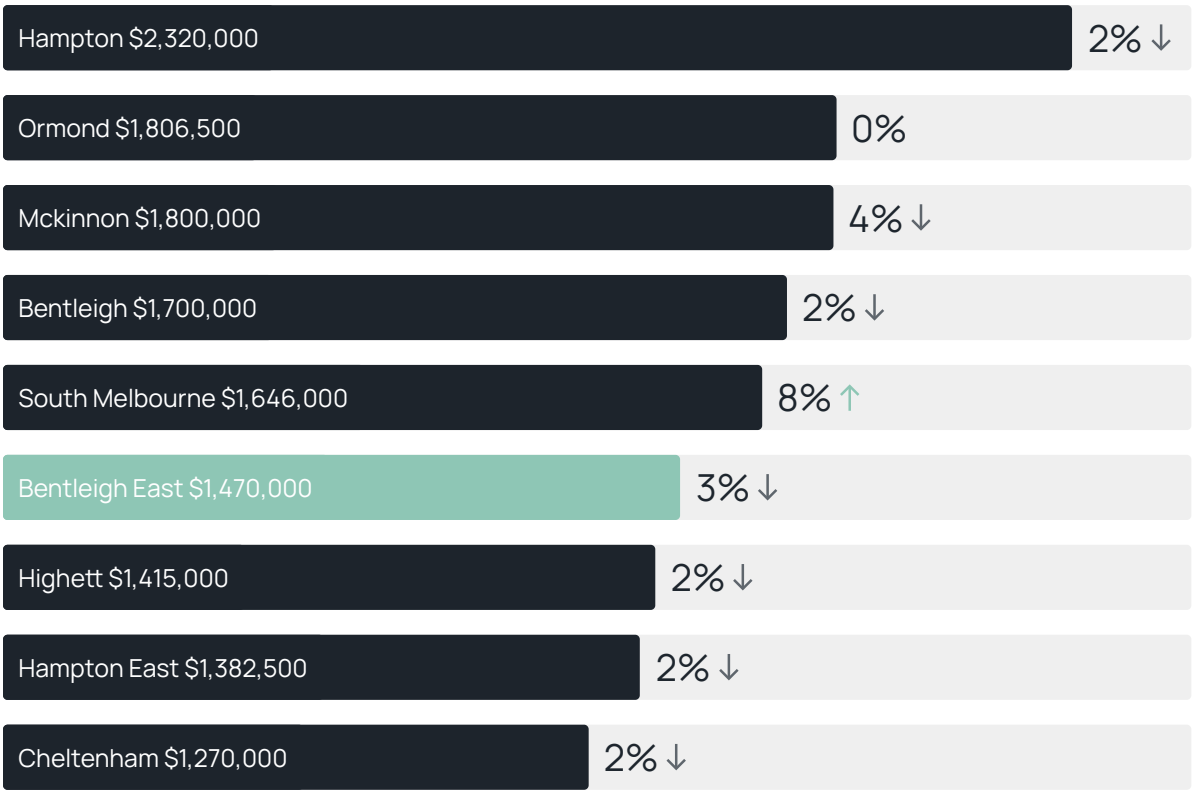
Bentleigh East monthly median property prices[3]



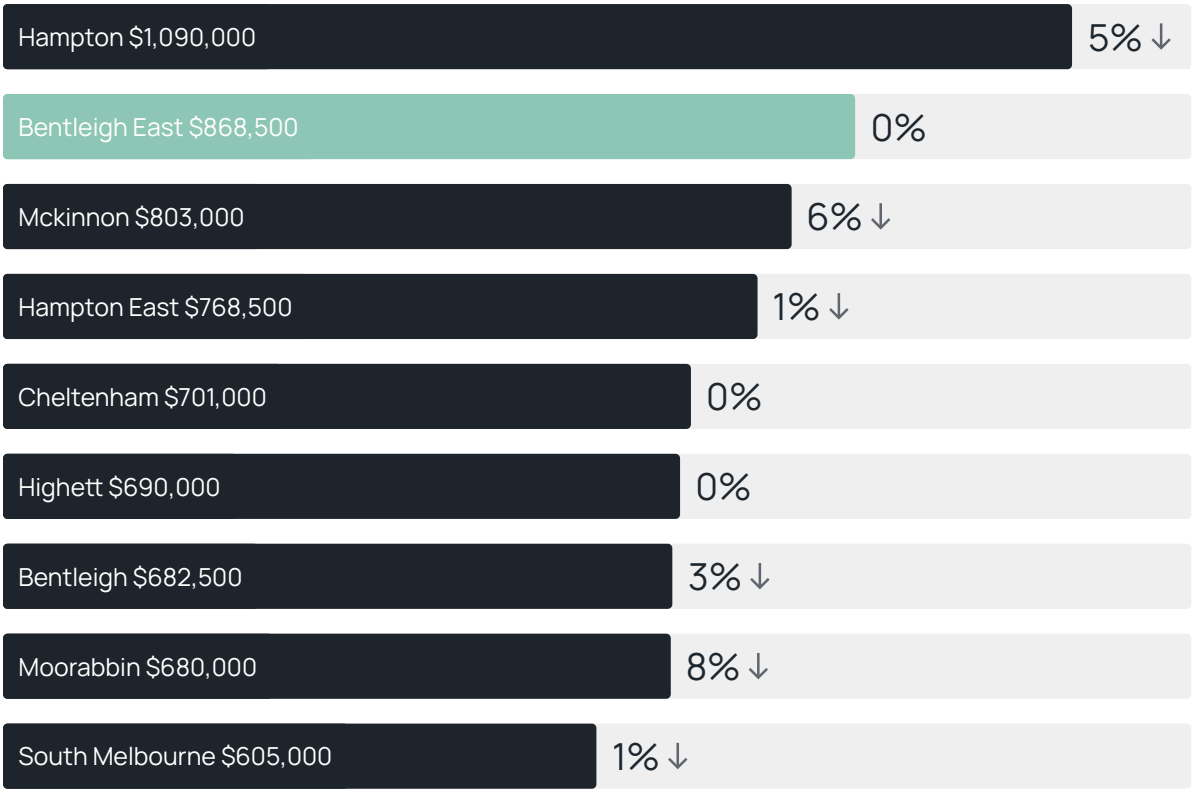


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

54%

Median days on market[5]

House	Unit
26 days	28 days

Average hold period[1]

House	Unit
14.0 years	10.4 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

30,159

Population growth[7]

9.13%

Median age[7]

40 years

Median household size[7]

2.7 people

Median asking rent per week[1]

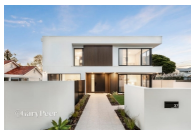
House	Unit
$950	$630

Rental yield[8]

House	Unit
3.31%	4.23%

Recent Bentleigh East sales[5]

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
	24 Pasadena Crescent Bentleigh East	4	House	$1,490,000	30 Oct 2026
	12 Edith Court Bentleigh East	4	House	$1,200,000	29 Oct 2026
	9 Celia Street Bentleigh East	5	House	$1,725,000	29 Oct 2026
	33 Victor Road Bentleigh East	6	House	$1,540,000	29 Oct 2026
	39 Lesden Street Bentleigh East	3	Townhouse	$1,165,888	28 Oct 2026
	26 Lancaster Street Bentleigh East	4	Townhouse	$1,610,000	27 Oct 2026
	37 Celia Street Bentleigh East	5	House	$2,528,000	27 Oct 2026
	23 Hallow Street Bentleigh East	5	House	$1,870,000	26 Oct 2026
	43 Hill Street Bentleigh East	4	House	$1,445,000	25 Oct 2026
	14 Ellen Street Bentleigh East	4	House	$1,783,000	24 Oct 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 7A Pell Street Bentleigh East	4	Townhouse	$1,452,500	24 Oct 2026
 89b Marlborough Street Bentleigh East	4	Townhouse	$1,587,000	24 Oct 2026
 72 Paloma Street Bentleigh East	3	House	$1,165,000	24 Oct 2026
 15A Box Court Bentleigh East	3	Townhouse	$1,011,000	24 Oct 2026
 22 Gowrie Street Bentleigh East	3	House	$1,068,000	24 Oct 2026
 25 Greendale Road Bentleigh East	3	House	Undisclosed	24 Oct 2026
 10A Yaralla Road Bentleigh East	4	Townhouse	$1,300,000	23 Oct 2026
 105 Parkmore Road Bentleigh East	4	House	$1,590,000	23 Oct 2026
 3/40 Wamba Road Bentleigh East	2	Villa	$705,000	22 Oct 2026
 1/947 Centre Rd Bentleigh East	2	Apartment	Undisclosed	22 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	2/41 Browns Road Bentleigh East	2	Unit	$842,500	22 Oct 2026
	1 Adrian Street Bentleigh East	3	House	$1,150,000	22 Oct 2026
	2 Kaniva Court Bentleigh East	3	House	$1,155,000	21 Oct 2026
	2/45 Elizabeth Street Bentleigh East	3	Townhouse	$1,145,000	19 Oct 2026
	134A Mackie Road Bentleigh East	4	Townhouse	$1,460,000	19 Oct 2026
	6B Longview Avenue Bentleigh East	4	Townhouse	$1,460,000	18 Oct 2026
	1/19 Majdal Street Bentleigh East	3	House	Undisclosed	16 Oct 2026
	19a Goodrich Street Bentleigh East	4	Townhouse	$1,780,000	15 Oct 2026
	1/73 Wingate Street Bentleigh East	2	House	$910,000	14 Oct 2026
	2/29 Gladwyn Avenue Bentleigh East	3	Unit	$1,330,000	11 Oct 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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