



Bentleigh East

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median

\$1.50m

Quarterly price change

-0.03% ↓

Median unit price¹

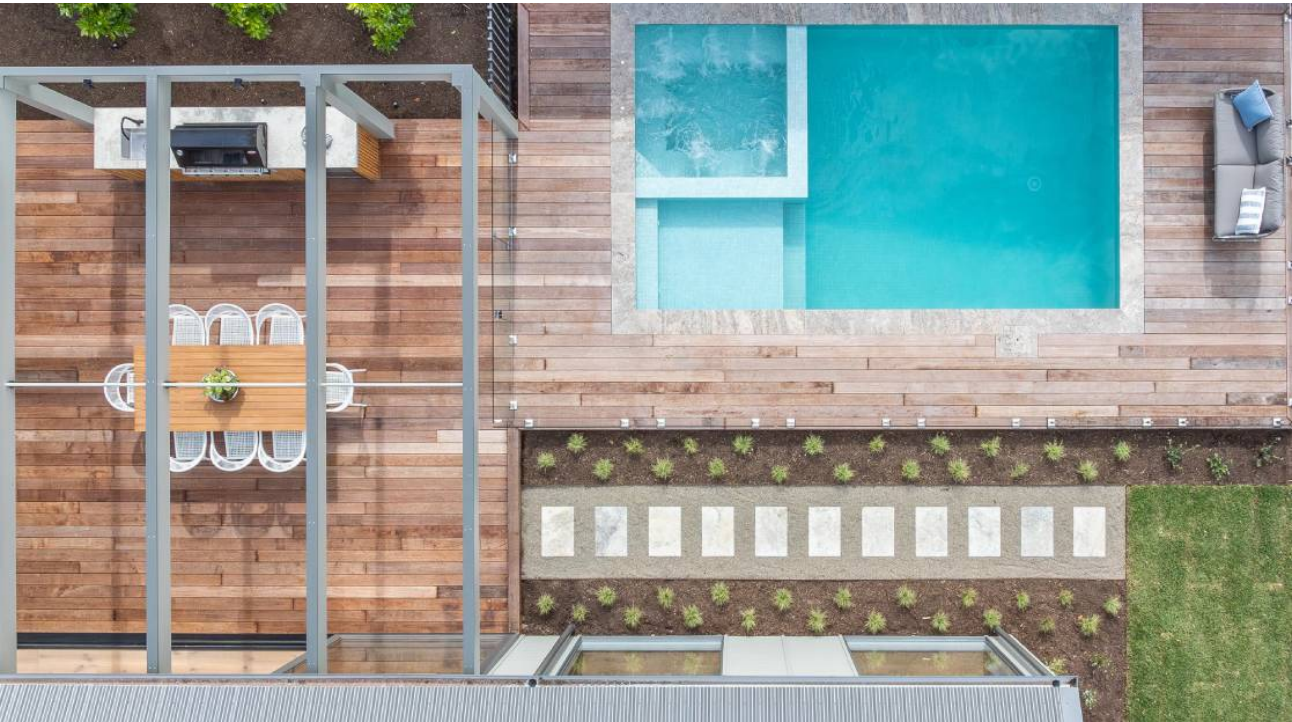
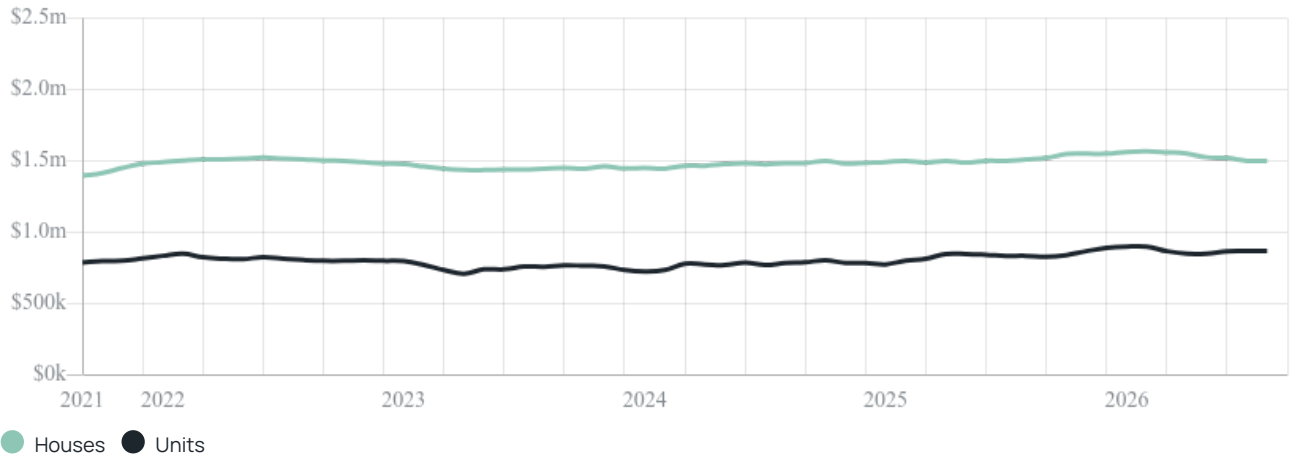
Median

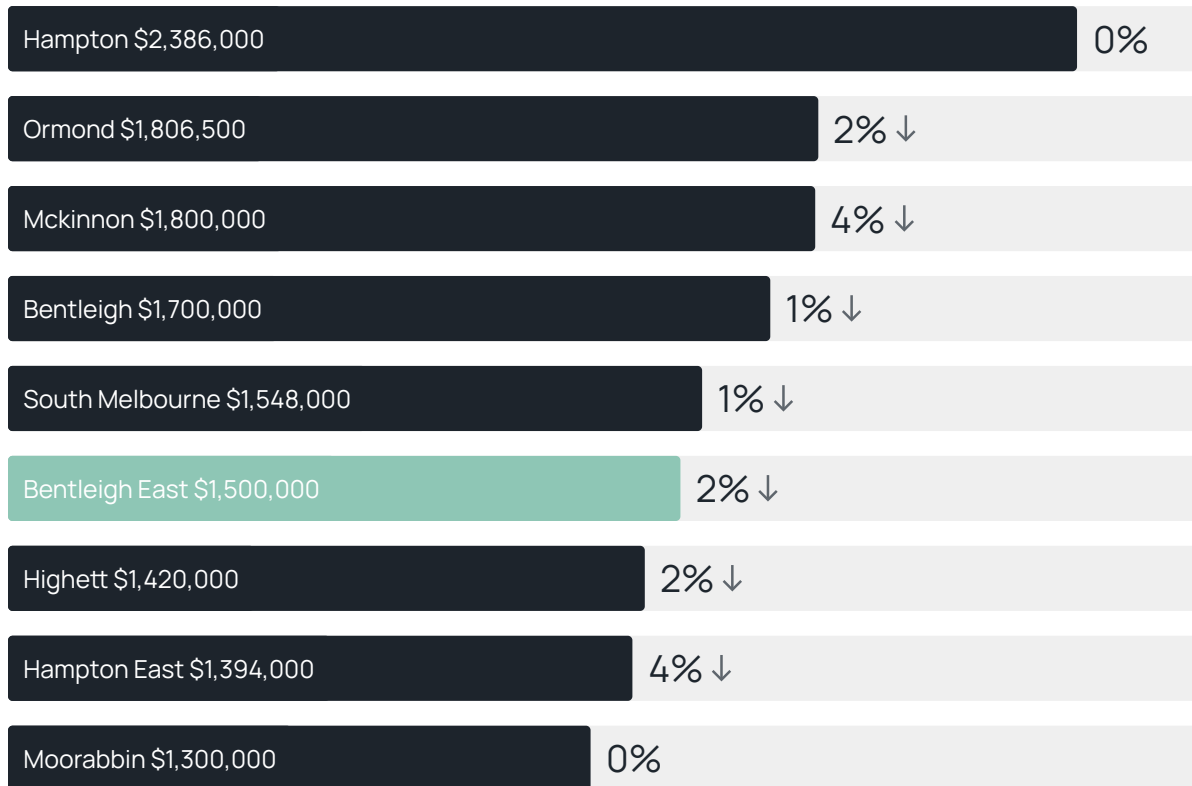
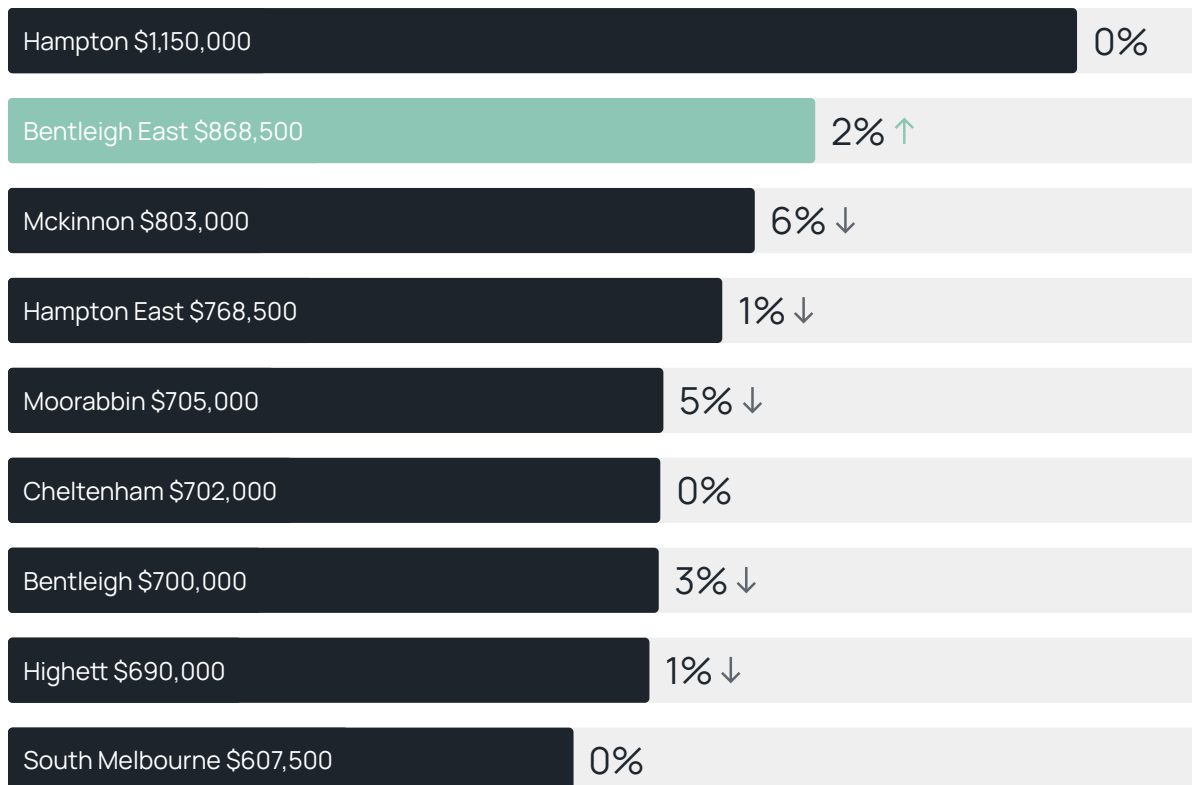
\$869k

Quarterly price change

0.06% ↑

Bentleigh East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

56.84%

Median days on market³

House

Unit

26 days

28 days

Jellis Craig average inspection attendance per listing⁴

43 groups

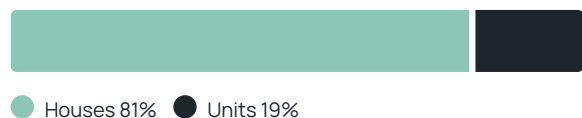
Average hold period¹

House

Unit

13.9 years

10.2 years

Dwelling type⁵Ownership⁵Population⁵

30,159

Median asking rent per week¹

Unit

\$905

\$640

Population growth⁵

9.13%

Rental yield¹

House

Unit

3.26%

4.4%

Median age⁵

40 years

Median household size⁵

2.7 people

Recent Bentleigh East sales²

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
 4/85 Orange Street Bentleigh East	2	Townhouse	Undisclosed	30 Sep 2026
 10A Greenview Court Bentleigh East	3	House	Undisclosed	30 Sep 2026
 9/36-38 Elizabeth Street Bentleigh East	1	Apartment	Undisclosed	29 Sep 2026
 2 Greenview Court Bentleigh East	4	House	\$1,335,000	28 Sep 2026
 44 George Street Bentleigh East	3	House	Undisclosed	26 Sep 2026
 2/32 Molden Street Bentleigh East	3	House	Undisclosed	26 Sep 2026
 9a Box Court Bentleigh East	3	Townhouse	Undisclosed	24 Sep 2026
 18B Anderson Avenue Bentleigh East	4	Townhouse	\$1,654,000	23 Sep 2026
 901 Centre Road Bentleigh East	3	House	Undisclosed	22 Sep 2026
 5/10 Argyle Street Bentleigh East	2	Unit	Undisclosed	21 Sep 2026

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/181 East Boundary Road Bentleigh East	4	Townhouse	\$1,380,000	21 Sep 2026
 1/96 Castlewood Street Bentleigh East	3	Unit	Undisclosed	19 Sep 2026
 10 Rayern Court Bentleigh East	3	House	\$1,490,000	19 Sep 2026
 25A Barrington Street Bentleigh East	3	Townhouse	\$1,425,000	19 Sep 2026
 34B Matthews Road Bentleigh East	4	Townhouse	Undisclosed	19 Sep 2026
 2/57 Brooks Street Bentleigh East	3	Unit	\$978,000	19 Sep 2026
 18 Normdale Road Bentleigh East	3	House	Undisclosed	19 Sep 2026
 134B Mackie Road Bentleigh East	4	Townhouse	\$1,480,000	19 Sep 2026
 1 Sassella Street Bentleigh East	4	House	Undisclosed	18 Sep 2026
 5B Caleb Street Bentleigh East	4	Townhouse	Undisclosed	17 Sep 2026

BENTLEIGH EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/1 Cecil Street Bentleigh East	3	House	Undisclosed	15 Sep 2026
 21 Rudyard Street Bentleigh East	3	Unit	Undisclosed	14 Sep 2026
 13/11 Saint Georges Avenue Bentleigh East	3	Townhouse	Undisclosed	12 Sep 2026
 8A Brian Street Bentleigh East	3	Townhouse	\$1,250,000	12 Sep 2026
 1/21 Schulz Street Bentleigh East	3	House	\$1,115,000	12 Sep 2026
 49 Edinburgh Street Bentleigh East	3	House	\$1,305,000	12 Sep 2026
 9/48 Hill Street Bentleigh East	2	Unit	Undisclosed	12 Sep 2026
 3/20-22 Pell Street Bentleigh East	2	Unit	\$616,000	12 Sep 2026
 4A Orloff Street Bentleigh East	4	Townhouse	Undisclosed	11 Sep 2026
 2/45 East Boundary Road Bentleigh East	2	Unit	Undisclosed	11 Sep 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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).