



Bentleigh East

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH EAST SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.50m

Quarterly price change

-1.26% ↓

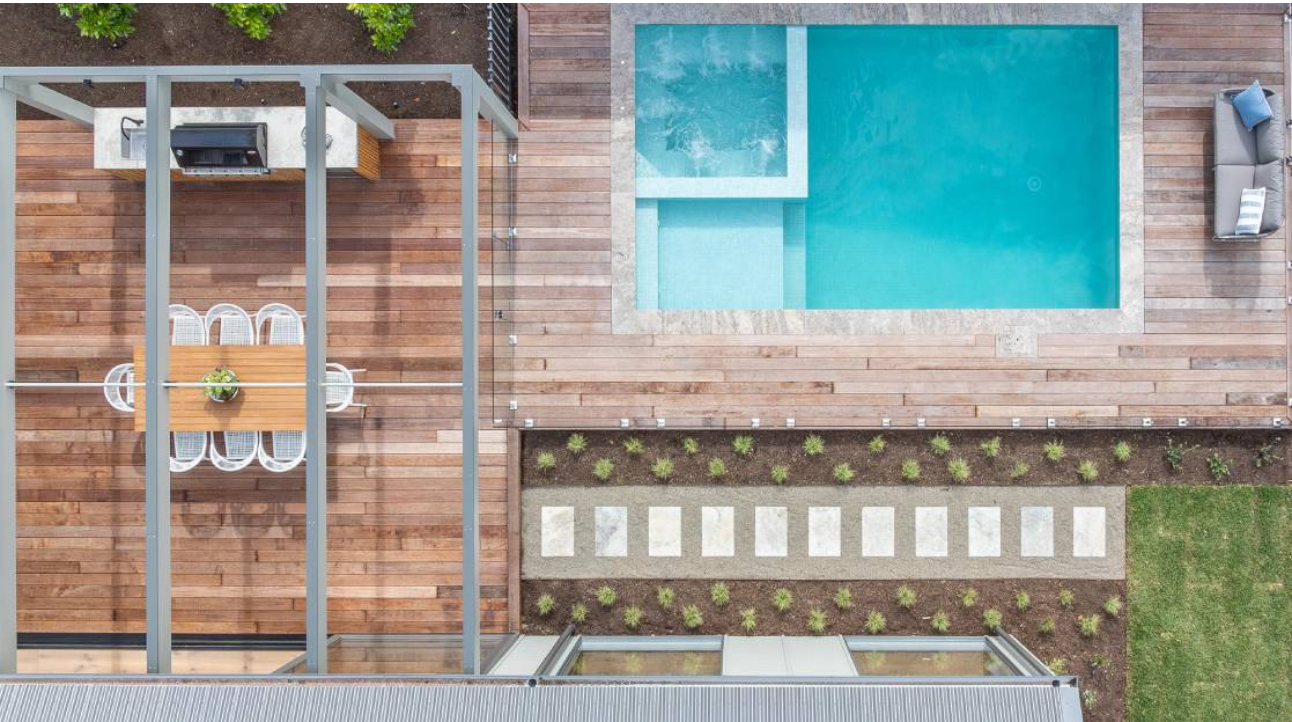
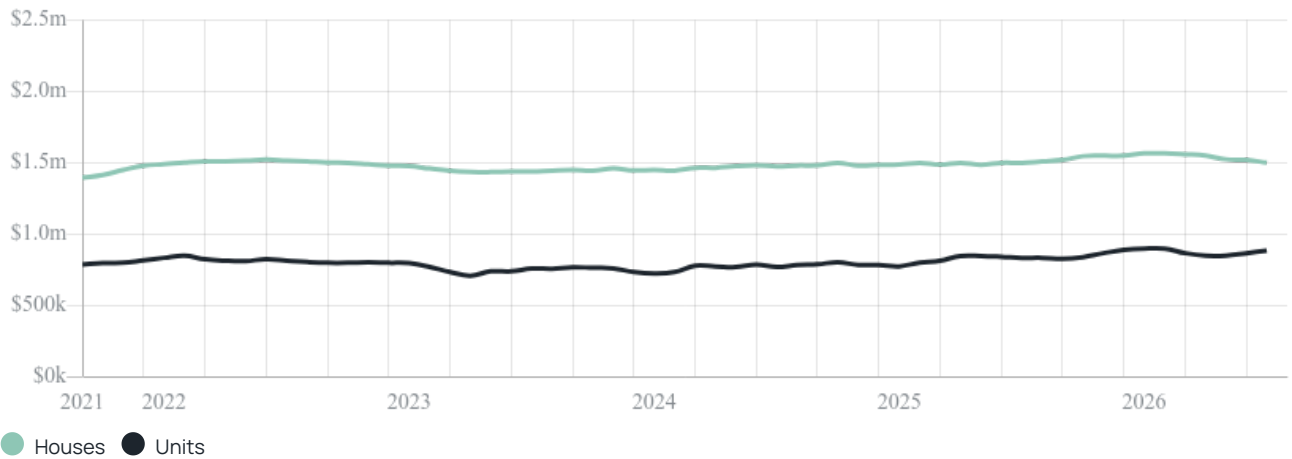
Median

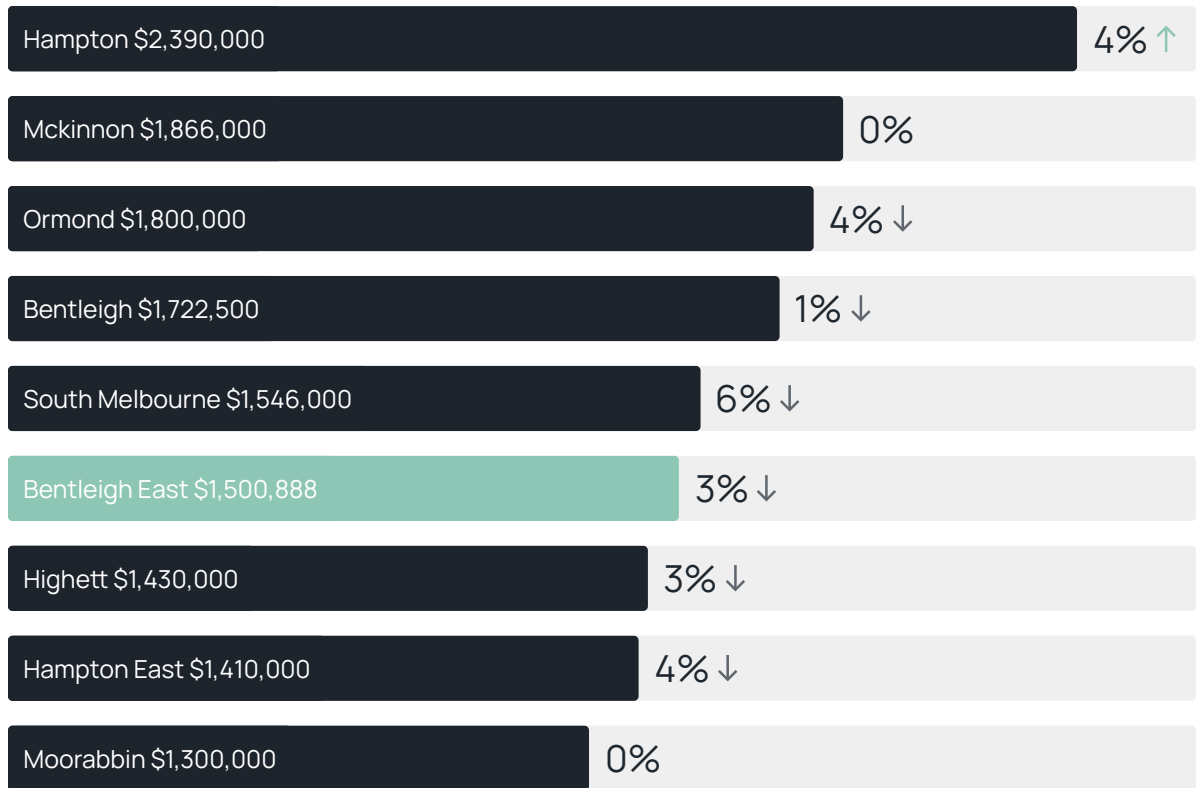
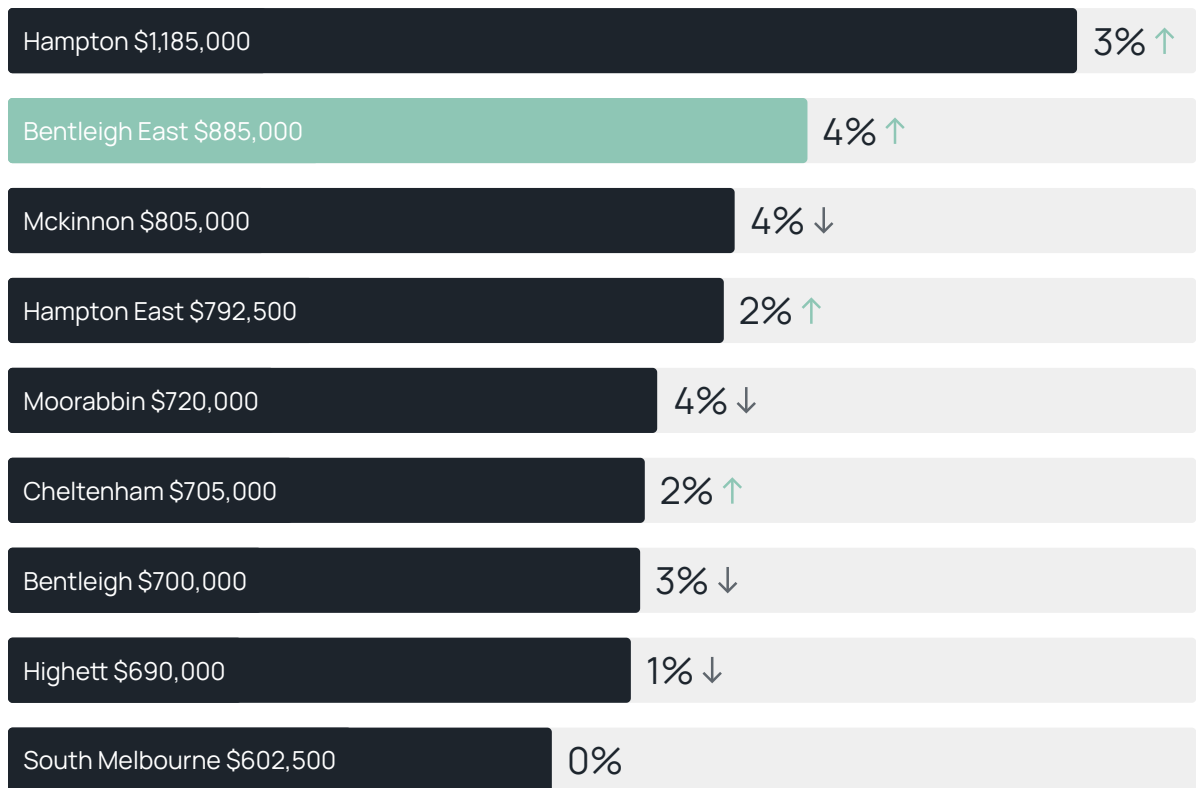
\$885k

Quarterly price change

2.02% ↑

Bentleigh East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

49.15%

Median days on market³

House

Unit

26 days

27 days

Jellis Craig average inspection attendance per listing⁴

41 groups

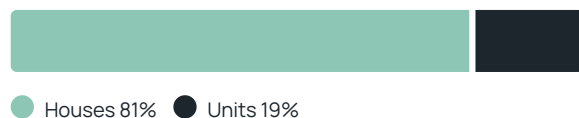
Average hold period¹

House

Unit

14.0 years

10.1 years

Dwelling type⁵Population⁵

30,159

Ownership⁵Median asking rent per week¹

Unit

\$900

\$650

Population growth⁵

9.13%

Rental yield¹

House

Unit

3.23%

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
 15/27 Dromana Avenue Bentleigh East	4	Townhouse	\$1,388,000	29 Aug 2026
 101/51 Browns Road Bentleigh East	2	Unit	Undisclosed	28 Aug 2026
 11 Bessie Street Bentleigh East	4	House	\$1,540,000	25 Aug 2026
 4A Plymouth Street Bentleigh East	4	Townhouse	Undisclosed	25 Aug 2026
 29 Bevis Street Bentleigh East	3	House	\$1,180,000	22 Aug 2026
 44 Elizabeth Street Bentleigh East	4	House	Undisclosed	22 Aug 2026
 1/40 Beddoe Avenue Bentleigh East	2	House	\$993,000	22 Aug 2026
 2/575 Warrigal Road Bentleigh East	4	Townhouse	Undisclosed	21 Aug 2026
 4a Carlow Street Bentleigh East	4	Townhouse	\$1,829,000	20 Aug 2026
 206/669 Centre Road Bentleigh East	1	Apartment	Undisclosed	20 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 48 Bellevue Road Bentleigh East	3	House	\$1,315,000	20 Aug 2026
 57 Latham Street Bentleigh East	4	Townhouse	Undisclosed	20 Aug 2026
 304/1A Omeo Court Bentleigh East	2	Apartment	\$510,000	19 Aug 2026
 1/23 Norville Street Bentleigh East	3	House	\$1,070,000	18 Aug 2026
 403/53 Browns Road Bentleigh East	1	Apartment	\$440,000	18 Aug 2026
 147B Bignell Road Bentleigh East	4	Townhouse	Undisclosed	18 Aug 2026
 101/16 Malane Street Bentleigh East	2	Apartment	\$569,000	17 Aug 2026
 2/26 Mervin Street Bentleigh East	3	Townhouse	\$1,070,000	15 Aug 2026
 17 Melva Street Bentleigh East	3	House	Undisclosed	15 Aug 2026
 55 Edinburgh Street Bentleigh East	5	House	\$2,690,000	13 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 17a Edinburgh Street Bentleigh East	3	Townhouse	Undisclosed	13 Aug 2026
 13 Kashmira Street Bentleigh East	3	House	\$1,180,000	13 Aug 2026
 72 Denver Street Bentleigh East	4	Townhouse	Undisclosed	11 Aug 2026
 29B Castlewood Street Bentleigh East	4	Townhouse	Undisclosed	08 Aug 2026
 709 South Road Bentleigh East	3	House	Undisclosed	08 Aug 2026
 1/33 Blamey Street Bentleigh East	3	House	\$869,000	08 Aug 2026
 1/22 Mawby Road Bentleigh East	3	Townhouse	\$1,410,000	08 Aug 2026
 5 Langslow Street Bentleigh East	3	House	\$1,331,000	08 Aug 2026
 5a Caleb Street Bentleigh East	4	Townhouse	Undisclosed	07 Aug 2026
 3/69 Gowrie Street Bentleigh East	3	Unit	\$745,000	07 Aug 2026



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 01/09/2026

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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

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