



Bentleigh

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH SUBURB REPORT

Median house price¹

Median

\$1.76m

Quarterly price change

2.03% ↑

Median unit price¹

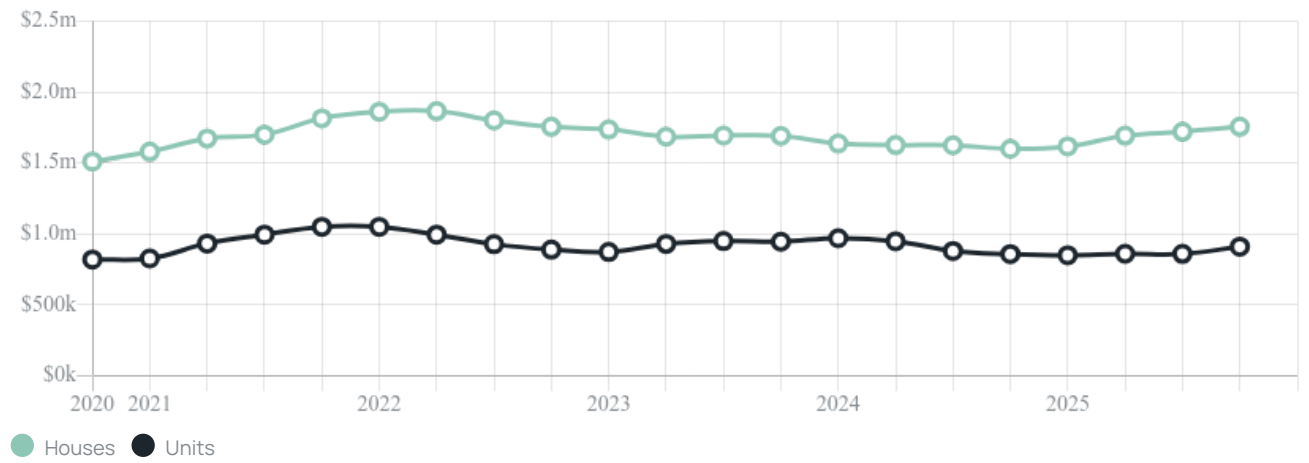
Median

\$911k

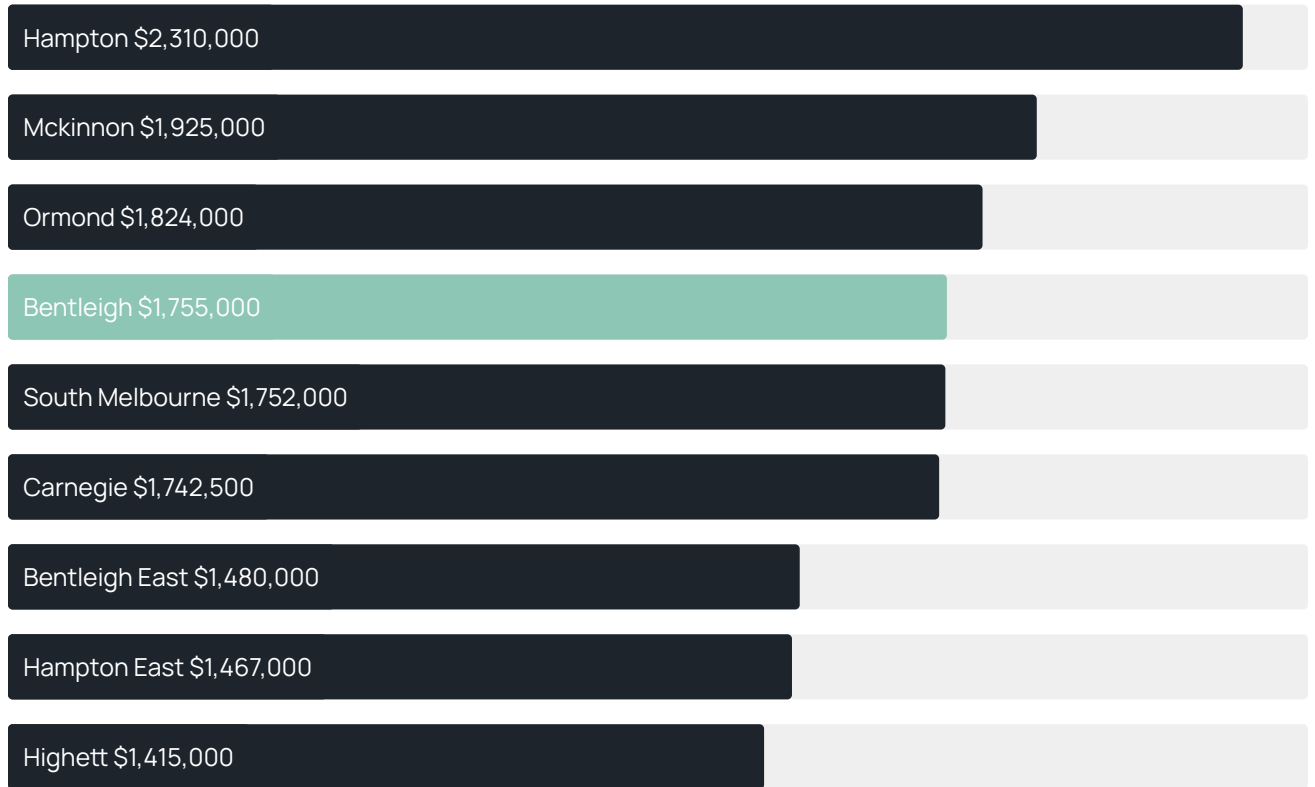
Quarterly price change

5.99% ↑

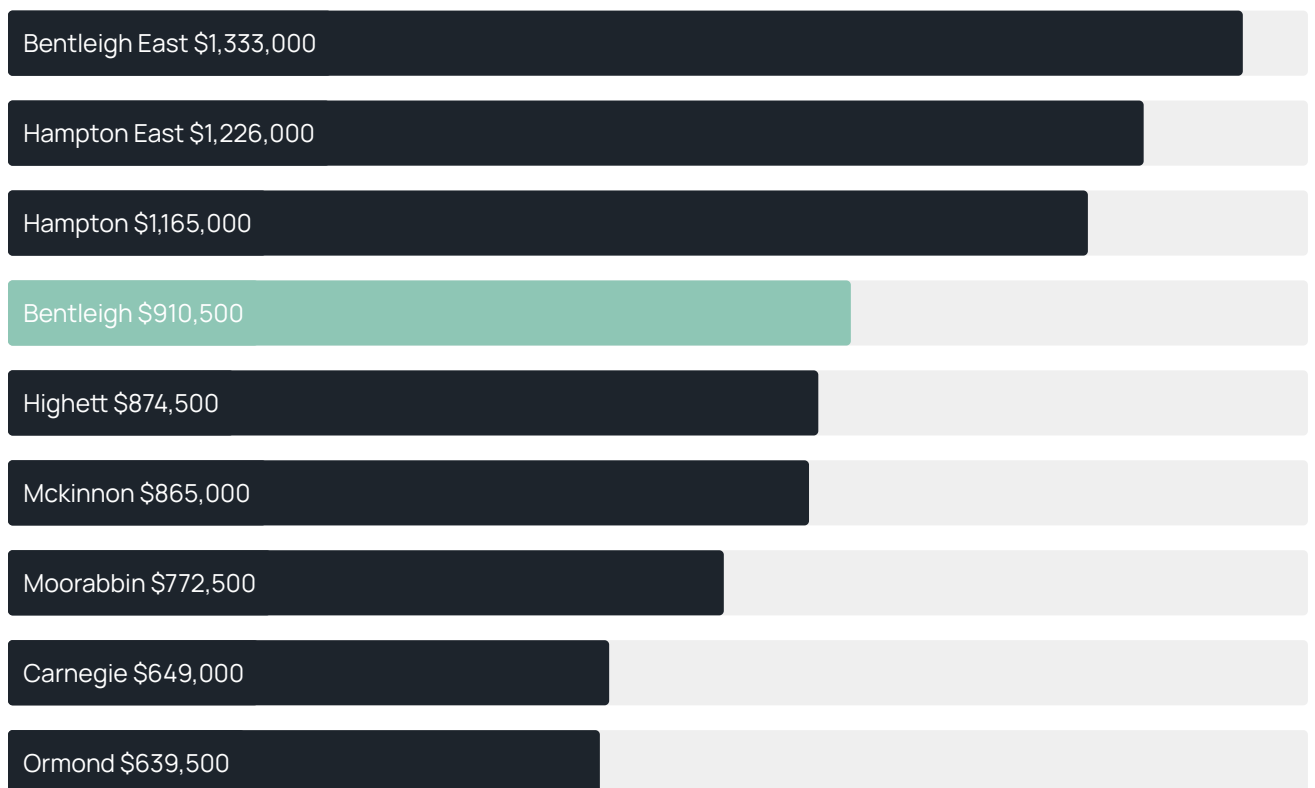
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 68%
● Private 32%

Auction clearance rate³

84.48%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

6.1 years

Dwelling type⁵



● Houses 60% ● Units 40%

Ownership⁵



● Owned outright 37% ● Mortgaged 38% ● Rented 25%

Population⁵

17,921

Median asking rent¹

\$845 per week

Population growth⁵

10.95%

Rental yield¹

2.5%

Median age⁵

39 years











Median household size⁵

2.6 people











BENTLEIGH SUBURB REPORT

Recent Bentleigh 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

Address	Bedrooms	Type	Price	Sold
 2/60-66 Patterson Rd Bentleigh	2	Apartment	\$600,000	28 Mar 2026
 203 Centre Rd Bentleigh	4	House	\$1,870,000	28 Mar 2026
 18 Harding St BENTLEIGH	3	House	\$1,500,000	28 Mar 2026
 1 Lily St Bentleigh	3	House	\$1,910,000	28 Mar 2026
 4/187 Tucker Rd Bentleigh	3	Apartment	\$680,000	28 Mar 2026
 14 Phillip St Bentleigh	3	House	\$1,488,000	28 Mar 2026
 71 Tucker Rd Bentleigh	3	House	\$1,154,000	21 Mar 2026
 3/616-618 Centre Rd Bentleigh	2	Apartment	\$502,000	21 Mar 2026
 12 Wavell St Bentleigh	3	House	\$1,800,000	21 Mar 2026
 2/7 Bent St Bentleigh	2	Apartment	\$625,000	18 Mar 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23a McArthur St Bentleigh	4	Townhouse	\$1,435,000	14 Mar 2026
 27 Tucker Rd Bentleigh	3	House	\$1,116,000	14 Mar 2026
 3/16 Vickery St Bentleigh	2	Apartment	\$545,000	13 Mar 2026
 2/39 Mavho St Bentleigh	3	Apartment	\$780,000	13 Mar 2026
 2 Gwendoline Av Bentleigh	3	House	\$2,005,000	12 Mar 2026
 101/39 Nicholson St Bentleigh	2	Apartment	\$675,000	11 Mar 2026
 4/33 South Av Bentleigh	2	Villa	\$800,000	07 Mar 2026
 6 Austin St Bentleigh	4	House	\$2,125,000	05 Mar 2026
 7/82 Mitchell St Bentleigh	2	Strata Unit/Flat	\$700,000	02 Mar 2026
 11b Marquis Rd Bentleigh	4	Townhouse	\$1,725,000	02 Mar 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Wavell St Bentleigh	4	House	\$2,070,000	28 Feb 2026
 75a Robert St Bentleigh	2	Townhouse	\$890,000	28 Feb 2026
 25a Fairbank Rd Bentleigh	3	Townhouse	\$1,200,000	21 Feb 2026
 2/25 Fairbank Rd Bentleigh	2	Flat/Unit/Apartment	\$1,200,000	21 Feb 2026
 151 Tucker Rd Bentleigh	4	House	\$1,920,000	21 Feb 2026
 8a Uonga Rd Bentleigh	4	House	\$1,727,000	21 Feb 2026
 202/39 Nicholson St Bentleigh	2	Strata Unit/Flat	\$630,000	16 Feb 2026
 6 Evelyn St Bentleigh	3	House	\$2,080,000	14 Feb 2026
 29a Buckingham Av Bentleigh	3	House	\$1,325,000	14 Feb 2026
 5/39 Mavho St Bentleigh	2	Apartment	\$660,000	10 Feb 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.

Data is current as of PDF generation date 01/04/2026

- 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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