



Bentleigh

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH SUBURB REPORT

Median house price¹

Median

\$1.78m

Quarterly price change

0.90% ↑

Median unit price¹

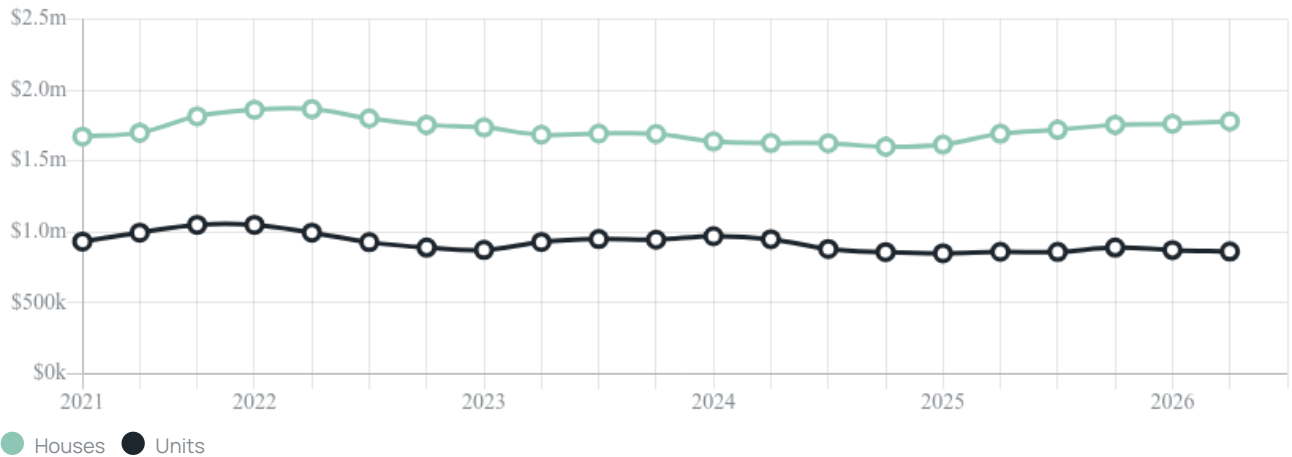
Median

\$863k

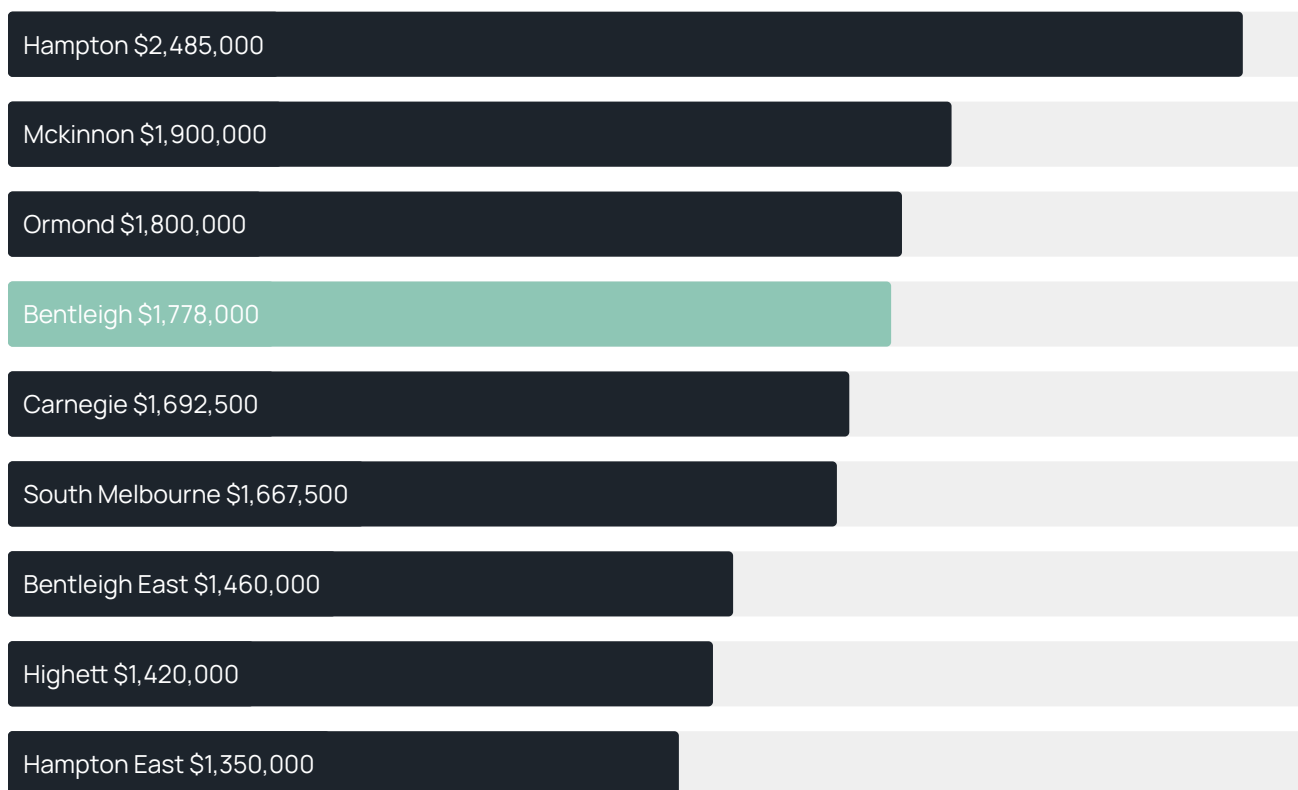
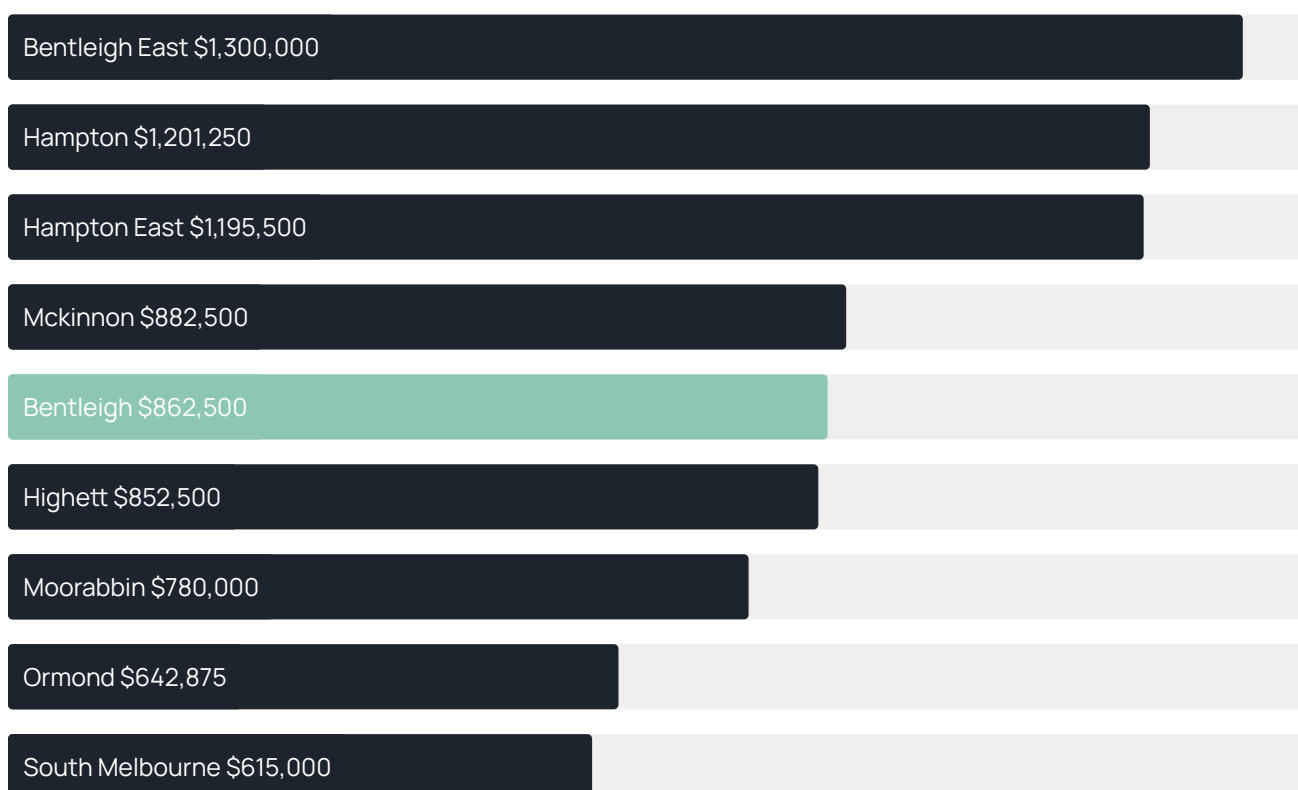
Quarterly price change

-1.14% ↓

Quarterly price change¹



BENTLEIGH SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 47%
● Private 53%

Auction clearance rate³

73.53%Median days on market³

36 daysJellis Craig average inspection attendance per listing⁴

36 groupsAverage hold period¹

6.1 yearsDwelling type⁵

● Houses 60% ● Units 40%

Ownership⁵

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

Population⁵

17,921Median asking rent¹

\$845 per weekPopulation growth⁵

10.95%Rental yield¹

2.5%Median age⁵

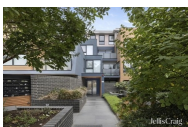
39 yearsMedian household size⁵

2.6 people

BENTLEIGH SUBURB REPORT

Recent Bentleigh sales

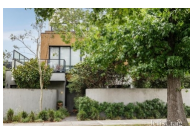
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6/74 Bendigo Av Bentleigh	2	Apartment	\$504,000	22 Jul 2026
 27a Huntley Rd Bentleigh	4	Townhouse	\$1,710,000	11 Jul 2026
 206/3 Faulkner St Bentleigh	2	Apartment	\$570,000	09 Jul 2026
 2/533 South Rd Bentleigh	4	Townhouse	\$1,195,000	08 Jul 2026
 102/8 Blair St Bentleigh	2	Apartment	\$650,000	01 Jul 2026
 302/481 South Rd Bentleigh	2	Apartment	\$620,000	25 Jun 2026
 3/29 Loranne St Bentleigh	2	Apartment	\$642,500	16 Jun 2026
 207/79 Mitchell St Bentleigh	2	Apartment	\$630,000	12 Jun 2026
 2/204 Patterson Rd Bentleigh	3	Unit	\$980,000	11 Jun 2026
 19 The Highway Bentleigh	5	House	\$2,610,000	06 Jun 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18a Lawson St Bentleigh	4	Townhouse	\$1,490,000	04 Jun 2026
 12b Harding St Bentleigh	4	Strata Unit/Townhouse	\$1,750,000	03 Jun 2026
 109/11 Bent St Bentleigh	3	Strata Unit/Flat	\$801,888	03 Jun 2026
 3/15 Bent St Bentleigh	2	Apartment	\$600,000	31 May 2026
 21 Charlton St Bentleigh	3	House	\$1,440,000	30 May 2026
 6/60-66 Patterson Rd Bentleigh	2	Apartment	\$590,000	30 May 2026
 2/48a Whitmuir Rd Bentleigh	2	Unit	\$820,000	30 May 2026
 2a Coates St Bentleigh	4	Townhouse	\$1,730,000	30 May 2026
 1/4 Hamilton St Bentleigh	3	Townhouse	\$980,000	30 May 2026
 103/22 Bent St Bentleigh	2	Apartment	\$575,000	26 May 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 108/27 Bent St Bentleigh	2	Apartment	\$610,000	20 May 2026
 186 Centre Rd Bentleigh	4	House	\$1,730,000	16 May 2026
 29 Brewer Rd Bentleigh	3	House	\$1,320,000	14 May 2026
 203/277 Centre Rd Bentleigh	2	Strata Unit/Flat	\$638,000	11 May 2026
 2/10 Brentwood St Bentleigh	2	Apartment	\$523,000	09 May 2026
 17 Mortimore St Bentleigh	4	House	\$2,220,000	09 May 2026
 3/14 Vickery St Bentleigh	2	Townhouse	\$770,000	08 May 2026
 32b Oak St Bentleigh	3	Townhouse	\$1,470,500	06 May 2026
 8 Campbell St Bentleigh	4	House	\$2,600,000	06 May 2026
 2/8 Railway Cr Bentleigh	2	Apartment	\$625,000	06 May 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 01/08/2026

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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