



# Bentleigh Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BENTLEIGH SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$1.76m

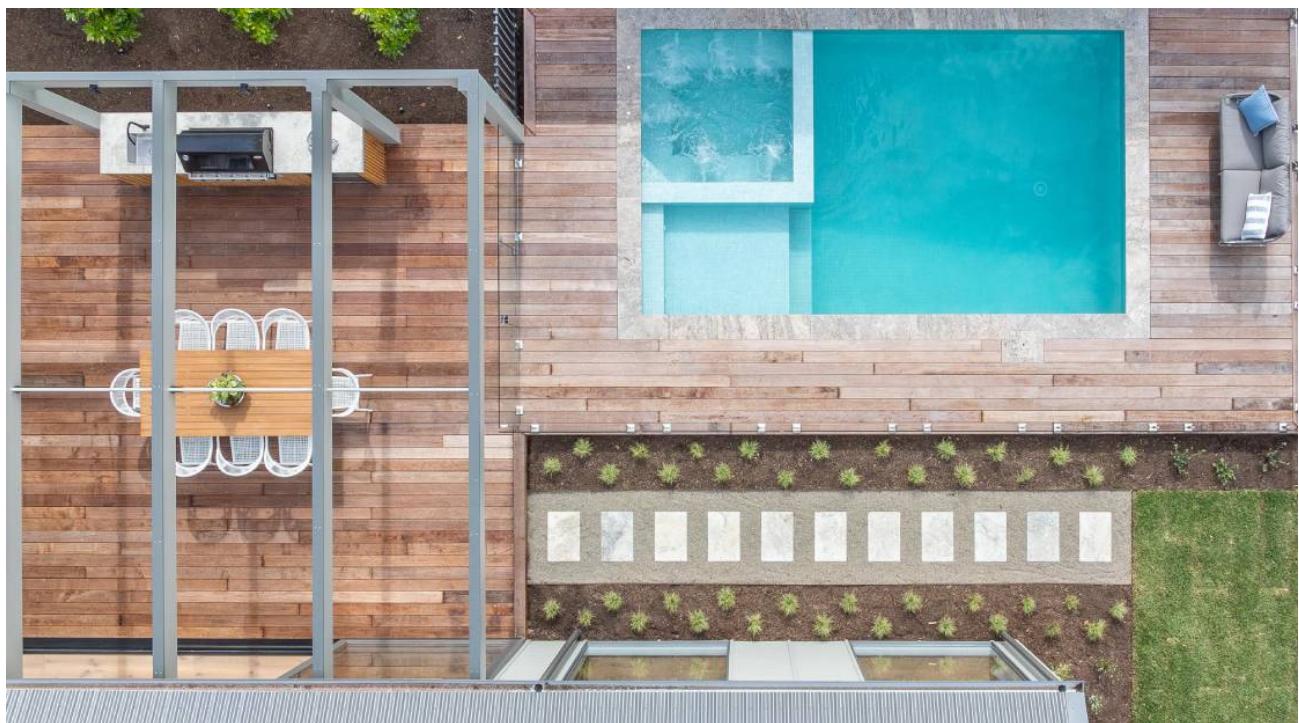
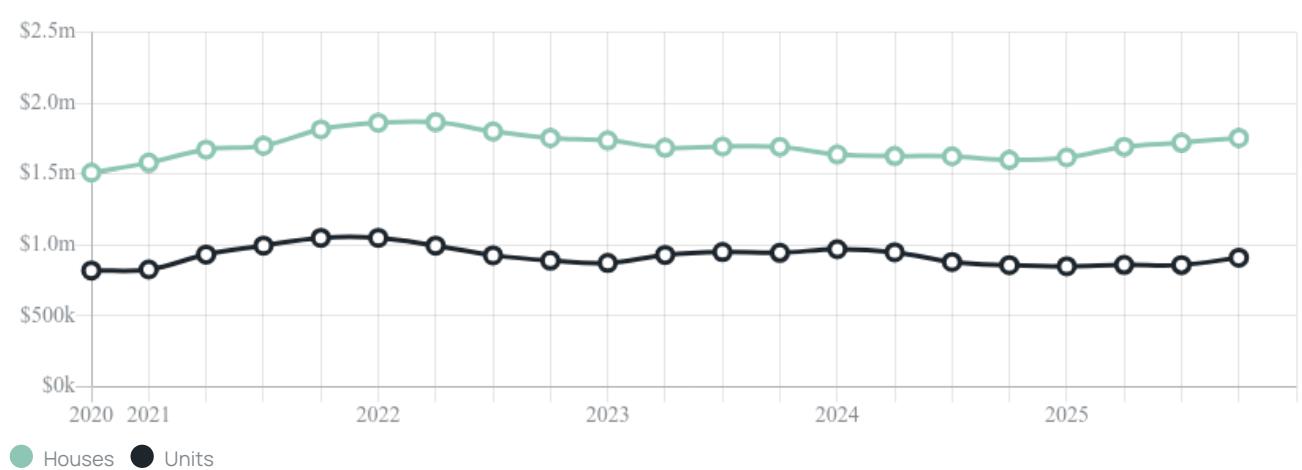
Quarterly price change  
2.03% 

### Median unit price<sup>1</sup>

Median  
\$911k

Quarterly price change  
5.99% 

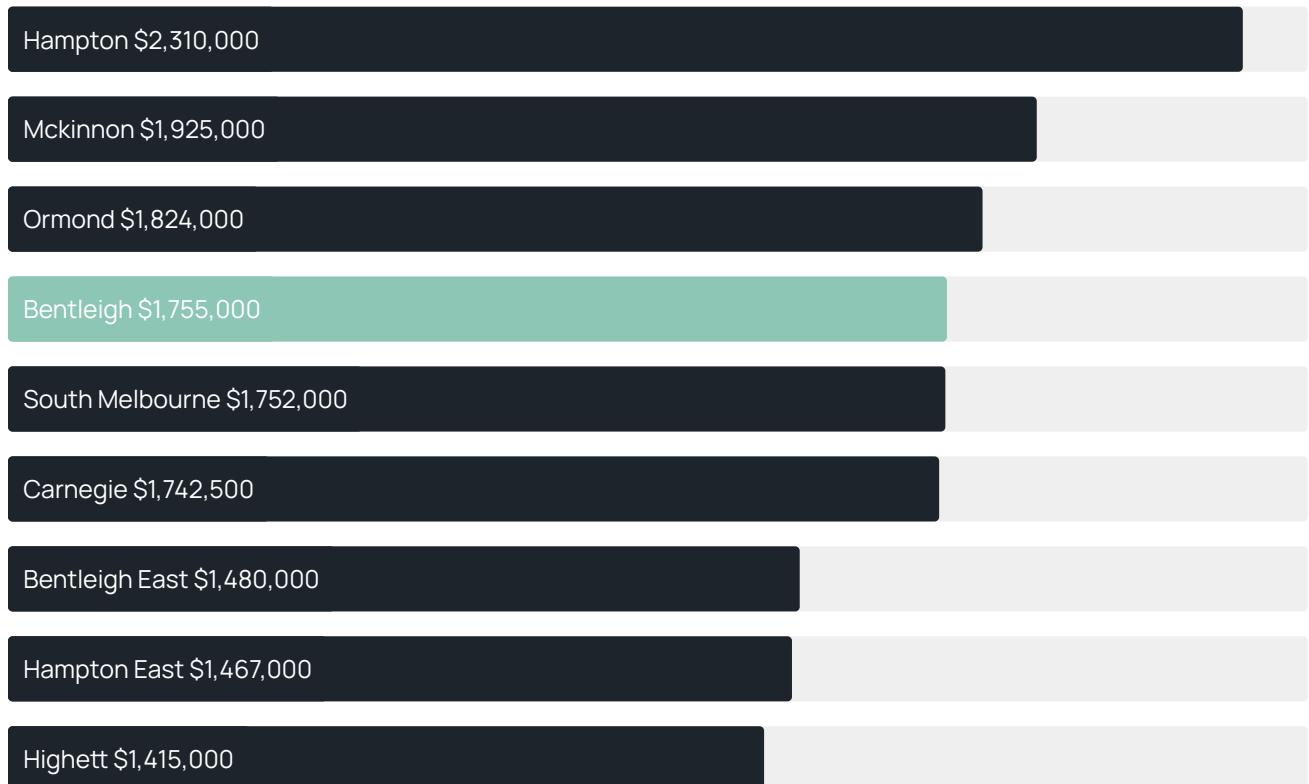
### Quarterly price change<sup>1</sup>



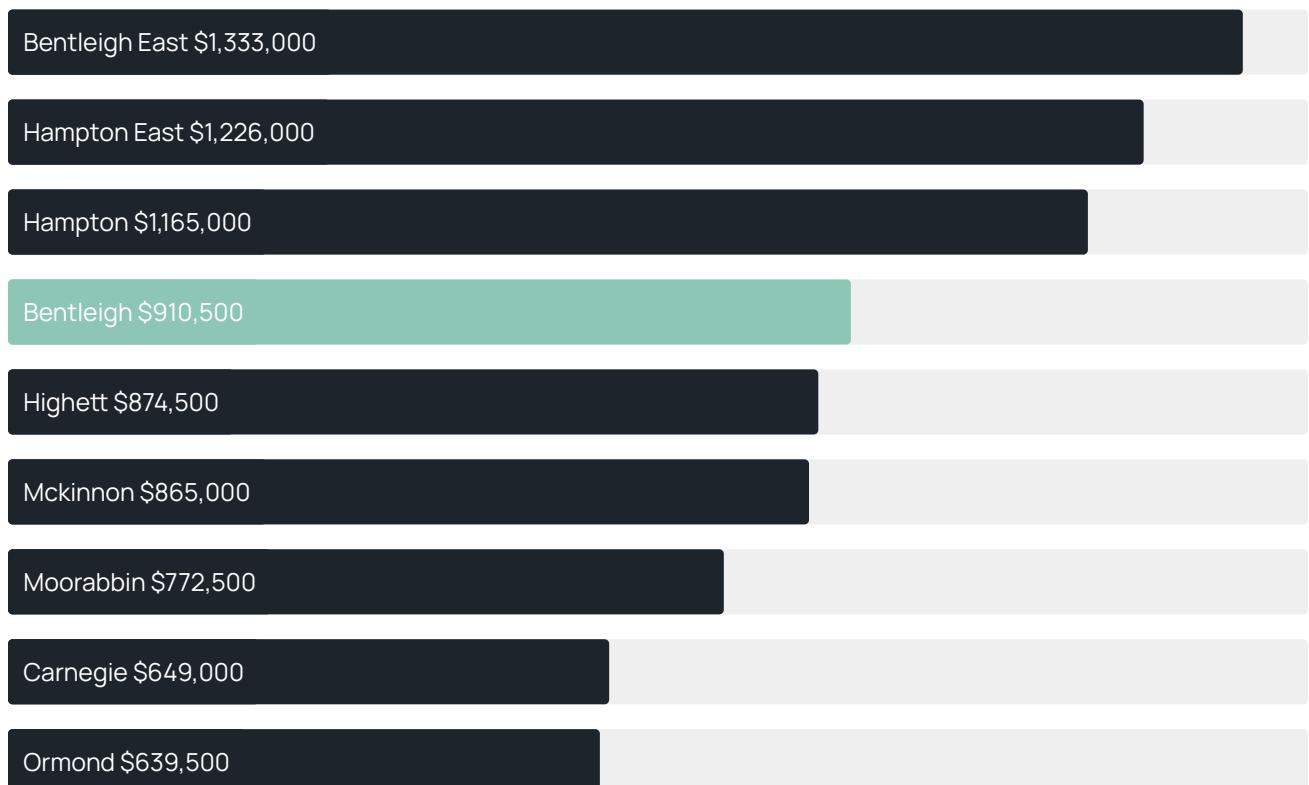
# Surrounding Suburbs

## BENTLEIGH SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BENTLEIGH SUBURB REPORT

Sale method<sup>2</sup>



● Auction 59%  
● Private 41%

Auction clearance rate<sup>3</sup>

70.45%

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Median days on market<sup>3</sup>

25 days

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Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

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Average hold period<sup>1</sup>

6.1 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 60% ● Units 40%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

17,921

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Median asking rent<sup>1</sup>

\$845 per week

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Population growth<sup>5</sup>

10.95%

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Rental yield<sup>1</sup>

2.5%

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Median age<sup>5</sup>

39 years

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Median household size<sup>5</sup>

2.6 people

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## 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](https://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 104/40 Mavho St Bentleigh	1	Apartment	\$439,000	14 Jan 2026
 2/14 South Av Bentleigh	2	Apartment	\$733,000	08 Jan 2026
 201/324 Centre Rd Bentleigh	2	Apartment	\$592,000	27 Dec 2025
 7/74 Bendigo Av Bentleigh	2	Unit	\$505,000	20 Dec 2025
 35a Paschal St Bentleigh	3	Townhouse	\$1,350,000	19 Dec 2025
 104/495 South Rd Bentleigh	2	Apartment	\$513,000	19 Dec 2025
 7 Hutchinson St Bentleigh	6	House	\$1,762,000	17 Dec 2025
 109/27 Bent St Bentleigh	2	Apartment	\$550,000	17 Dec 2025
 104/24 Mavho St Bentleigh	2	Apartment	\$580,000	16 Dec 2025
 218/285-305 Centre Rd Bentleigh	2	Townhouse	\$795,000	14 Dec 2025

# Sold Properties

## BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/2 Jasper Rd Bentleigh	2	Townhouse	\$665,000	11 Dec 2025
 20 Hutchinson St Bentleigh	3	House	\$1,500,000	10 Dec 2025
 1/54 Tucker Rd Bentleigh	3	House	\$1,335,000	06 Dec 2025
 1/39 Paschal St Bentleigh	3	Unit	\$1,180,000	06 Dec 2025
 46A Marquis Rd Bentleigh	4	Townhouse	\$1,595,000	06 Dec 2025
 78 Brewer Rd Bentleigh	3	House	\$1,540,000	06 Dec 2025
 11 Delhi St Bentleigh	3	House	\$1,400,000	03 Dec 2025
 2/30 Loranne St Bentleigh	3	Townhouse	\$1,381,000	03 Dec 2025
 115 Patterson Rd Bentleigh	3	House	\$1,567,000	02 Dec 2025
 201/15 Hamilton St Bentleigh	2	Apartment	\$682,500	29 Nov 2025

# Sold Properties

## BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Lydia St Bentleigh	4	House	\$2,027,000	29 Nov 2025
 2/26 Jeffrey St Bentleigh	3	Unit	\$1,130,000	29 Nov 2025
 7 Hardy Ct Bentleigh	4	House	\$2,260,000	29 Nov 2025
 1/21 Fairbank Rd BENTLEIGH	3	House	\$1,291,000	29 Nov 2025
 305/79 Mitchell St Bentleigh	2	Apartment	\$700,000	28 Nov 2025
 46b Tucker Rd Bentleigh	4	Townhouse	\$1,530,000	27 Nov 2025
 4/1 Anderson St Bentleigh	2	Flat/Unit/Apartment	\$620,000	27 Nov 2025
 3/60-66 Patterson Rd Bentleigh	2	Apartment	\$515,000	25 Nov 2025
 49 Bent St Bentleigh	4	House	\$2,330,000	22 Nov 2025
 2/11 Mcarthur St Bentleigh	3	Townhouse	\$982,500	22 Nov 2025



**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 01/02/2026

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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