



Bentleigh Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BENTLEIGH SUBURB REPORT

Median house price¹

Median
\$1.74m

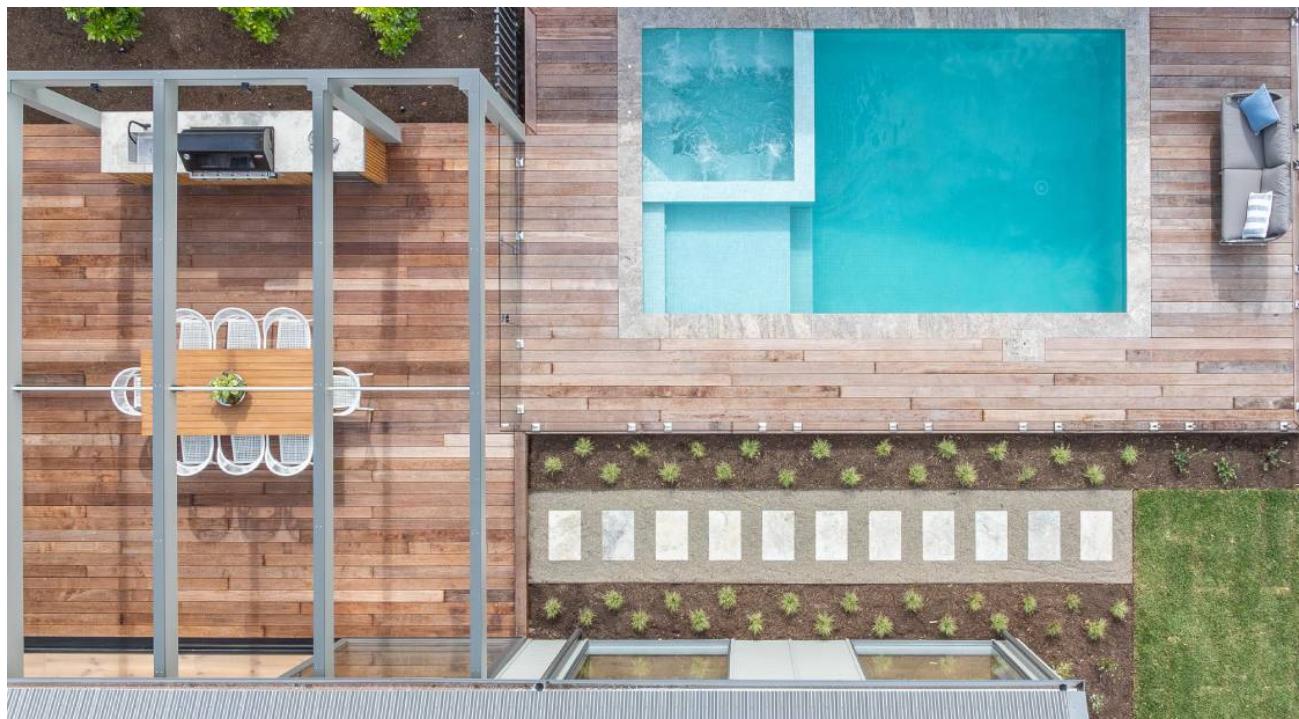
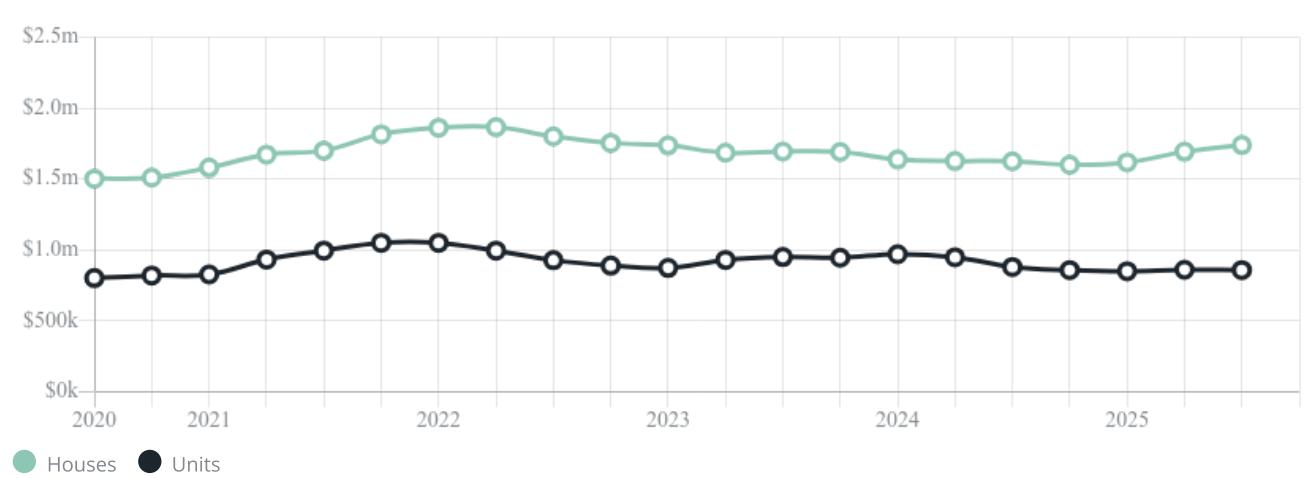
Quarterly price change
2.80% ↑

Median unit price¹

Median
\$858k

Quarterly price change
-0.23% ↓

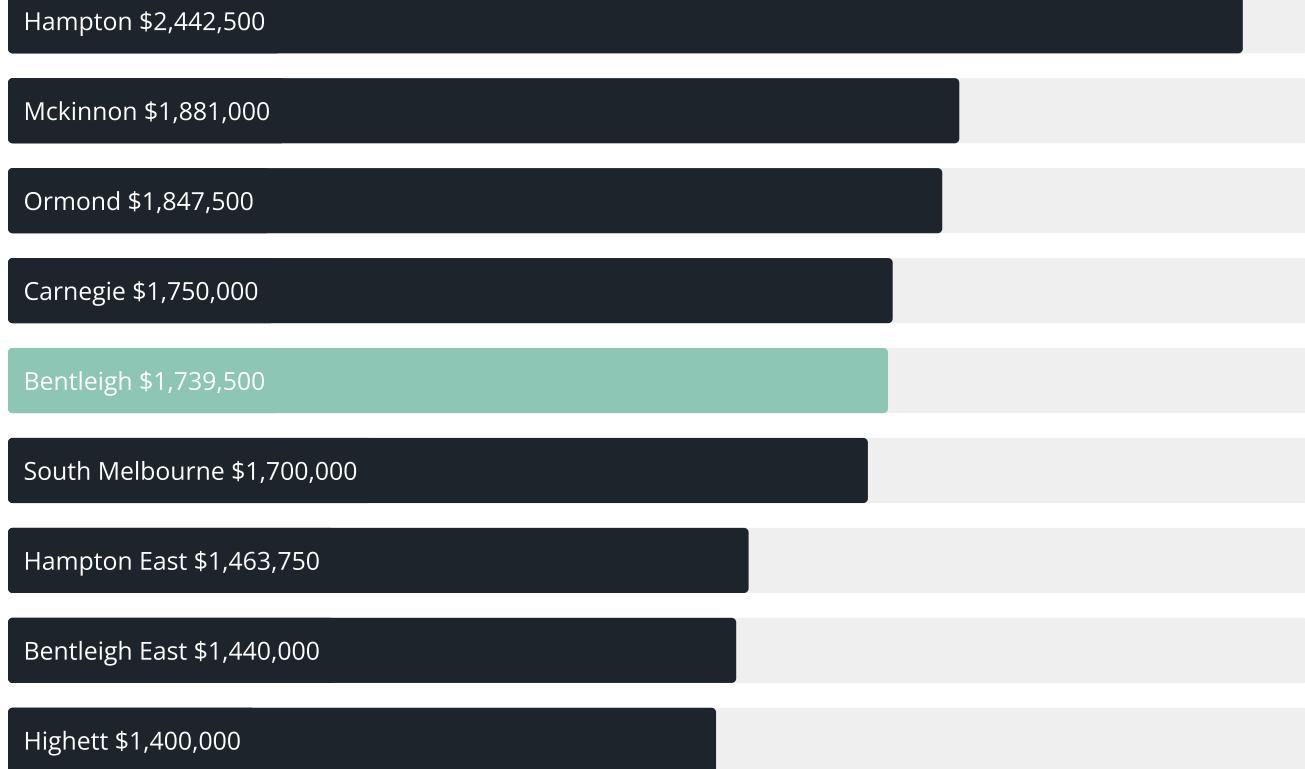
Quarterly price change¹



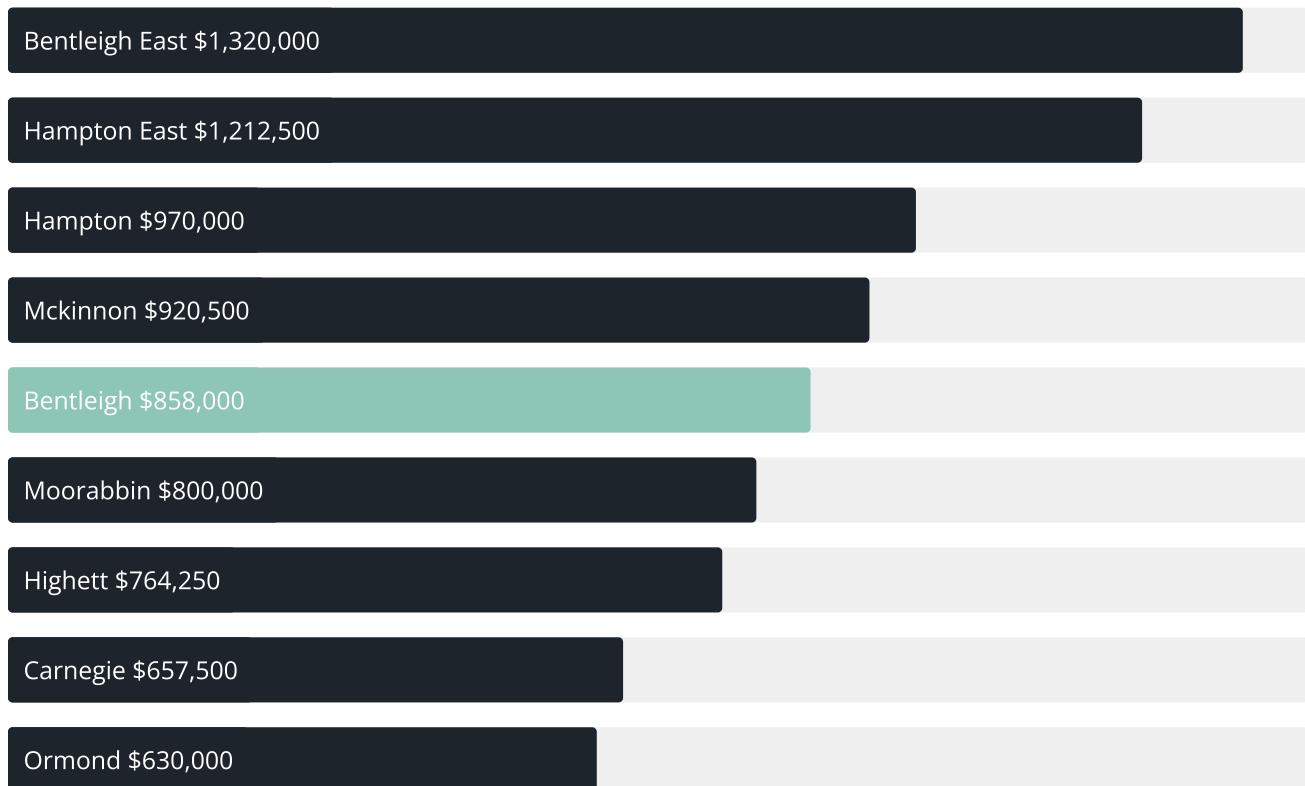
Surrounding Suburbs

BENTLEIGH SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BENTLEIGH SUBURB REPORT

Sale method²



● Auction 67%
● Private 33%

Auction clearance rate³

70%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.1 years

Insights

Dwelling type⁵



● Houses 60% ● Units 40%

Ownership⁵



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

Population⁵

17,921

Median asking rent¹

\$848 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
 2/14 South Av Bentleigh	2	Apartment	\$733,000	08 Jan 2026
 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
 109/27 Bent St Bentleigh	2	Apartment	\$550,000	17 Dec 2025
 218/285-305 Centre Rd Bentleigh	2	Townhouse	\$795,000	14 Dec 2025
 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
 46A Marquis Rd Bentleigh	4	Townhouse	\$1,595,000	06 Dec 2025

Sold Properties

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 7 Hardy Ct Bentleigh	4	House	\$2,260,000	29 Nov 2025
 17 Lydia St Bentleigh	4	House	\$2,027,000	29 Nov 2025
 201/15 Hamilton St Bentleigh	2	Apartment	\$682,500	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

Sold Properties

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 10 Brewer Rd Bentleigh	3	House	\$1,460,000	22 Nov 2025
 7 Lily St Bentleigh	4	House	\$2,300,000	21 Nov 2025
 1/1 Jeffrey St Bentleigh	3	House	\$1,280,000	20 Nov 2025
 304/8 Blair St Bentleigh	2	Strata Unit/Flat	\$650,000	18 Nov 2025
 14 Windsor Av Bentleigh	3	House	\$1,750,000	15 Nov 2025
 1f Tovan Akas Av Bentleigh	2	Townhouse	\$1,025,000	15 Nov 2025
 10 Wilson St Bentleigh	4	House	\$2,050,000	15 Nov 2025



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 08/01/2026

- 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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