



Bentleigh

# Suburb Report



Your connection to property insights



**JellisCraig**

## BENTLEIGH SUBURB REPORT

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

Median

**\$1.76m**

Quarterly price change

**0.39% ↑**

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

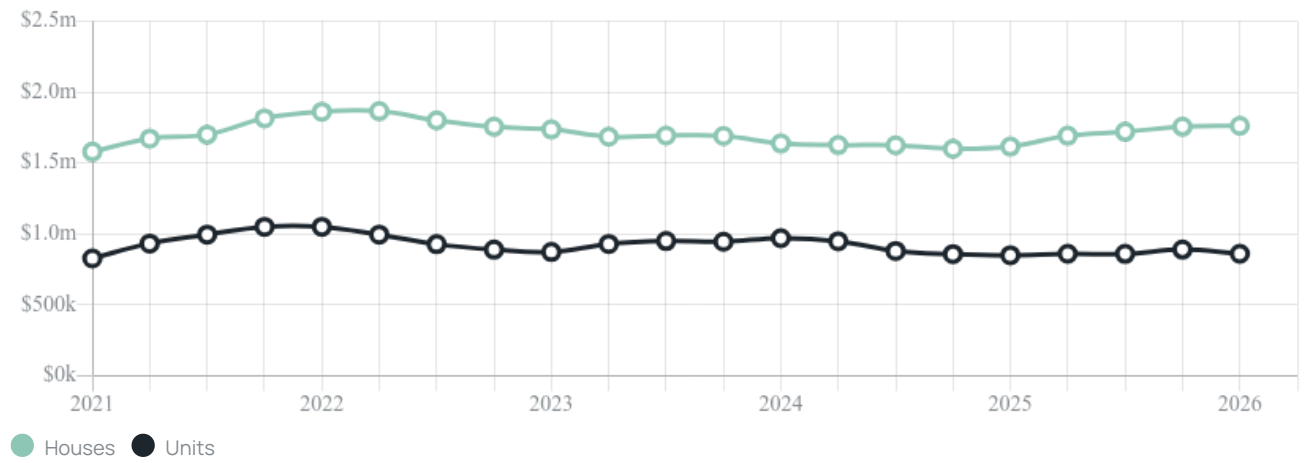
Median

**\$860k**

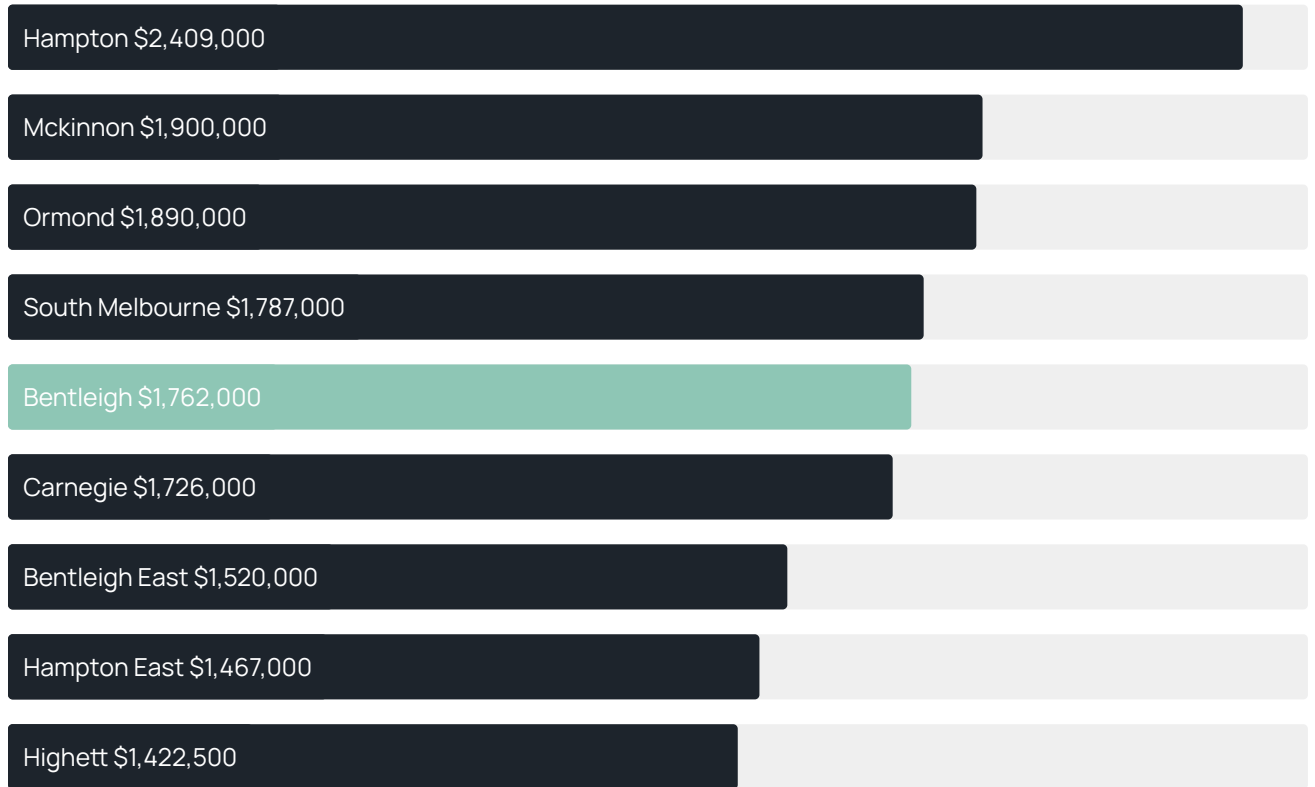
Quarterly price change

**-3.37% ↓**

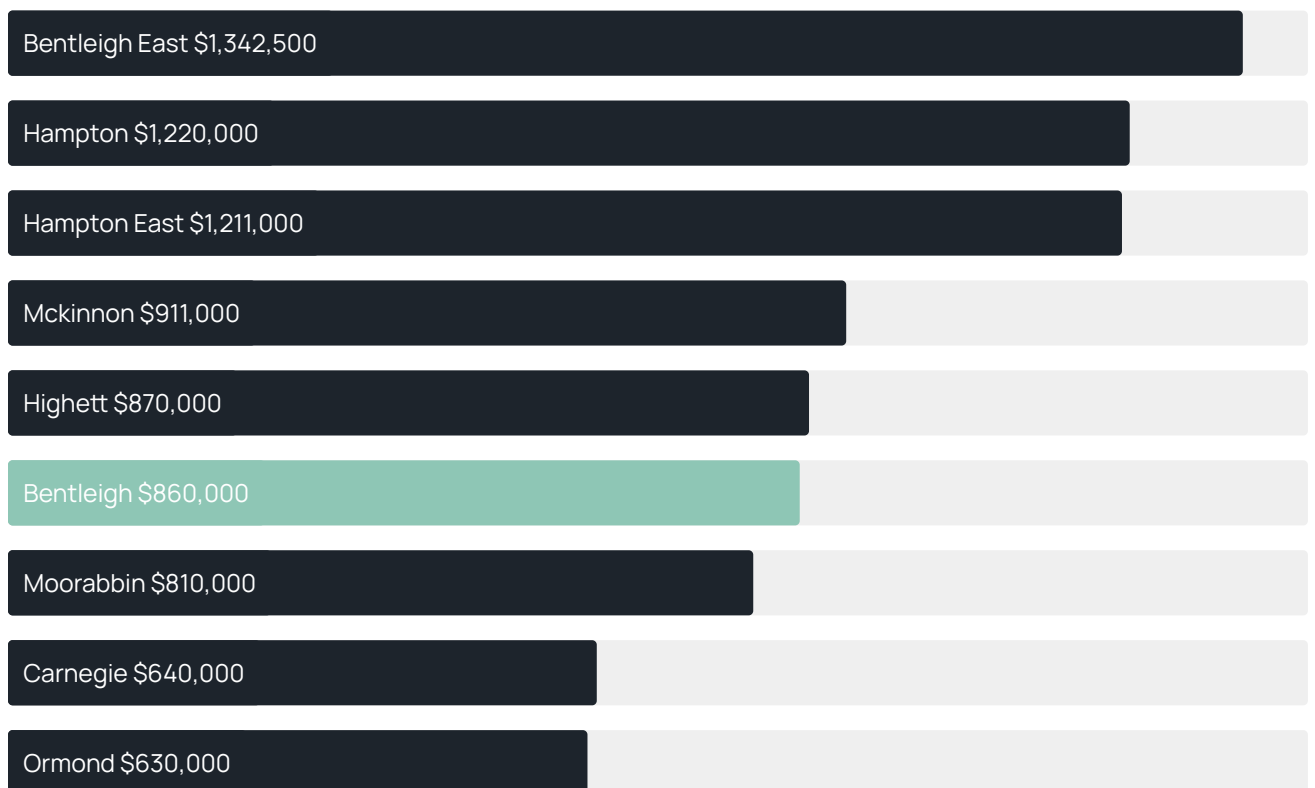
### Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

79.07%

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

29 days

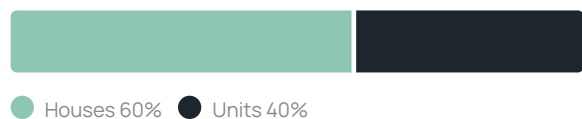
Jellis Craig average inspection attendance per listing<sup>4</sup>

29 groups

Average hold period<sup>1</sup>

6.1 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

17,921

Median asking rent<sup>1</sup>

\$800 per week

Population growth<sup>5</sup>

10.95%

Rental yield<sup>1</sup>

2.5%

Median age<sup>5</sup>

39 years











Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 18a Lawson St Bentleigh	4	Townhouse	\$1,490,000	04 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
 1/4 Hamilton St Bentleigh	3	Townhouse	\$980,000	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

## BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2a Coates St Bentleigh	4	Townhouse	\$1,730,000	30 May 2026
 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
 306/15 Vickery St Bentleigh	2	Strata Unit/Flat	\$620,000	05 May 2026

## BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Wyuna Ct Bentleigh	3	House	\$1,160,000	05 May 2026
 37b Tucker Rd Bentleigh	4	Strata Unit/Townhouse	\$1,461,000	01 May 2026
 17b Vunabere Av Bentleigh	4	Townhouse	\$1,375,000	01 May 2026
 110/39 Mavho St Bentleigh	2	Apartment	\$570,000	29 Apr 2026
 26 Myrtle St Bentleigh	3	House	\$1,695,000	26 Apr 2026
 12A Mckittrick Rd Bentleigh	4	Townhouse	\$1,480,000	21 Apr 2026
 9 Twisden Rd Bentleigh	5	House	\$2,510,000	18 Apr 2026
 2/82 Mitchell St Bentleigh	2	Apartment	\$738,000	18 Apr 2026
 4 Godfrey St Bentleigh	3	House	\$1,900,888	13 Apr 2026
 1/80 Robert St Bentleigh	2	Strata Unit/Flat	\$670,000	13 Apr 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.

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Data is current as of PDF generation date 01/07/2026

- 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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