



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

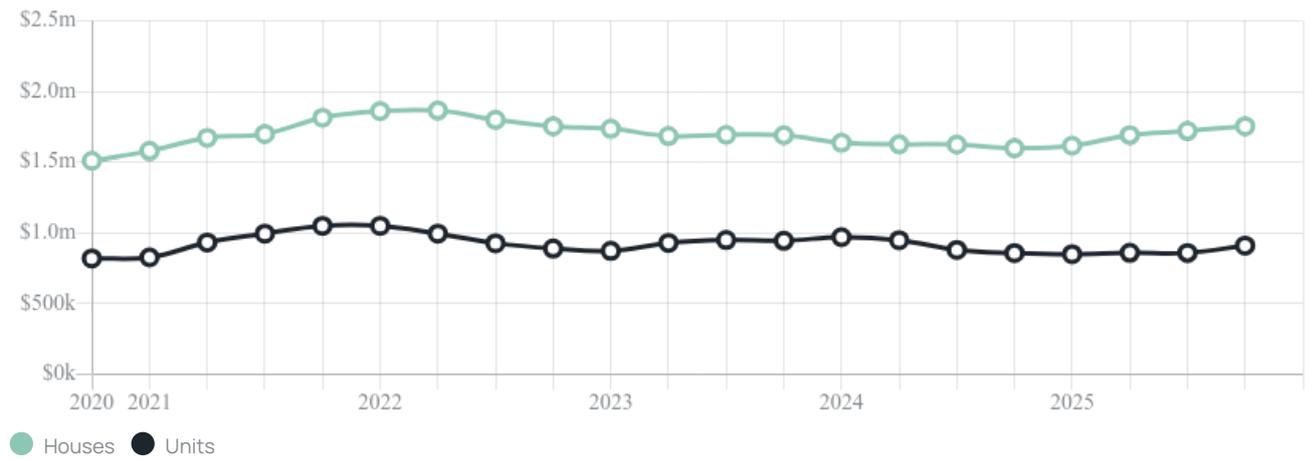
Median

\$911k

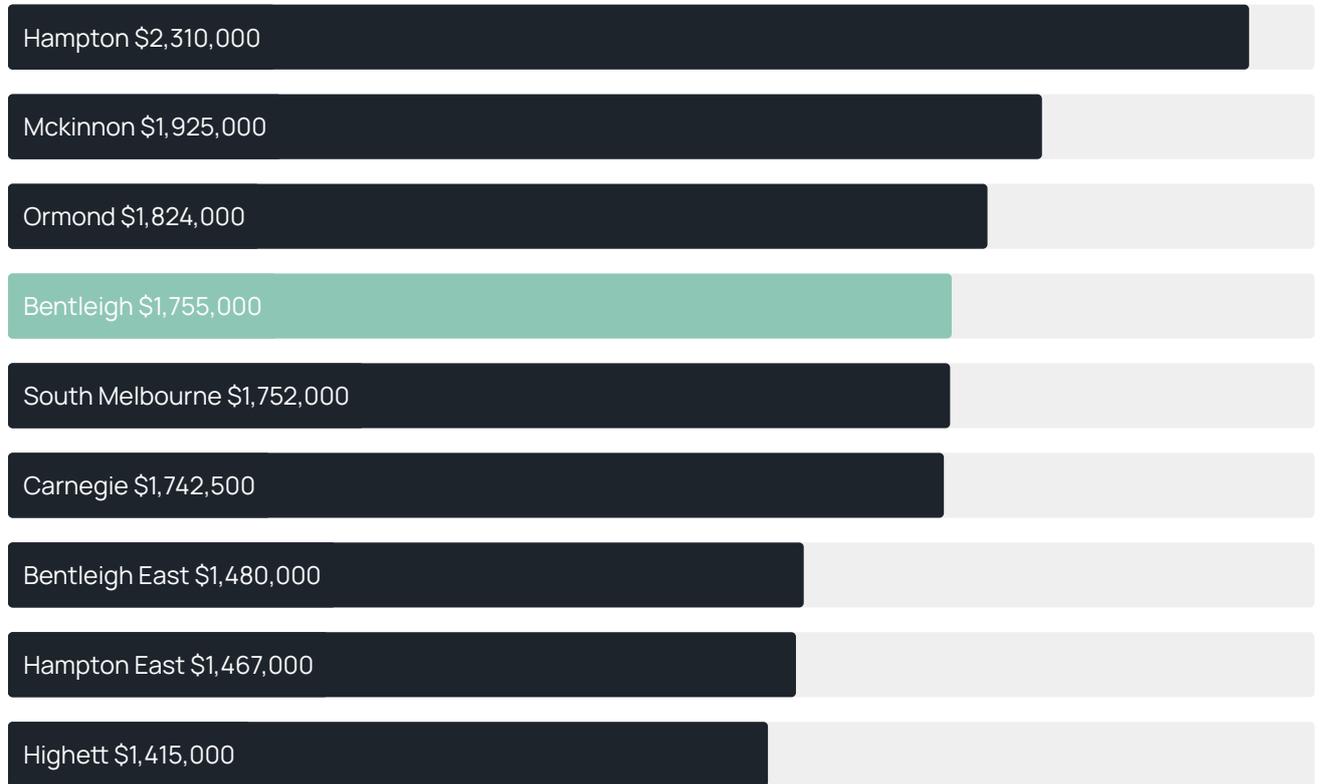
Quarterly price change

5.99% ↑

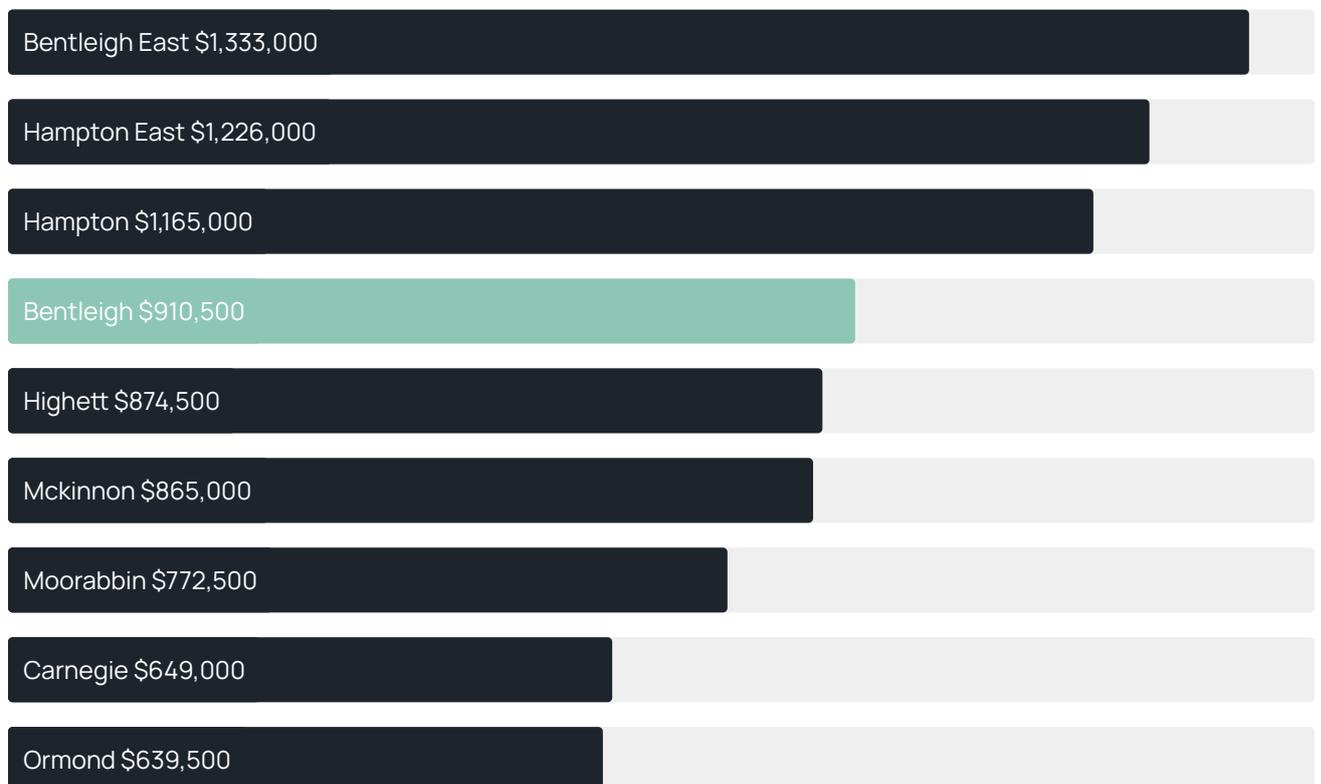
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 63%
● Private 37%

Auction clearance rate³

72.73%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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
 75a Robert St Bentleigh	2	Townhouse	\$890,000	28 Feb 2026
 14 Wavell St Bentleigh	4	House	\$2,070,000	28 Feb 2026
 25a Fairbank Rd Bentleigh	3	Townhouse	\$1,200,000	21 Feb 2026
 151 Tucker Rd Bentleigh	4	House	\$1,920,000	21 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
 3/9 Brentwood St Bentleigh	2	Apartment	\$491,500	08 Feb 2026
 108/3 Faulkner St Bentleigh	2	Apartment	\$595,000	02 Feb 2026
 1/16 Railway Cr Bentleigh	3	Townhouse	\$1,335,000	30 Jan 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 74 Robert St Bentleigh	4	House	\$1,600,000	23 Jan 2026
 208/2 Blair St Bentleigh	2	Apartment	\$670,000	22 Jan 2026
 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
 13 Tucker Rd Bentleigh	4	House	\$1,590,000	18 Dec 2025
 2a The Highway Bentleigh	3	House	\$1,350,000	18 Dec 2025

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 109/27 Bent St Bentleigh	2	Apartment	\$550,000	17 Dec 2025
 7 Hutchinson St Bentleigh	6	House	\$1,762,000	17 Dec 2025
 5/79 Mitchell St Bentleigh	2	Strata Unit/Flat	\$895,000	16 Dec 2025
 104/24 Mavho St Bentleigh	2	Apartment	\$580,000	16 Dec 2025
 69 Brewer Rd Bentleigh	2	House	\$1,350,000	15 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
 1/7 Uonga Rd Bentleigh	2	Unit	\$1,085,686	08 Dec 2025
 1/54 Tucker Rd Bentleigh	3	House	\$1,335,000	06 Dec 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 01/03/2026

- 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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