



Bentleigh

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH SUBURB REPORT

Median house price¹

Median

\$1.76m

Quarterly price change

0.39% ↑

Median unit price¹

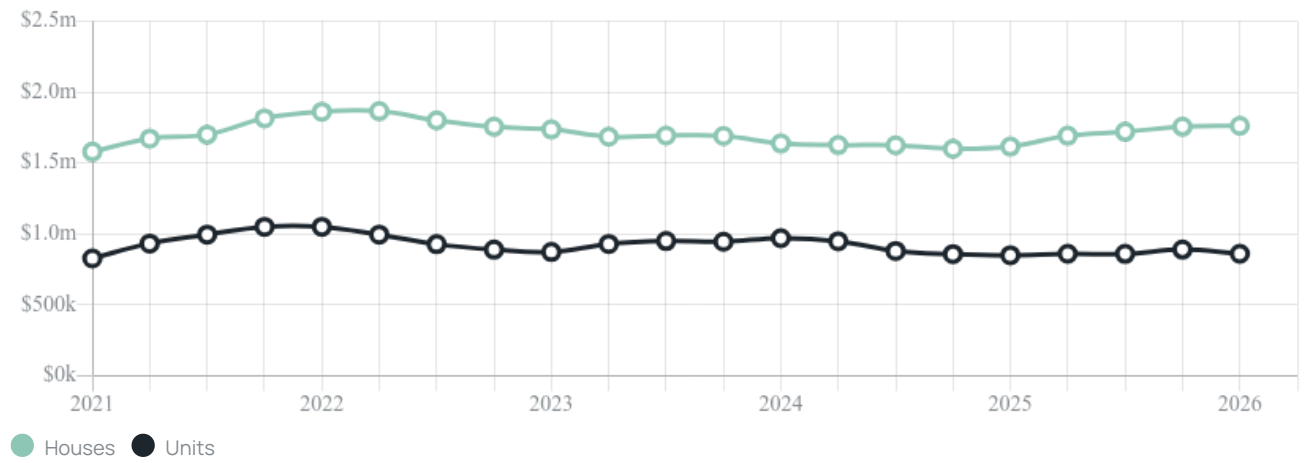
Median

\$860k

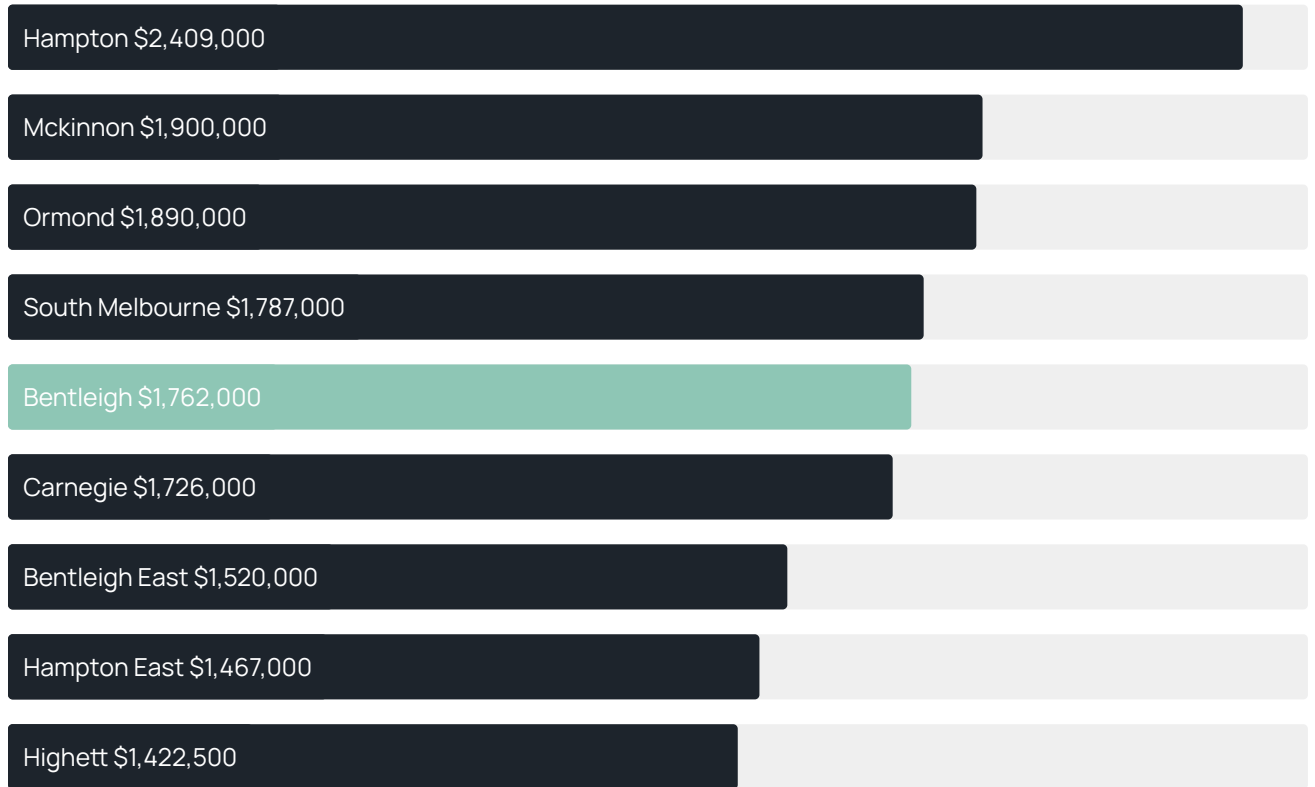
Quarterly price change

-3.37% ↓

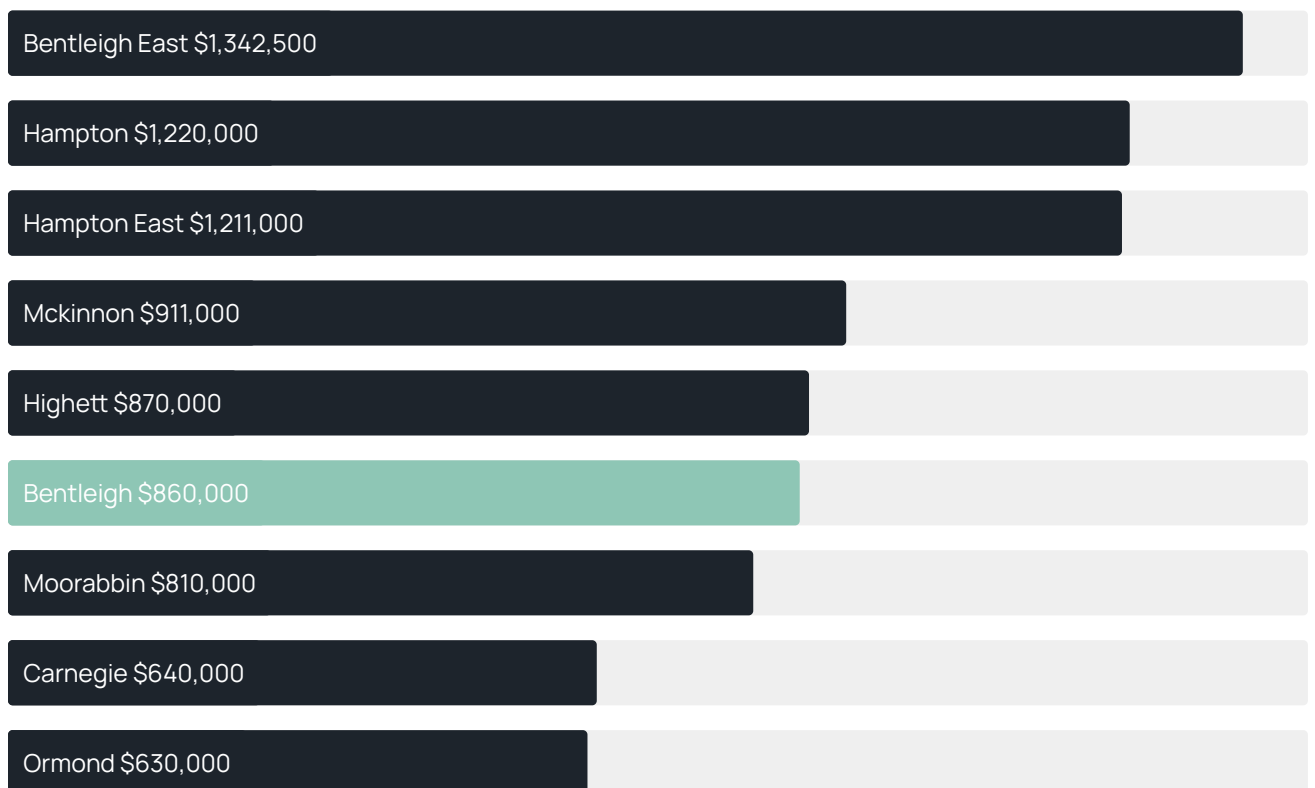
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 65%
● Private 35%

Auction clearance rate³

85.51%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 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

\$800 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 110/39 Mavho St Bentleigh	2	Apartment	\$570,000	29 Apr 2026
 33a Campbell St Bentleigh	4	Townhouse	\$1,875,000	23 Apr 2026
 208/15 Hamilton St Bentleigh	1	Apartment	\$482,000	22 Apr 2026
 205/27 Bent St Bentleigh	3	Apartment	\$910,000	20 Apr 2026
 9 Twisden Rd Bentleigh	5	House	\$2,510,000	18 Apr 2026
 1/5 South Av Bentleigh	2	Apartment	\$495,000	31 Mar 2026
 203/24 Mavho St Bentleigh	2	Apartment	\$533,500	30 Mar 2026
 2/60-66 Patterson Rd Bentleigh	2	Apartment	\$600,000	28 Mar 2026
 203 Centre Rd Bentleigh	4	House	\$1,870,000	28 Mar 2026
 18 Harding St BENTLEIGH	3	House	\$1,500,000	28 Mar 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Lily St Bentleigh	3	House	\$1,910,000	28 Mar 2026
 4/187 Tucker Rd Bentleigh	3	Apartment	\$680,000	28 Mar 2026
 14 Phillip St Bentleigh	3	House	\$1,488,000	28 Mar 2026
 1/19 Patterson Rd Bentleigh	2	Unit	\$1,135,000	27 Mar 2026
 1/12 North Av Bentleigh	2	Villa	\$901,000	26 Mar 2026
 71 Tucker Rd Bentleigh	3	House	\$1,154,000	21 Mar 2026
 3/616-618 Centre Rd Bentleigh	2	Apartment	\$502,000	21 Mar 2026
 12 Wavell St Bentleigh	3	House	\$1,800,000	21 Mar 2026
 2/7 Bent St Bentleigh	2	Apartment	\$625,000	18 Mar 2026
 23a Mcarthur St Bentleigh	4	Townhouse	\$1,435,000	14 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 27 Tucker Rd Bentleigh	3	House	\$1,116,000	14 Mar 2026
 2/39 Mavho St Bentleigh	3	Apartment	\$780,000	13 Mar 2026
 34 Wheatley Rd Bentleigh	3	House	\$1,040,000	13 Mar 2026
 3/16 Vickery St Bentleigh	2	Apartment	\$545,000	13 Mar 2026
 2 Gwendoline Av Bentleigh	3	House	\$2,005,000	12 Mar 2026
 101/39 Nicholson St Bentleigh	2	Apartment	\$675,000	11 Mar 2026
 4/33 South Av Bentleigh	2	Villa	\$800,000	07 Mar 2026
 7/18 Hamilton St Bentleigh	2	Apartment	\$700,000	06 Mar 2026
 15 Miles St Bentleigh	3	Townhouse	\$1,535,000	05 Mar 2026
 6 Austin St Bentleigh	4	House	\$2,125,000	05 Mar 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 01/05/2026

- 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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