Bentleigh

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]
$1.70m

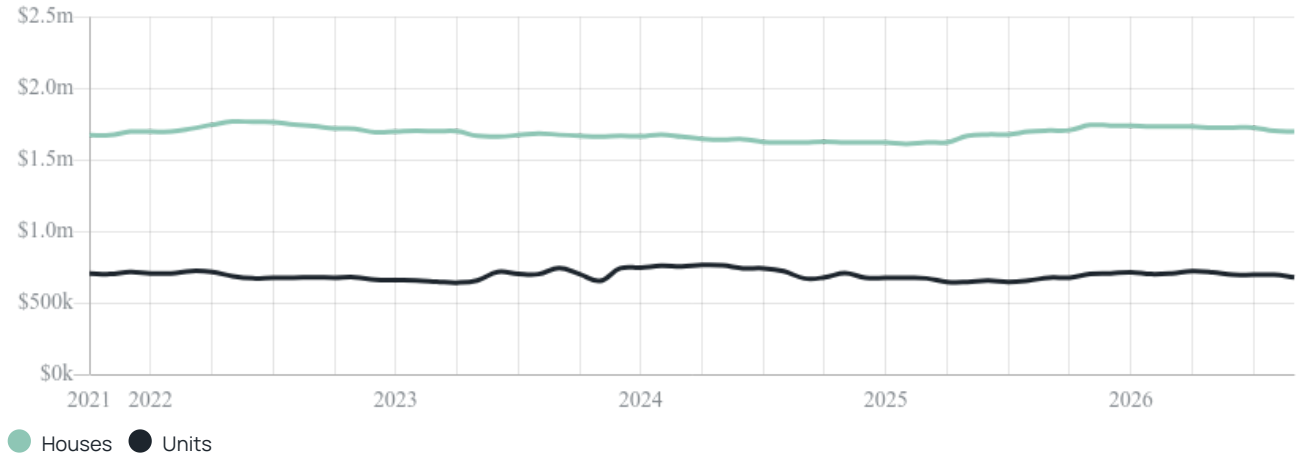
Monthly median price change[2]
-0.29% ↓

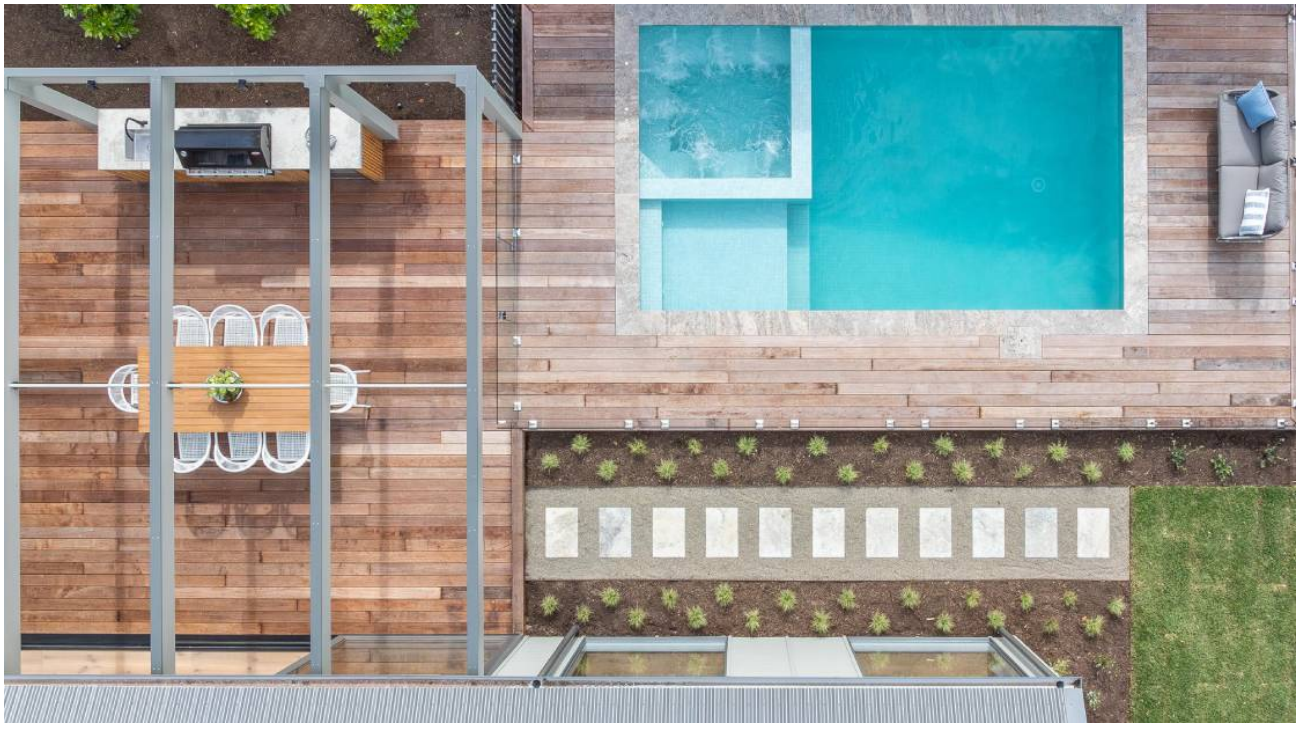
Median unit price

Median[1]
$683k

Monthly median price change[2]
-2.50% ↓

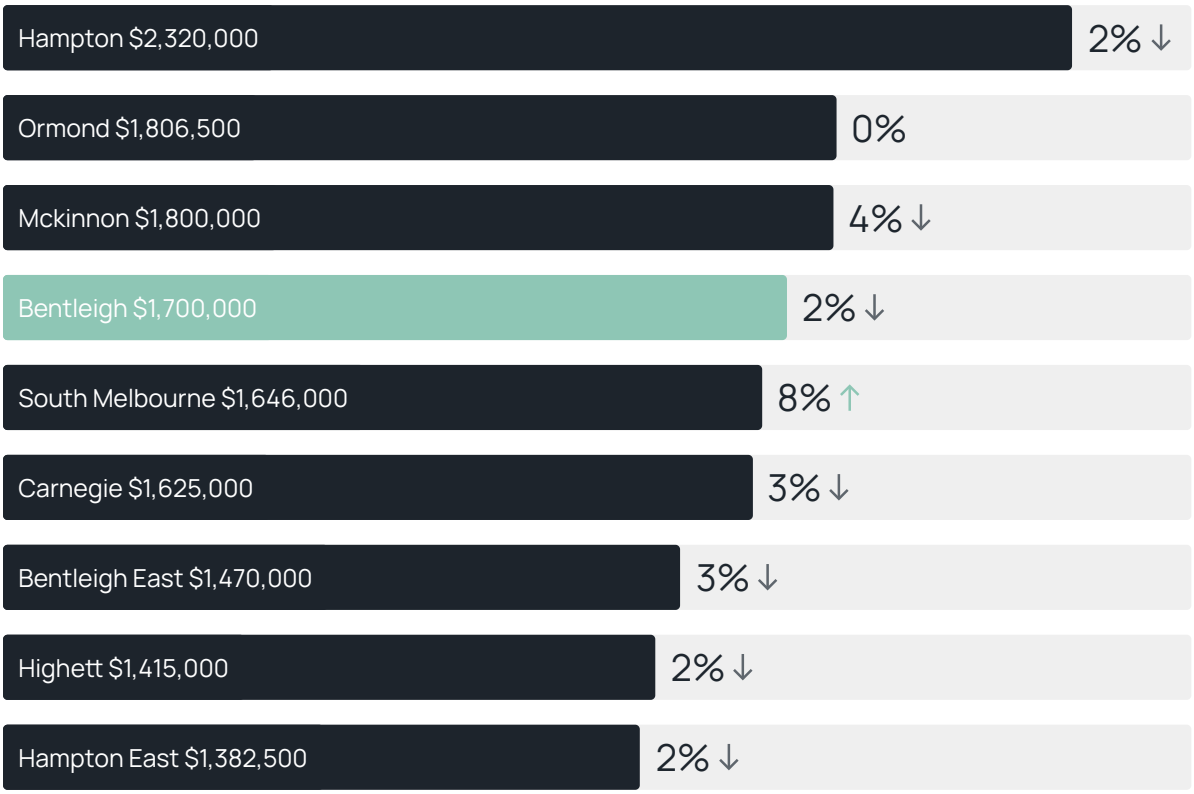
Bentleigh monthly median property prices[3]



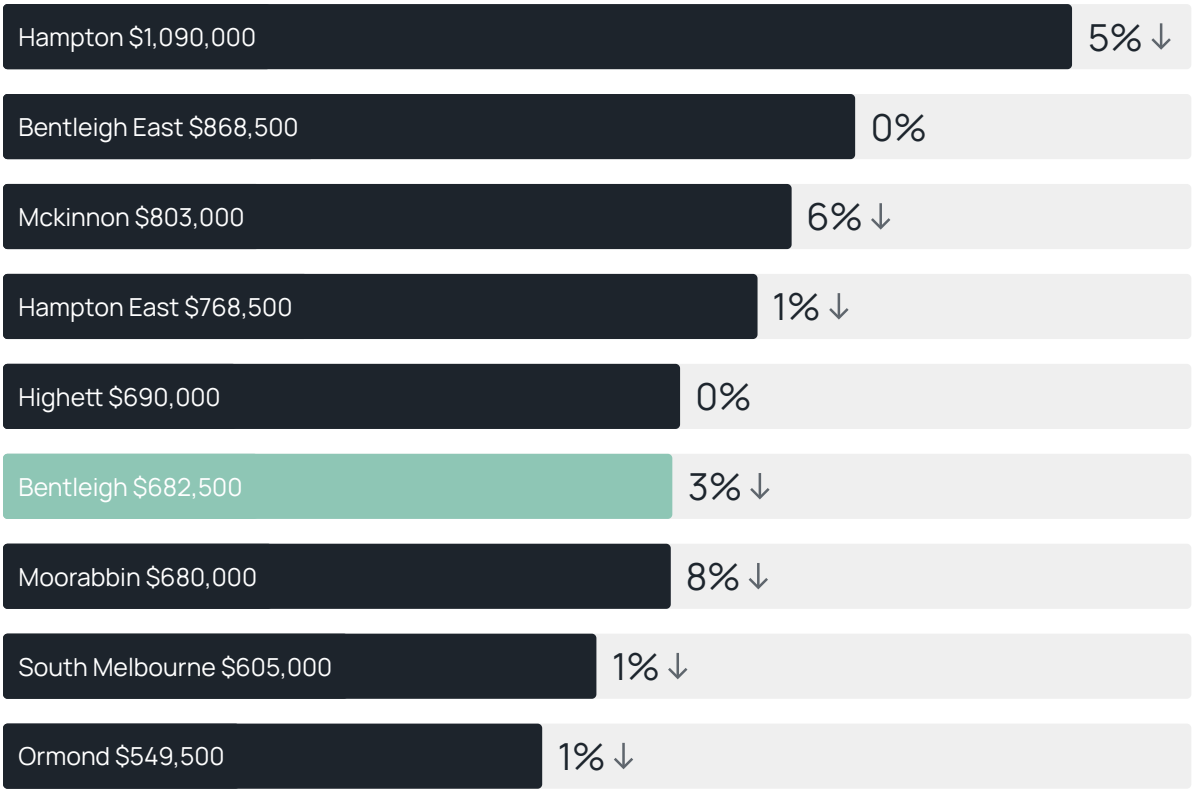


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

52%

Median days on market[5]

House	Unit
27 days	28 days

Jellis Craig average inspection attendance per listing[6]

44 groups

Average hold period[1]

House	Unit
15.4 years	10.8 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

17,921

Population growth[7]

10.95%

Median age[7]

39 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$950	$650

Rental yield[8]

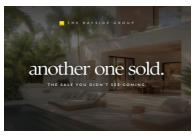
House	Unit
3.16%	4.87%

Powered by PropTrack

Recent Bentleigh sales[5]

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
	404/324 Centre Road Bentleigh	2	Apartment	$575,000	30 Oct 2026
	5b Luckins Road Bentleigh	3	Townhouse	$1,355,000	29 Oct 2026
	18 McLean Avenue Bentleigh	4	House	$1,742,000	28 Oct 2026
	32 McKittrick Road Bentleigh	4	House	$1,670,000	24 Oct 2026
	21 Oak Street Bentleigh	4	House	$1,725,000	24 Oct 2026
	1/27 South Avenue Bentleigh	4	Townhouse	$1,505,000	24 Oct 2026
	2 Rogers Road Bentleigh	3	House	$955,000	23 Oct 2026
	107 Tucker Road Bentleigh	0	Residential_land	$1,120,000	20 Oct 2026
	2/37 Fromer Street Bentleigh	3	Townhouse	$1,334,000	18 Oct 2026
	3/35-37 North Avenue Bentleigh	3	Unit	$890,000	17 Oct 2026

Address		Bedrooms	Type	Price	Sold
	202/481 South Road Bentleigh	2	Apartment	Undisclosed	15 Oct 2026
	34 Fairbank Road Bentleigh	4	House	$1,485,000	15 Oct 2026
	203/40 Mavho Street Bentleigh	2	Apartment	$540,000	15 Oct 2026
	16 Hobart Street Bentleigh	4	House	$2,600,000	15 Oct 2026
	2/81 North Avenue Bentleigh	2	Unit	$765,000	14 Oct 2026
	205/23 Bent Street Bentleigh	2	Apartment	$460,000	13 Oct 2026
	10 Wavell Street Bentleigh	2	House	$1,700,000	13 Oct 2026
	104/481 South Road Bentleigh	2	Apartment	$442,500	13 Oct 2026
	1/11 South Avenue Bentleigh	2	Unit	$525,000	12 Oct 2026
	2A Bruce Street Bentleigh	0	Residential_land	$925,000	12 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	10 Cushing Avenue Bentleigh	3	House	$1,565,000	09 Oct 2026
	24 Glenmer Street Bentleigh	3	House	$1,222,500	07 Oct 2026
	56 Marquis Road Bentleigh	4	House	$1,685,000	04 Oct 2026
	1/2 Tucker Road Bentleigh	2	Unit	$780,000	03 Oct 2026
	1/20 Castles Road Bentleigh	3	House	$1,082,000	03 Oct 2026
	2 Baylon Street Bentleigh	3	House	$980,000	03 Oct 2026
	7B Beths Street Bentleigh	3	Townhouse	$1,283,000	03 Oct 2026
	6 Lydia Street Bentleigh	2	Townhouse	$975,000	02 Oct 2026
	2/9 Pascoe Avenue Bentleigh	3	Unit	Undisclosed	02 Oct 2026
	8/11 Brentwood Street Bentleigh	2	Apartment	Undisclosed	01 Oct 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by PropTrack

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).