



Bentleigh

Suburb Report



Your connection to property insights



JellisCraig

BENTLEIGH SUBURB REPORT

Median house price¹

Median

\$1.70m

Quarterly price change

-1.56% ↓

Median unit price¹

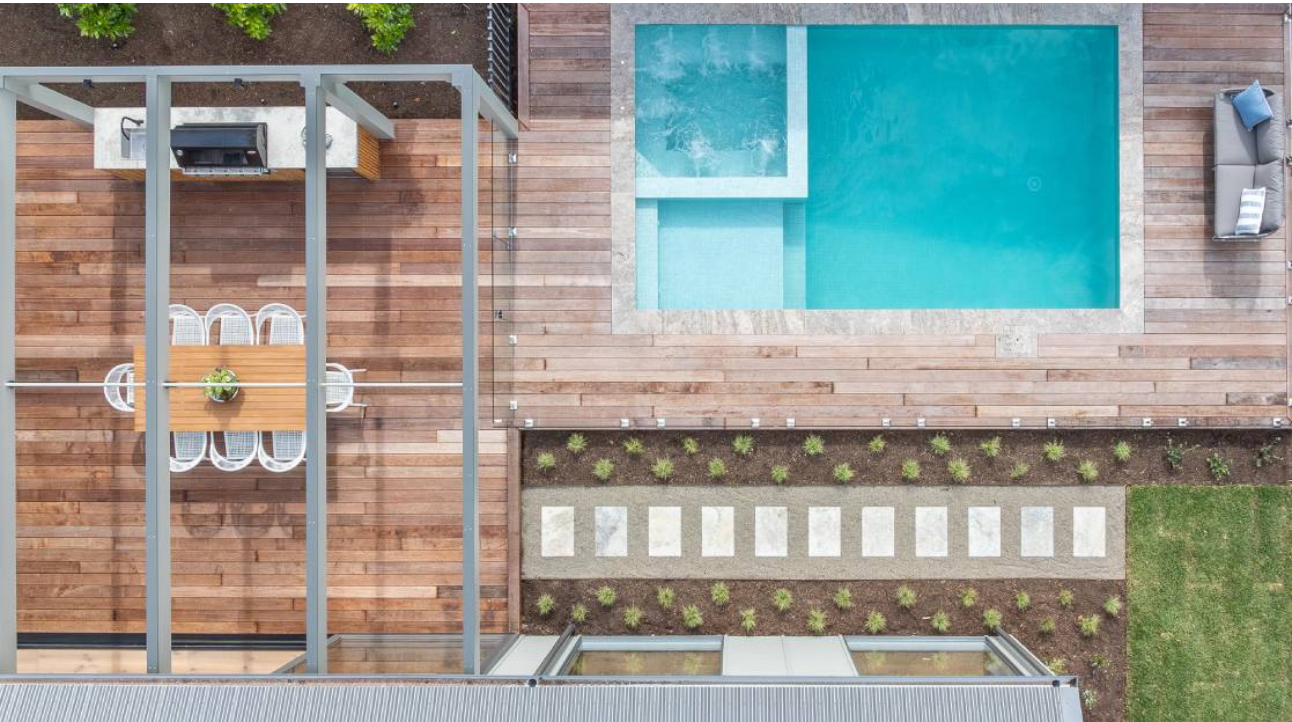
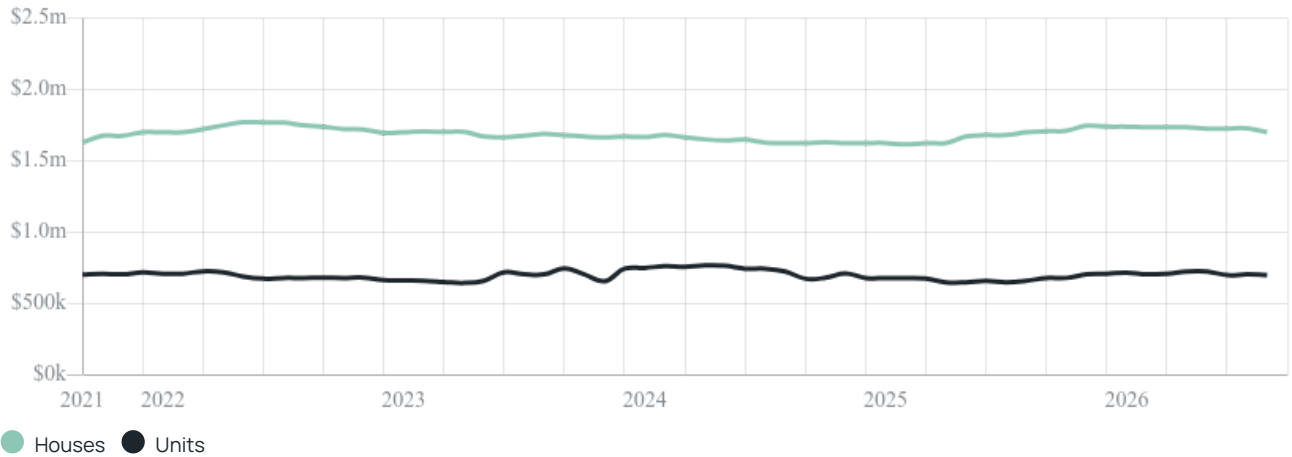
Median

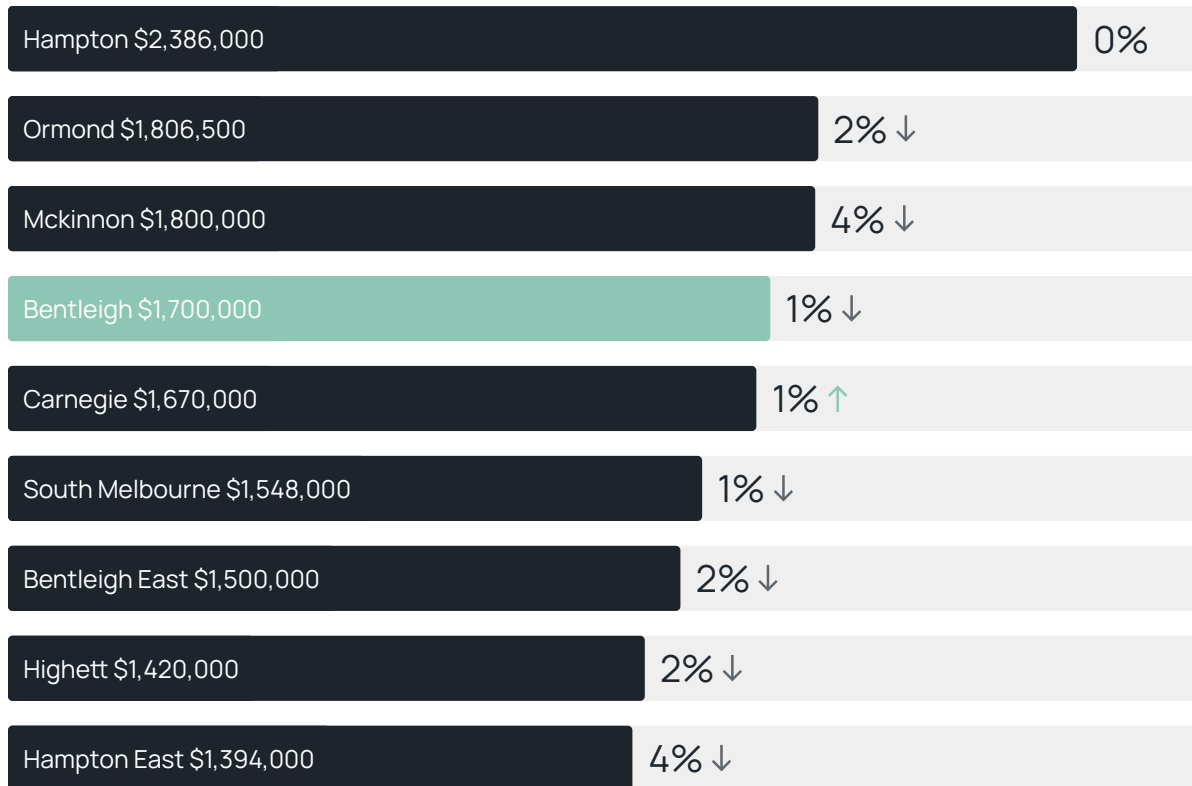
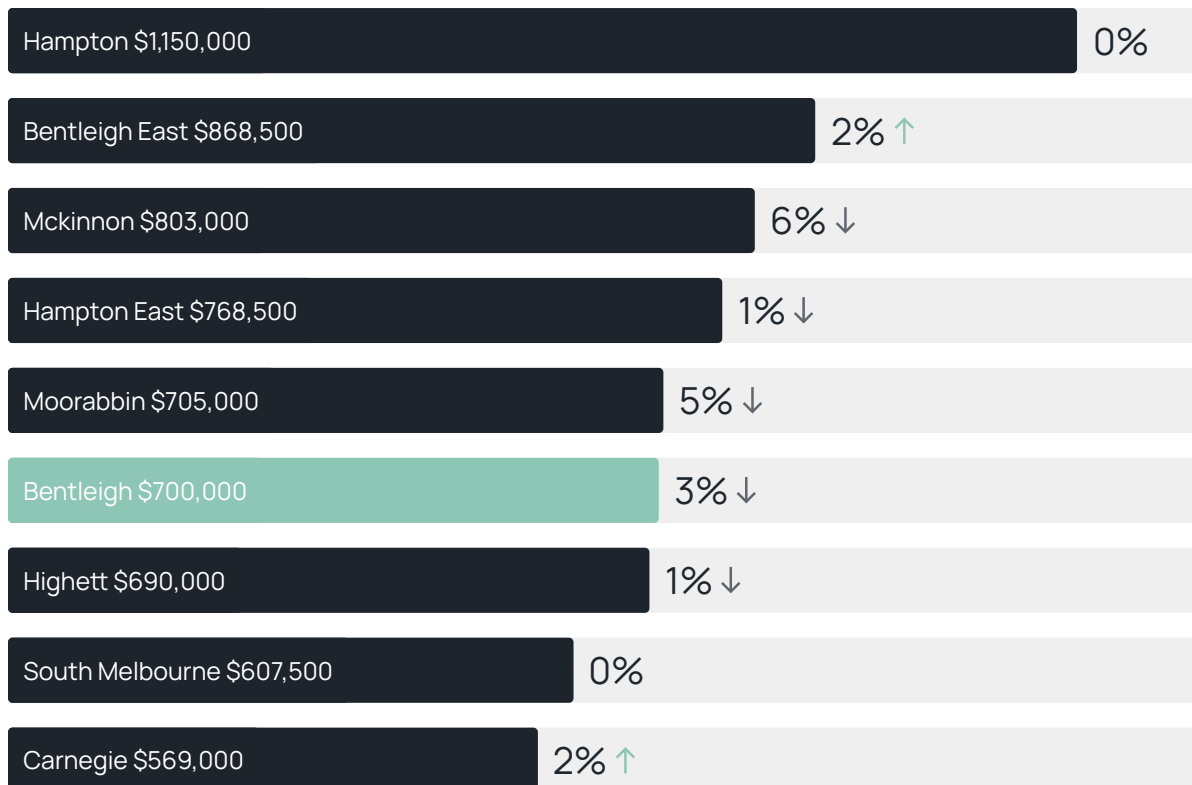
\$700k

Quarterly price change

-0.71% ↓

Bentleigh quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

49.06%

Median days on market³

House

Unit

26 days

26 days

Jellis Craig average inspection attendance per listing⁴

43 groups

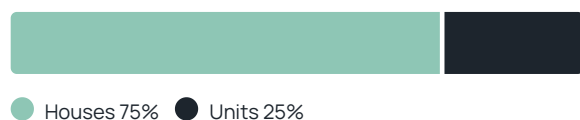
Average hold period¹

House

Unit

15.0 years

10.9 years

Dwelling type⁵Population⁵

17,921

Ownership⁵Median asking rent per week¹

Unit

\$950

\$650

Population growth⁵

10.95%

Rental yield¹

House

Unit

3.12%

4.74%

Median age⁵

39 years

Median household size⁵

2.6 people

Recent Bentleigh sales²

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
 12/27 Patterson Road Bentleigh	2	Unit	Undisclosed	29 Sep 2026
 107/27 Jasper Road Bentleigh	2	Apartment	\$570,000	26 Sep 2026
 7 Brailsford Road Bentleigh	5	House	\$1,140,000	23 Sep 2026
 20 North Avenue Bentleigh	3	House	Undisclosed	19 Sep 2026
 20 Harding Street Bentleigh	2	House	Undisclosed	19 Sep 2026
 2/113 Tucker Road Bentleigh	2	Unit	\$425,000	19 Sep 2026
 73 Brewer Road Bentleigh	3	House	\$1,395,000	19 Sep 2026
 93 Tucker Road Bentleigh	3	House	Undisclosed	18 Sep 2026
 49 Daley Street Bentleigh	4	House	\$1,350,000	17 Sep 2026
 6B Riddle Street Bentleigh	4	Townhouse	Undisclosed	17 Sep 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/21 Bent Street Bentleigh	2	Apartment	\$435,000	15 Sep 2026
 61 Jasper Road Bentleigh	4	House	Undisclosed	14 Sep 2026
 10 London Street Bentleigh	4	House	Undisclosed	12 Sep 2026
 305/15 Vickery Street Bentleigh	3	Apartment	\$910,000	12 Sep 2026
 201/15 Bent Street Bentleigh	2	Apartment	Undisclosed	10 Sep 2026
 2/1 Corbie Street Bentleigh	3	Townhouse	\$970,000	07 Sep 2026
 547 Centre Road Bentleigh	3	House	\$1,050,000	05 Sep 2026
 9B Windsor Avenue Bentleigh	4	Townhouse	\$1,715,000	05 Sep 2026
 94 Brewer Road Bentleigh	5	House	Undisclosed	05 Sep 2026
 17b Huntley Road Bentleigh	4	Townhouse	Undisclosed	05 Sep 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13b North Avenue Bentleigh	4	Townhouse	Undisclosed	04 Sep 2026
 5 Windsor Avenue Bentleigh	3	House	\$1,700,000	01 Sep 2026
 17 Hobart Street Bentleigh	5	House	Undisclosed	31 Aug 2026
 104/18 Hamilton Street Bentleigh	2	Apartment	\$628,000	27 Aug 2026
 26 Riddle Street Bentleigh	3	House	\$1,580,000	25 Aug 2026
 107/15 Hamilton Street Bentleigh	2	Apartment	\$591,000	24 Aug 2026
 113 Brewer Road Bentleigh	3	House	\$1,610,000	22 Aug 2026
 30 Sunnyside Grove Bentleigh	4	House	Undisclosed	22 Aug 2026
 1B McKittrick Road Bentleigh	4	Townhouse	Undisclosed	21 Aug 2026
 37 Mckittrick Road Bentleigh	3	House	Undisclosed	21 Aug 2026



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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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