



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

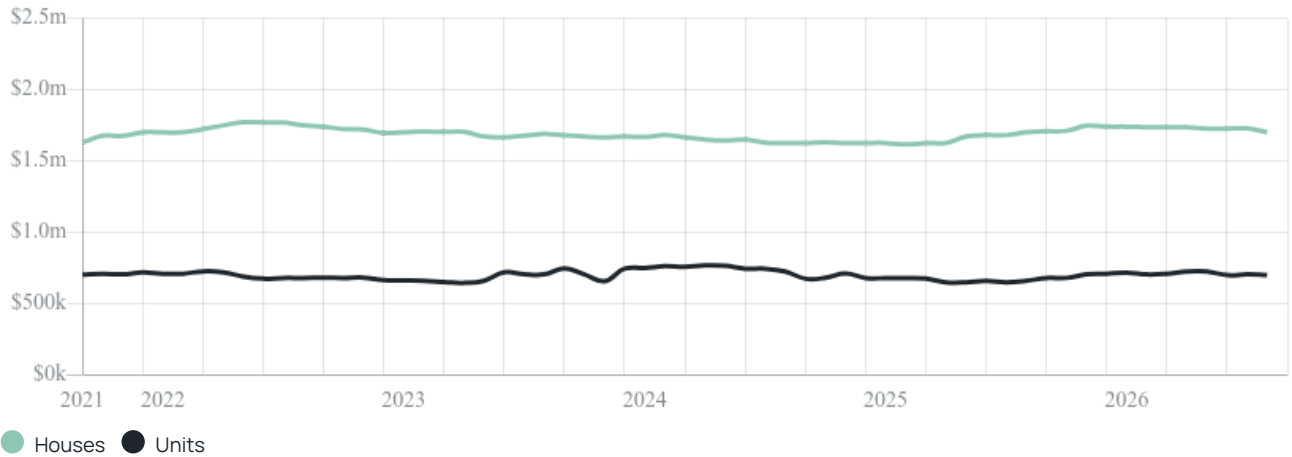
Median

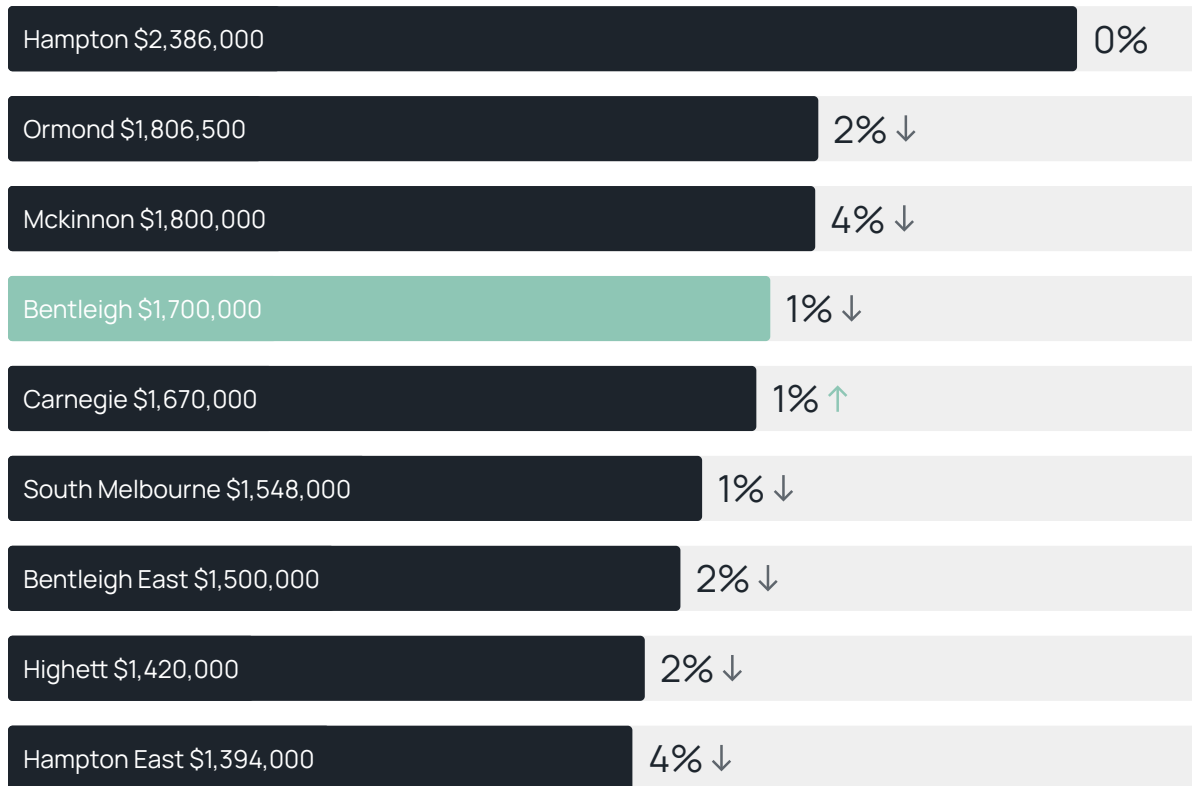
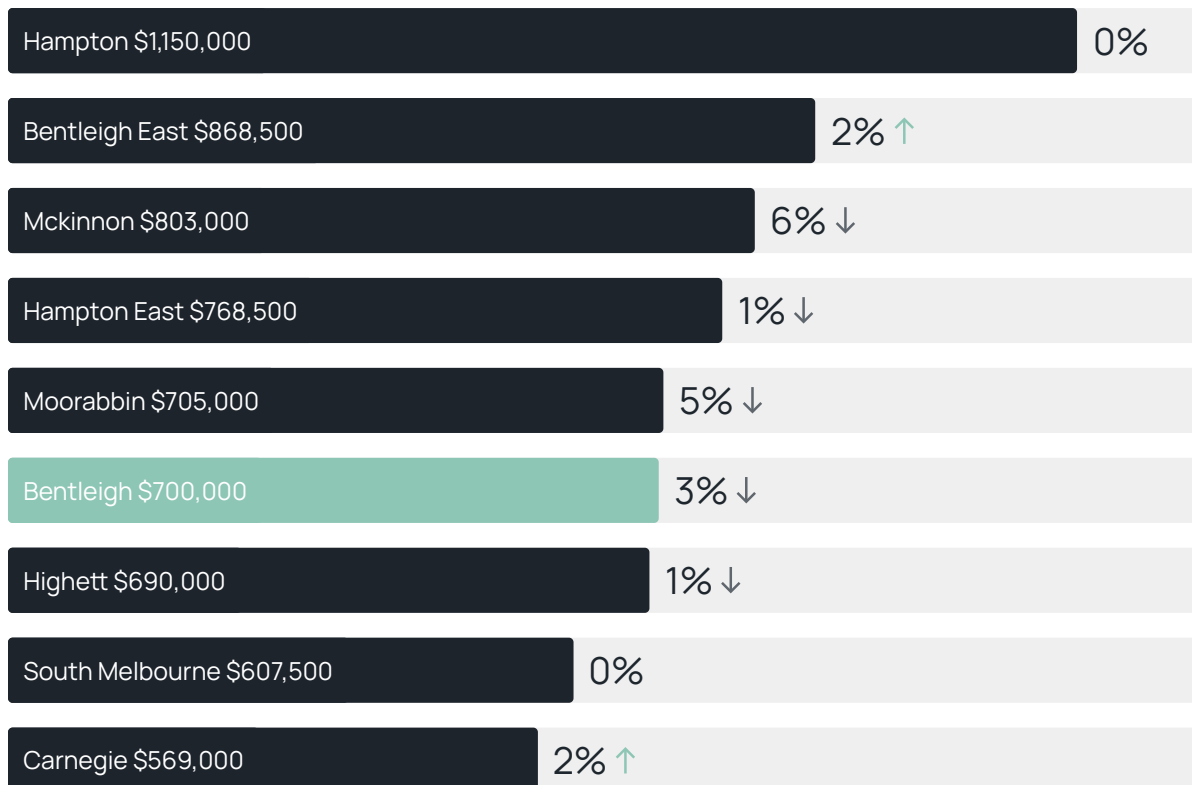
\$700k

Quarterly price change

-0.71% ↓

Bentleigh quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

40.74%

Median days on market³

House

Unit

26 days

26 days

Jellis Craig average inspection attendance per listing⁴

42 groups

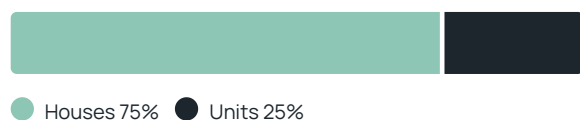
Average hold period¹

House

Unit

15.0 years

10.9 years

Dwelling type⁵Ownership⁵Population⁵

17,921

Median asking rent per week¹

Unit

\$950

\$650

Population growth⁵

10.95%

Rental yield¹

House

Unit

3.12%

4.74%

Median age⁵

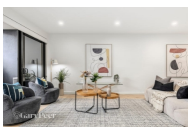
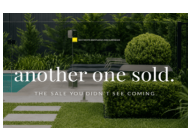
39 years

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
 9B Windsor Avenue Bentleigh	4	Townhouse	\$1,715,000	05 Sep 2026
 94 Brewer Road Bentleigh	5	House	Undisclosed	05 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

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Werona Street Bentleigh	3	Townhouse	\$959,900	20 Aug 2026
 106/39 Mavho Street Bentleigh	2	Apartment	\$582,500	19 Aug 2026
 248 Patterson Road Bentleigh	4	Townhouse	\$1,310,000	15 Aug 2026
 85b Fromer Street Bentleigh	4	Townhouse	Undisclosed	13 Aug 2026
 6 Donaldson Street Bentleigh	5	House	\$1,700,000	13 Aug 2026
 4/3 Bolinda Street Bentleigh	4	Townhouse	Undisclosed	13 Aug 2026
 7/241 Centre Road Bentleigh	3	Unit	Undisclosed	11 Aug 2026
 7 Allnutt Street Bentleigh	5	House	\$1,751,000	08 Aug 2026
 24B Loranne Street Bentleigh	3	Townhouse	\$1,570,000	08 Aug 2026
 205/17 Loranne Street Bentleigh	2	Apartment	\$670,000	07 Aug 2026

BENTLEIGH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/3-5 Faulkner Street Bentleigh	2	Apartment	Undisclosed	07 Aug 2026
 16 Harding Street Bentleigh	4	House	\$1,705,000	06 Aug 2026
 32 London Street Bentleigh	2	House	Undisclosed	05 Aug 2026
 102/40 Mavho Street Bentleigh	2	Apartment	Undisclosed	04 Aug 2026
 8/14 Vickery Street Bentleigh	2	Townhouse	Undisclosed	01 Aug 2026
 27 Evelyn Street Bentleigh	4	Townhouse	\$1,729,000	31 Jul 2026
 2/12 Gilmour Road Bentleigh	3	Unit	Undisclosed	23 Jul 2026
 3/45 South Avenue Bentleigh	2	Apartment	Undisclosed	23 Jul 2026
 10/3 Faulkner Street Bentleigh	2	Apartment	\$607,500	22 Jul 2026
 G03/35-39 Nicholson Street Bentleigh	2	Apartment	Undisclosed	22 Jul 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 06/09/2026

Powered by  **PropTrack**

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

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).