

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.12m

Quarterly Price Change

-2.75% ↓

Median Unit Price*

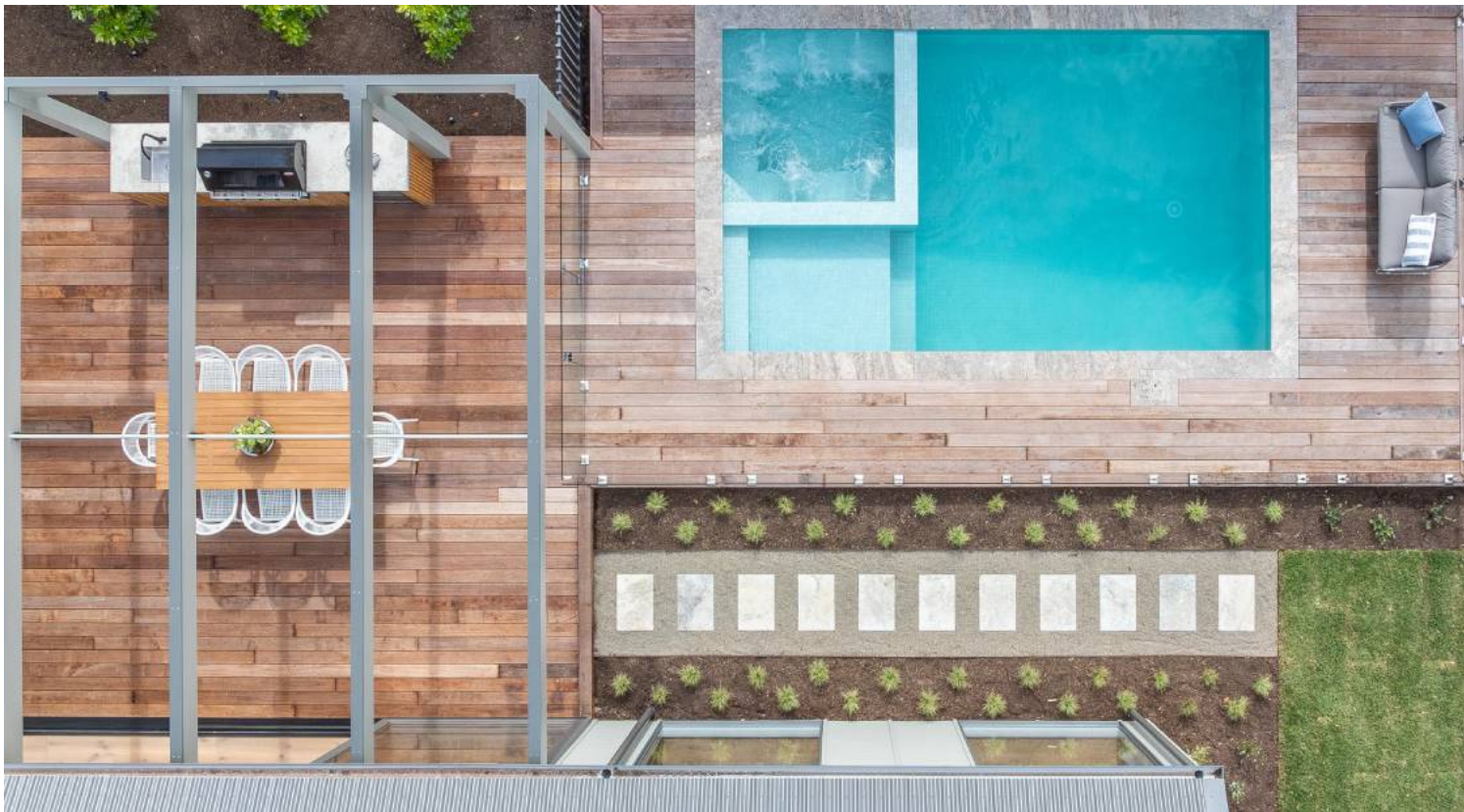
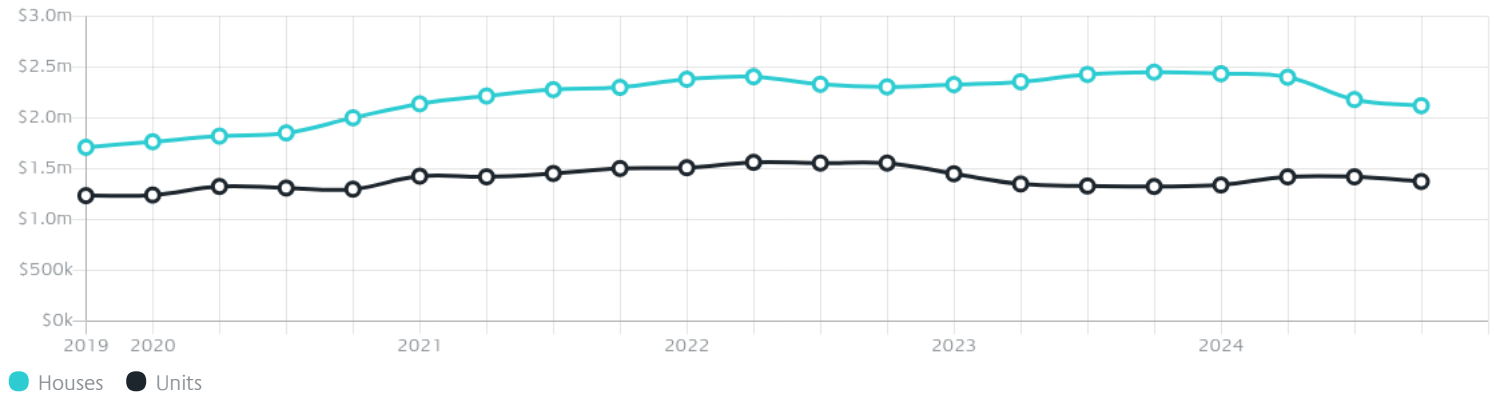
Median

\$1.37m

Quarterly Price Change

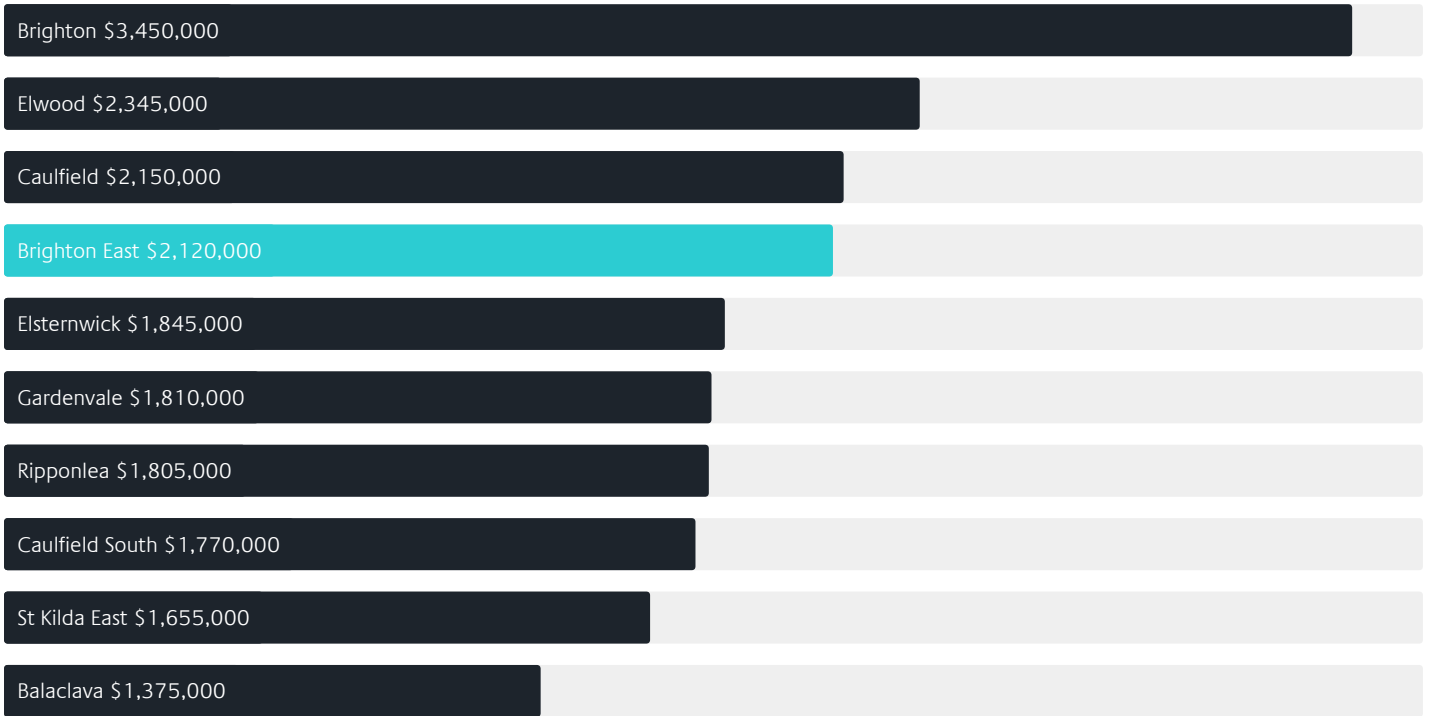
-3.23% ↓

Quarterly Price Change*

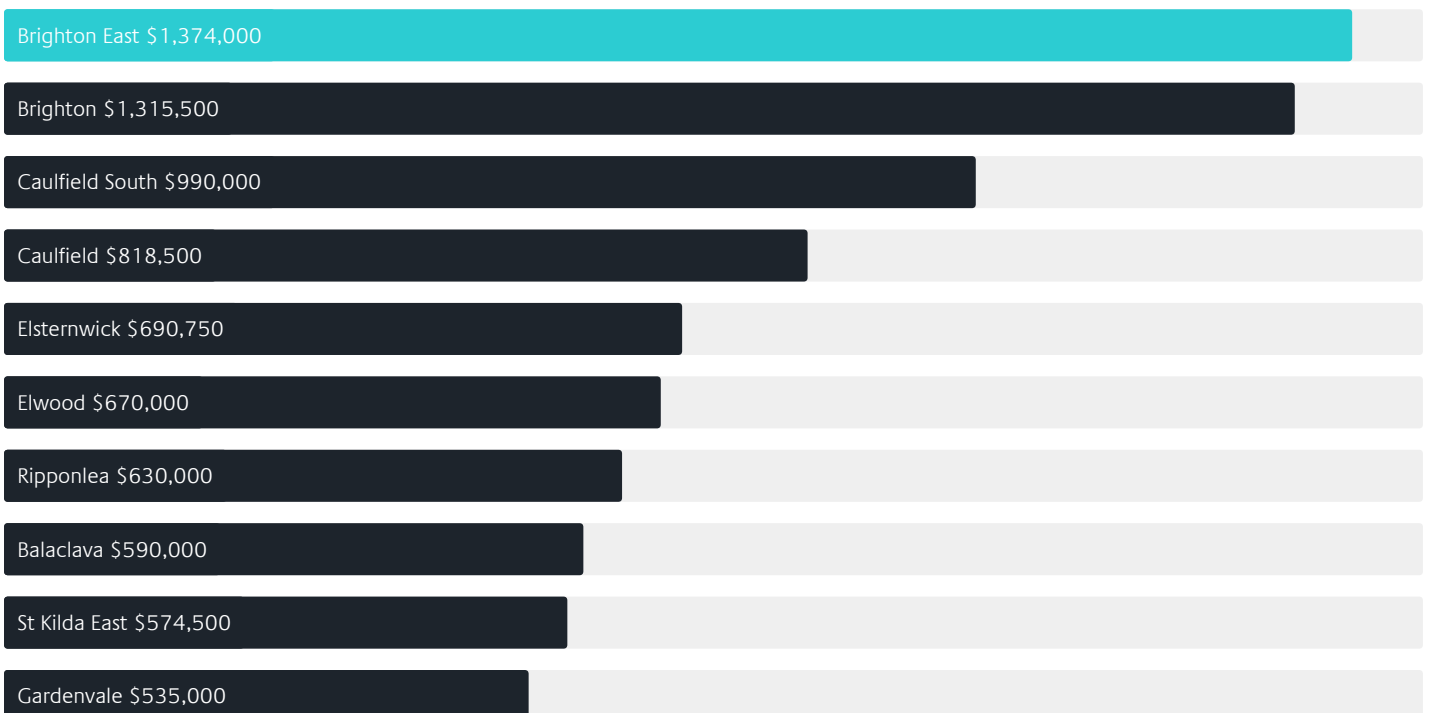


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 88%
● Private 13%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

25 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 68% ● Units 32%

Ownership[^]



● Owned Outright 45% ● Mortgaged 38% ● Rented 17%

Population[^]

16,757

Median Asking Rent per week^{*}

\$1,000

Population Growth[^]

4.74%

Rental Yield^{*}

2.36%

Median Age[^]













45 years

Median Household Size[^]













2.6 people

Sold Properties~













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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 30 Arnold Rd Brighton East	2	House	\$2,960,000	29 Mar 2025
 1b Parkview Rd Brighton East	3	Townhouse	\$1,510,000	19 Mar 2025
 14 Mackie Gr Brighton East	5	House	\$2,400,000	15 Mar 2025
 17 Margaret St Brighton East	5	House	\$2,700,000	07 Mar 2025
 2b Bourneville Av Brighton East	4	Townhouse	\$1,600,000	01 Mar 2025
 1C Montgomery St Brighton East	3	Townhouse	\$1,211,000	01 Mar 2025
 1/22 Gleniffer Av Brighton East	3	Townhouse	\$1,230,000	01 Mar 2025
 8 Matthews Ct Brighton East	4	House	\$2,300,000	01 Mar 2025
 13 Lansdown St Brighton East	4	House	\$2,673,000	01 Mar 2025
 18 Moore St Brighton East	3	House	\$1,860,000	26 Feb 2025
 14 Valanne St Brighton East	3	House	\$1,680,000	22 Feb 2025
 25 Charles St Brighton East	4	House	\$2,365,000	20 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 164 Dendy St Brighton East	3	House	\$1,750,000	13 Feb 2025
 46 Thomas St Brighton East	3	House	\$1,600,000	08 Feb 2025
 51 Charles St Brighton East	3	House	\$1,835,000	07 Feb 2025
 6 Tuxen Ct Brighton East	5	House	\$2,900,000	01 Feb 2025
 310 North Rd Brighton East	3	House	\$925,000	25 Jan 2025
 2/10 Clive St Brighton East	1	Flat/Unit/Apartment	\$750,000	21 Jan 2025
 8 Ratho Av Brighton East	3	House	\$1,740,000	19 Jan 2025
 1/101 Centre Rd Brighton East	3	Townhouse	\$1,120,000	15 Jan 2025
 12 Canberra Gr Brighton East	4	House	\$3,600,000	15 Jan 2025
 2a Oxford St Brighton East	4	House	\$1,940,000	05 Jan 2025
 7 Balfour St Brighton East	5	House	\$2,900,000	24 Dec 2024
 29 Northern Av Brighton East	2	Townhouse	\$1,050,000	23 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 /6a Gleniffer Av Brighton East	2	Strata Unit/Flat	\$1,200,000	20 Dec 2024
 14 Holmhurst Ct Brighton East	5	House	\$2,670,000	19 Dec 2024
 184 South Rd Brighton East	3	House	\$1,850,000	19 Dec 2024
 11 /6 Bright St Brighton East	3	Townhouse	\$950,000	19 Dec 2024
 19 Roseberry Av Brighton East	4	House	\$1,965,000	15 Dec 2024
 20 Agnew St Brighton East	4	House	\$2,017,500	12 Dec 2024
 5 Ferguson St Brighton East	5	House	\$2,290,000	10 Dec 2024
 54 Milroy St Brighton East	3	House	\$2,050,000	09 Dec 2024
 1a Dumaresq St Brighton East	3	Townhouse	\$1,200,000	07 Dec 2024
 4 Alford St Brighton East	5	House	\$2,829,250	07 Dec 2024
 255 Dendy St Brighton East	4	House	\$3,115,000	05 Dec 2024
 10 Milliara Gr Brighton East	4	House	\$2,300,000	05 Dec 2024

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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