

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.15m

Quarterly Price Change

1.17% ↑

Median Unit Price*

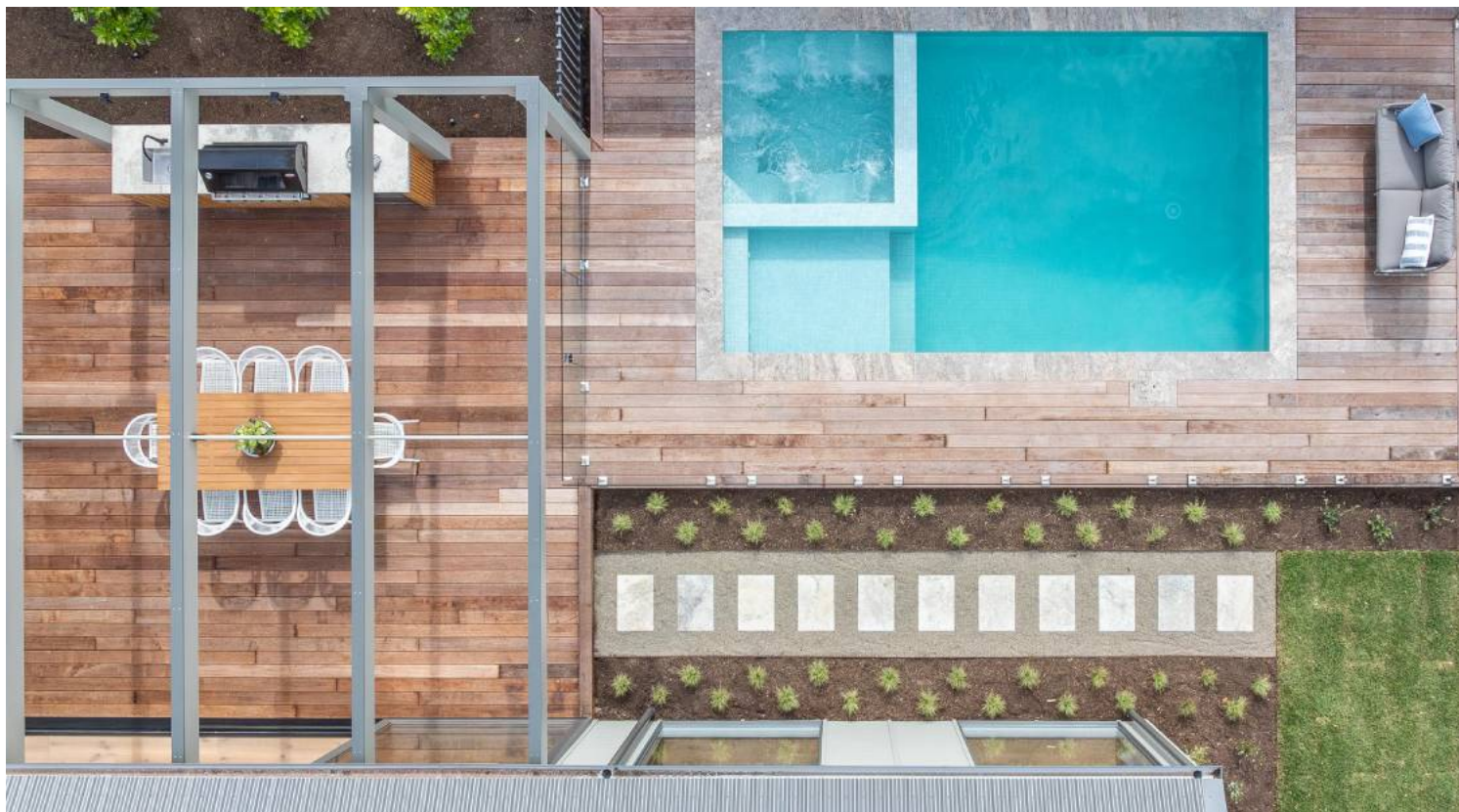
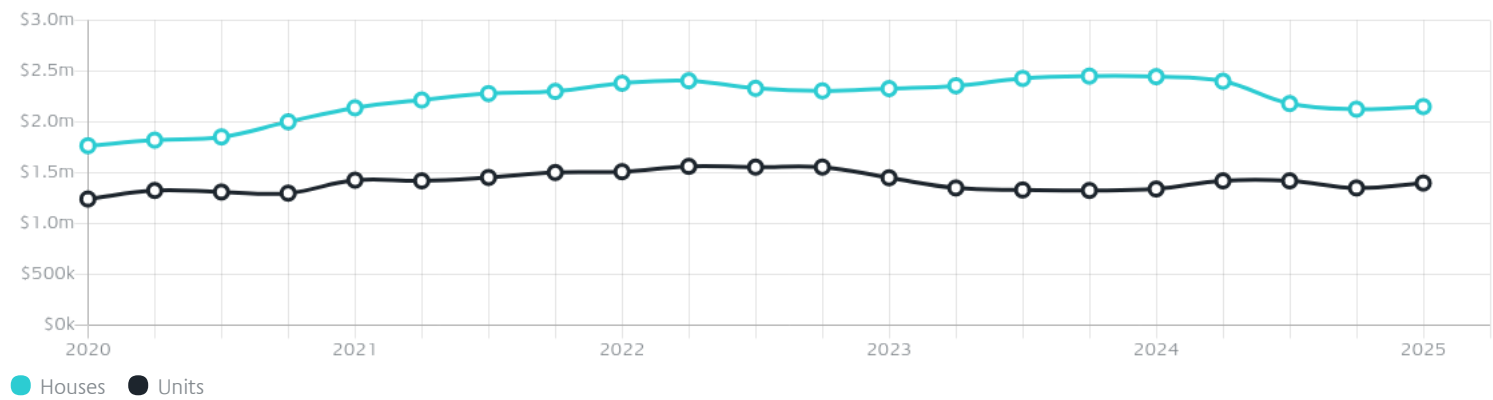
Median

\$1.40m

Quarterly Price Change

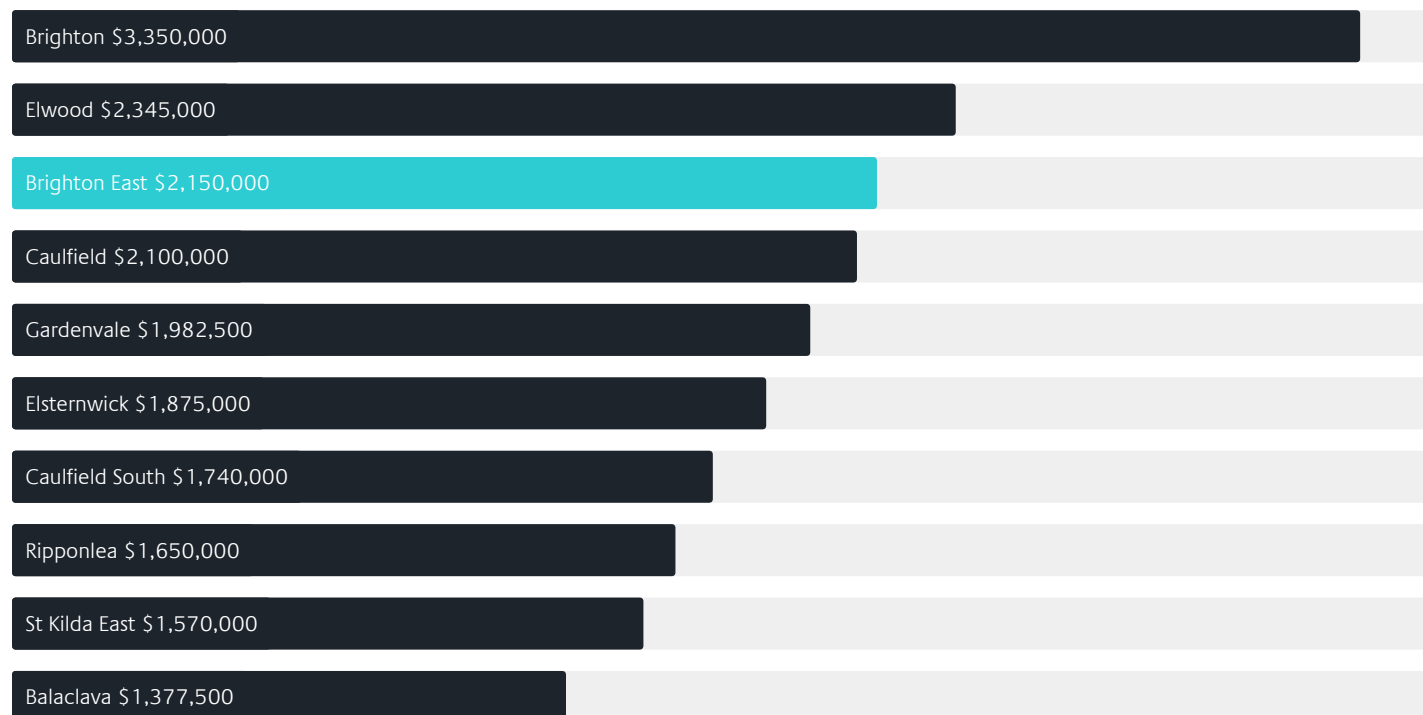
3.55% ↑

Quarterly Price Change*

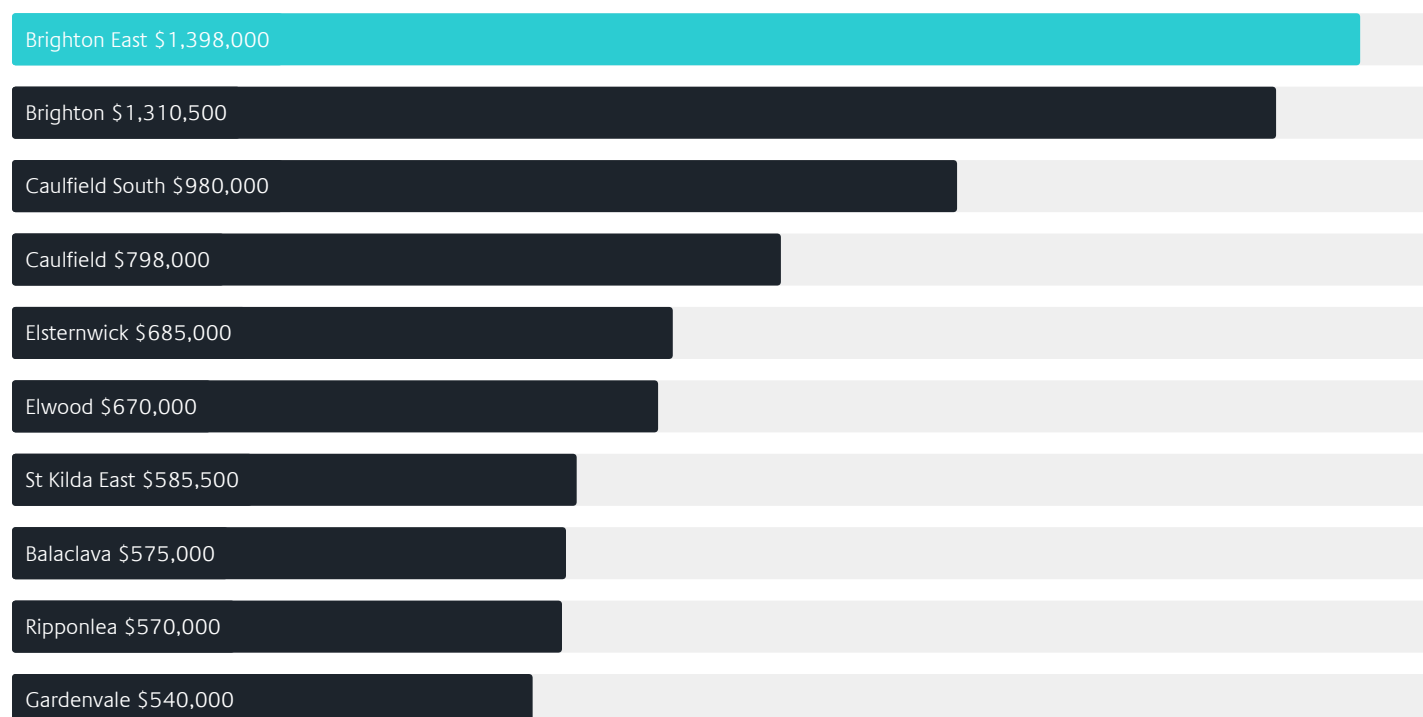


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 53%
● Private 47%

Auction Clearance Rate*

91.3%

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*

\$1,100

Population Growth^

4.74%

Rental Yield*

2.36%

Median Age^













45 years

Median Household Size^









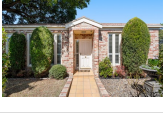



2.6 people

Sold Properties~











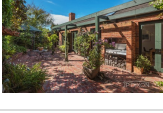

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/21 Violet Cr Brighton East	2	Townhouse	\$981,000	28 Jun 2025
 39 Ferguson St Brighton East	4	House	\$2,700,000	20 Jun 2025
 10/1 Barr St Brighton East	3	Townhouse	\$1,065,000	10 Jun 2025
 1/17 Roberts Ct Brighton East	3	Apartment	\$620,000	05 Jun 2025
 7/36 Union St Brighton East	3	Townhouse	\$1,255,000	31 May 2025
 11b Charles St Brighton East	3	Townhouse	\$2,215,000	31 May 2025
 10 Garden Av Brighton East	4	House	\$2,600,000	30 May 2025
 10 Henry St Brighton East	4	House	\$2,370,000	29 May 2025
 2/745 Hawthorn Rd Brighton East	2	Unit	\$805,000	24 May 2025
 26 Studley Rd Brighton East	4	House	\$3,100,000	24 May 2025
 5 Raymond Ct Brighton East	4	House	\$1,972,000	22 May 2025
 8 Churchill Ct Brighton East	4	House	\$2,400,000	21 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/375 South Rd Brighton East	2	Unit	\$780,000	19 May 2025
 2/684 Hawthorn Rd Brighton East	3	Unit	\$900,000	15 May 2025
 9 Grant St BRIGHTON EAST	4	House	\$2,575,000	12 May 2025
 9/745 Hawthorn Rd Brighton East	2	Flat/Unit/Apartment	\$825,000	10 May 2025
 4/6 Hemming St Brighton East	3	Townhouse	\$1,210,000	23 Apr 2025
 64a Marriage Rd Brighton East	4	Townhouse	\$1,900,000	23 Apr 2025
 2 Oxford St Brighton East	5	House	\$2,660,000	16 Apr 2025
 3a Tuxen Ct Brighton East	3	Townhouse	\$1,930,000	13 Apr 2025
 18a Primrose Cr Brighton East	3	Flat/Unit/Apartment	\$1,385,000	13 Apr 2025
 2/14a Gleniffer Av Brighton East	3	Flat/Unit/Apartment	\$1,600,000	12 Apr 2025
 12/373 South Rd Brighton East	2	Unit	\$881,000	11 Apr 2025
 9B Charles St Brighton East	4	Townhouse	\$2,470,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 170 Dendy St Brighton East	4	House	\$2,250,000	05 Apr 2025
 26a Cluden St Brighton East	3	House	\$1,450,000	05 Apr 2025
 4 Connor St Brighton East	4	House	\$6,810,000	04 Apr 2025
 24B Tatong Rd Brighton East	3	Townhouse	\$1,705,000	03 Apr 2025
 1a Dunoon Ct Brighton East	4	Townhouse	\$1,900,000	03 Apr 2025
 9 Comer St Brighton East	4	House	\$3,200,000	02 Apr 2025
 172 South Rd Brighton East	4	House	\$2,300,000	01 Apr 2025
 1 Mackie Gr Brighton East	3	House	\$1,900,000	30 Mar 2025
 54 Centre Rd Brighton East	3	House	\$1,865,000	29 Mar 2025
 30 Arnold Rd Brighton East	2	House	\$2,960,000	29 Mar 2025
 33 Elizabeth St Brighton East	3	House	\$2,420,000	29 Mar 2025
 7 Tuxen Ct Brighton East	5	House	\$2,738,000	29 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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