

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.15m

Quarterly Price Change

1.17% ↑

Median Unit Price*

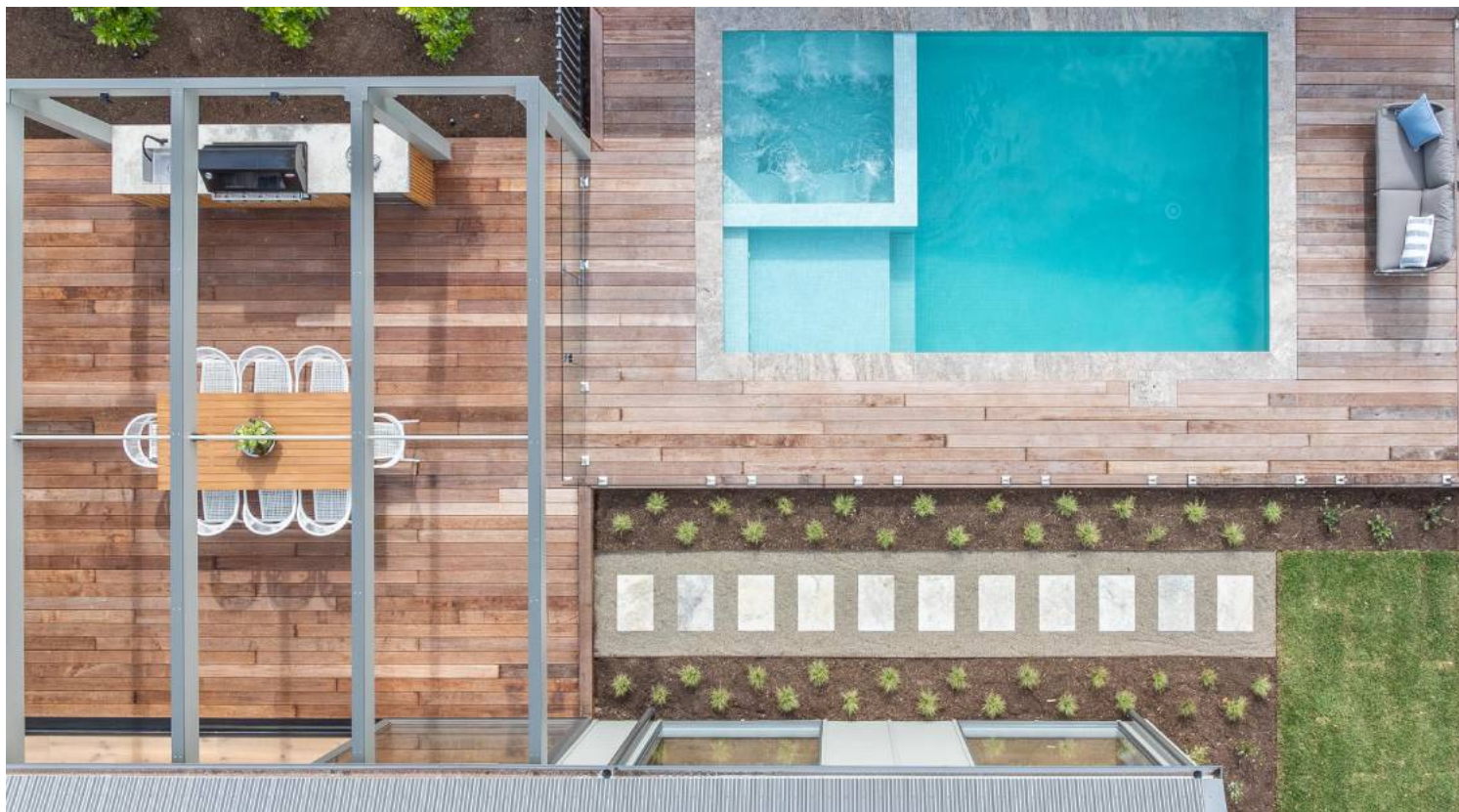
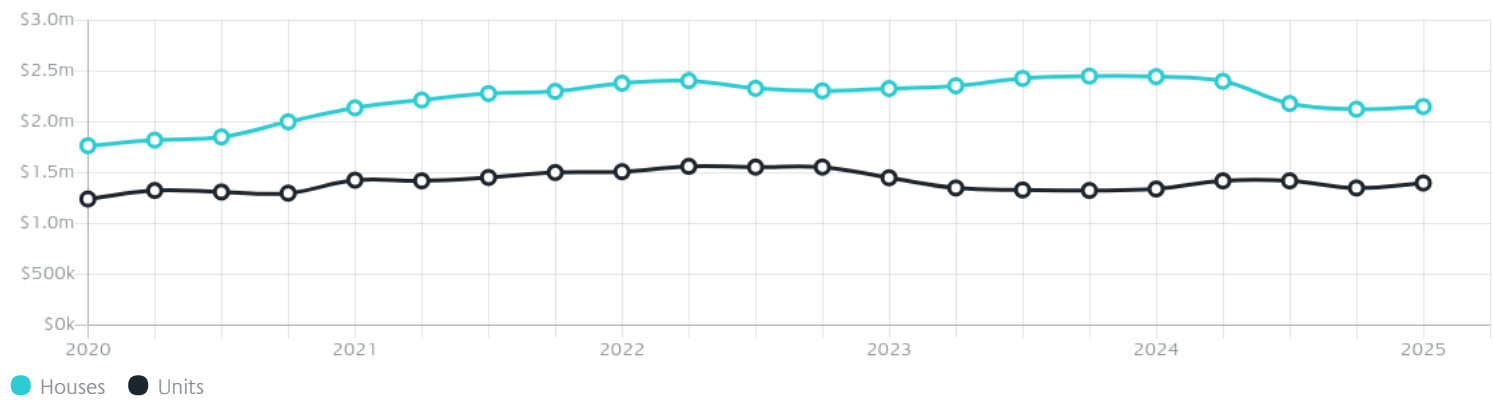
Median

\$1.40m

Quarterly Price Change

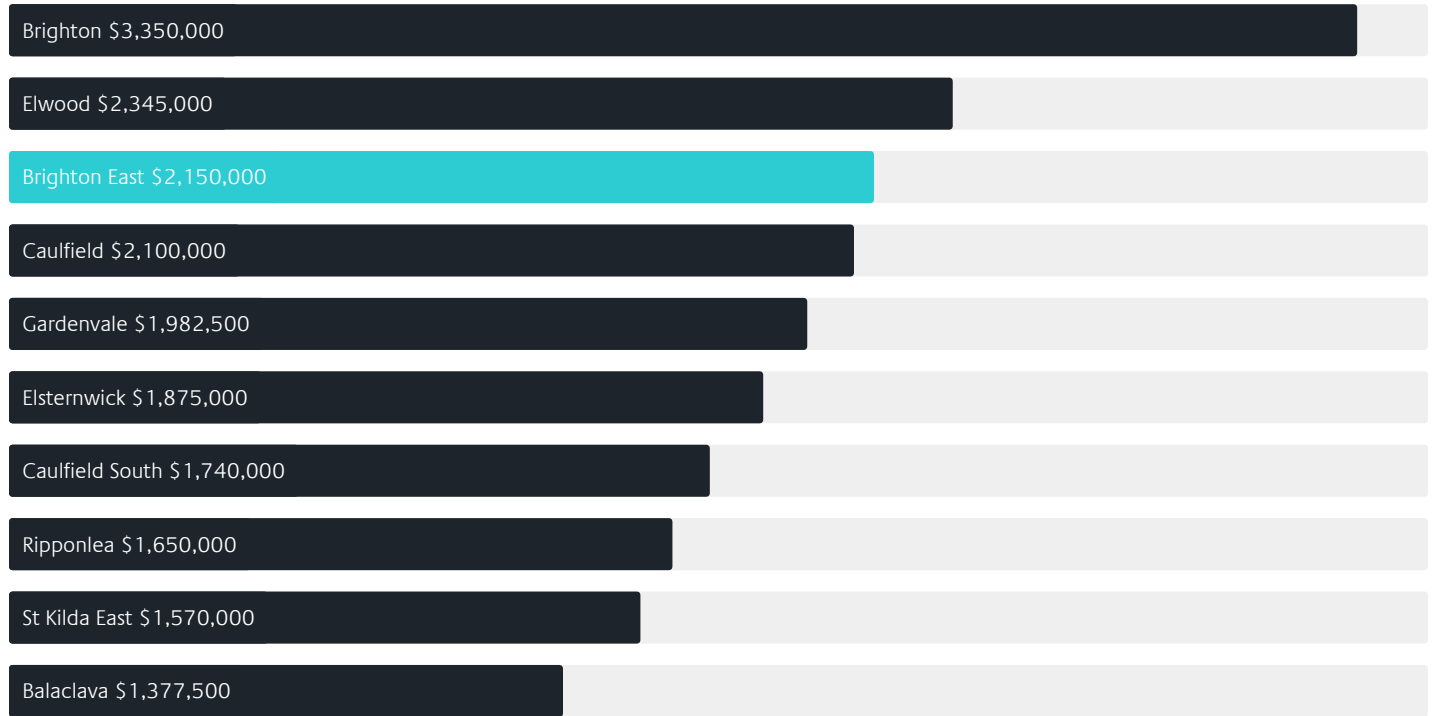
3.55% ↑

Quarterly Price Change*

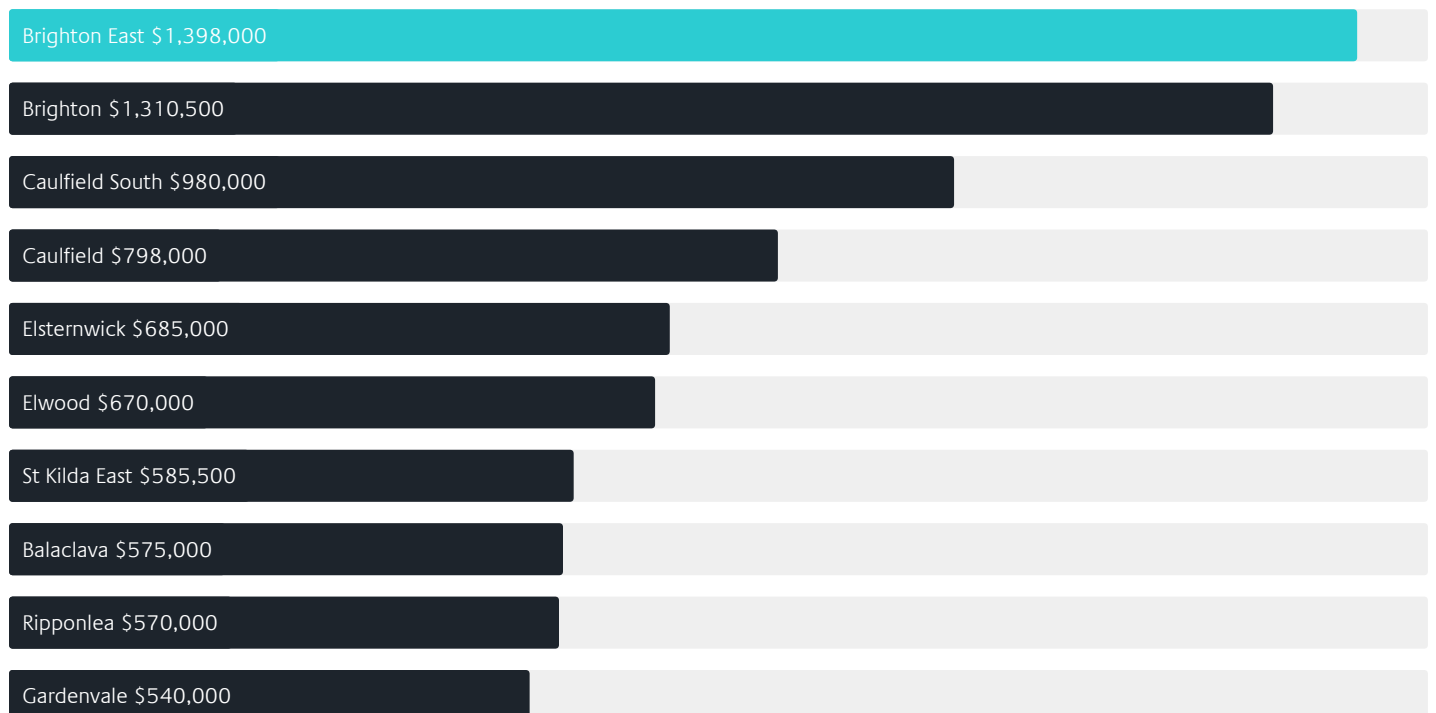


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

78.26%

Median Days on Market^

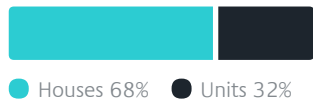
25 days

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^







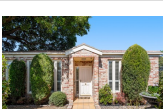

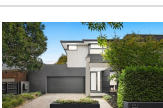
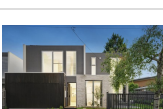
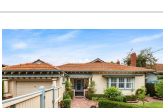
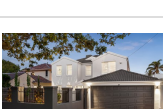
45 years

Median Household Size^










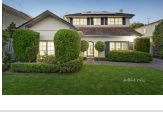


2.6 people

Sold Properties~










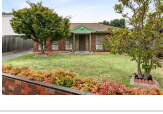


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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 Henry St Brighton East	4	House	\$2,370,000	29 May 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
 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
 172 South Rd Brighton East	4	House	\$2,300,000	01 Apr 2025
 30 Arnold Rd Brighton East	2	House	\$2,960,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 87 Baird St Brighton East	4	House	\$3,475,000	20 Mar 2025
 80 Marriage Rd Brighton East	3	Townhouse	\$1,750,000	20 Mar 2025
 27B Edro Av Brighton East	4	Townhouse	\$2,600,000	19 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
 7 Curley St Brighton East	4	House	\$2,055,000	13 Mar 2025
 2/6 Cluden St Brighton East	2	Unit	\$970,000	13 Mar 2025
 41 Bright St Brighton East	4	House	\$2,350,000	13 Mar 2025
 156 South Rd Brighton East	4	House	\$2,325,000	10 Mar 2025
 17 Margaret St Brighton East	5	House	\$2,700,000	07 Mar 2025
 21b Elizabeth St Brighton East	4	Townhouse	\$2,250,000	05 Mar 2025
 19 Gleniffer Av Brighton East	4	House	\$3,000,000	04 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/7 Brown St Brighton East	3	Townhouse	\$1,190,000	04 Mar 2025
 7 Howell St Brighton East	4	House	\$2,706,000	01 Mar 2025
 2b Bourneville Av Brighton East	4	Townhouse	\$1,600,000	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
 3/373 South Rd Brighton East	2	Unit	\$890,000	01 Mar 2025
 1C Montgomery St Brighton East	3	Townhouse	\$1,211,000	01 Mar 2025
 33 Clinton St Brighton East	4	Townhouse	\$1,838,000	27 Feb 2025
 18 Moore St Brighton East	3	House	\$1,860,000	26 Feb 2025
 1/52 Milroy St Brighton East	4	Strata Unit/Flat	\$1,882,500	23 Feb 2025
 14 Valanne St Brighton East	3	House	\$1,680,000	22 Feb 2025



Brighton Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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