

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.12m**

Quarterly Price Change

**-2.75% ↓**

## Median Unit Price\*

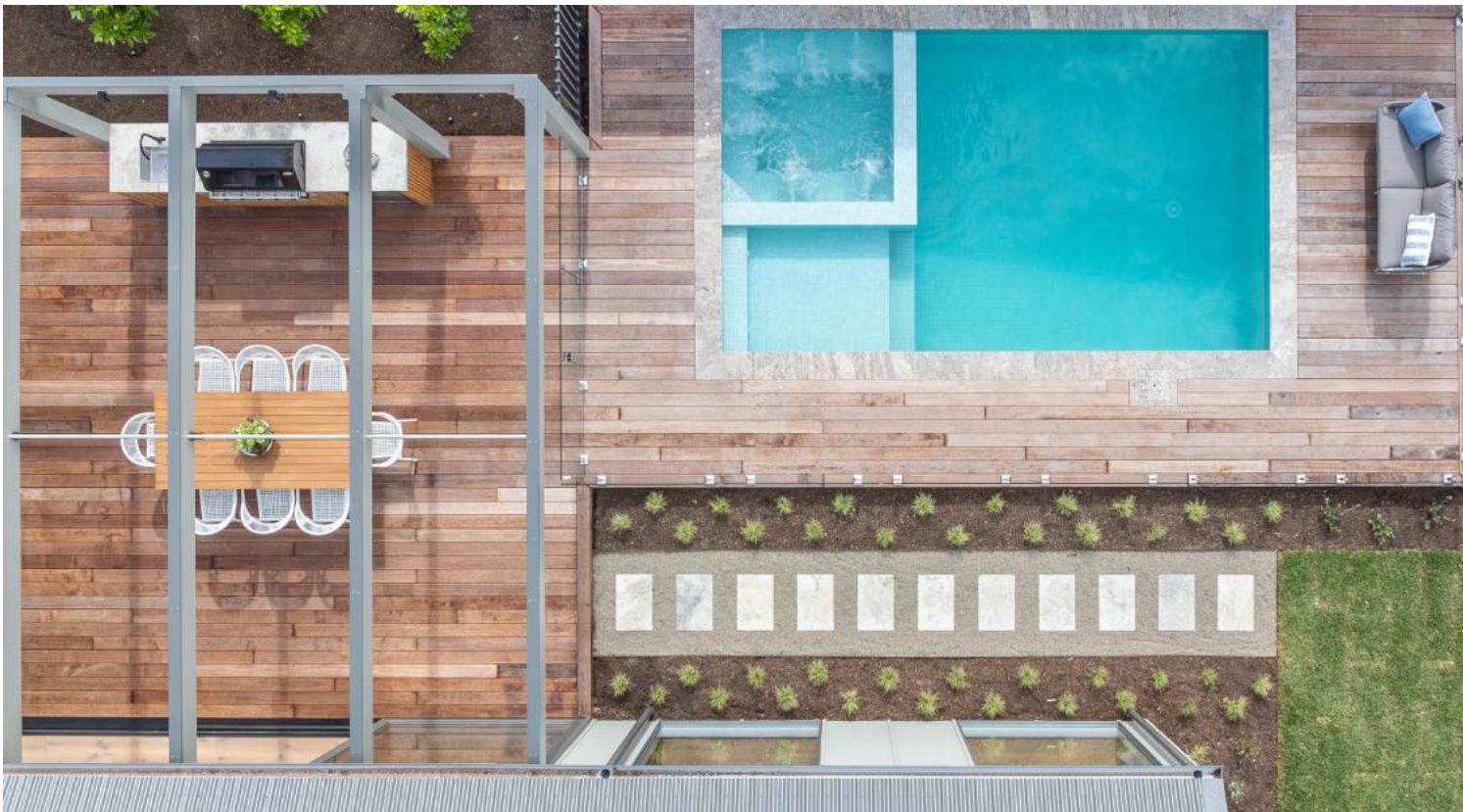
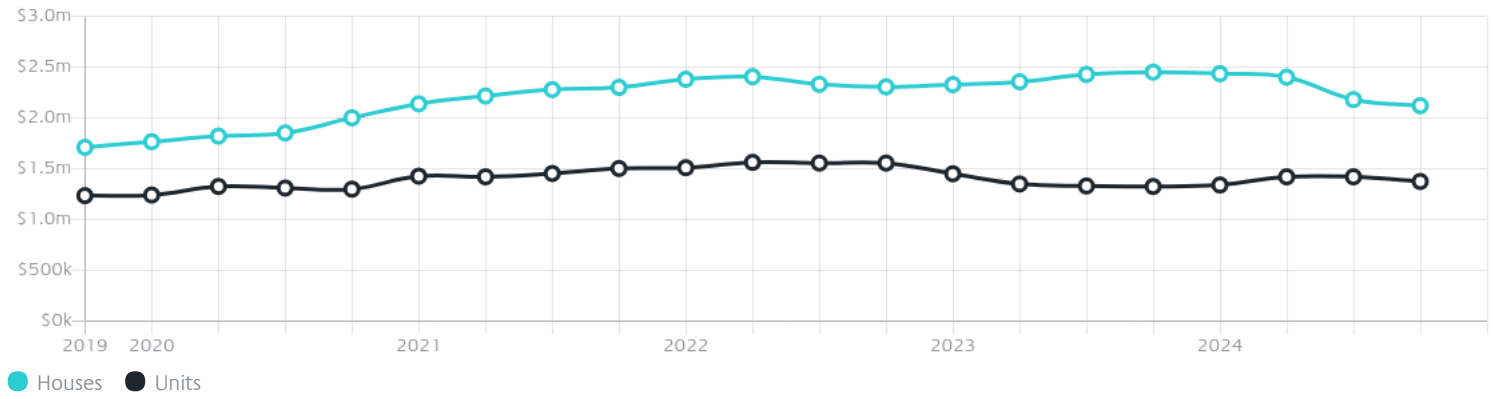
Median

**\$1.37m**

Quarterly Price Change

**-3.23% ↓**

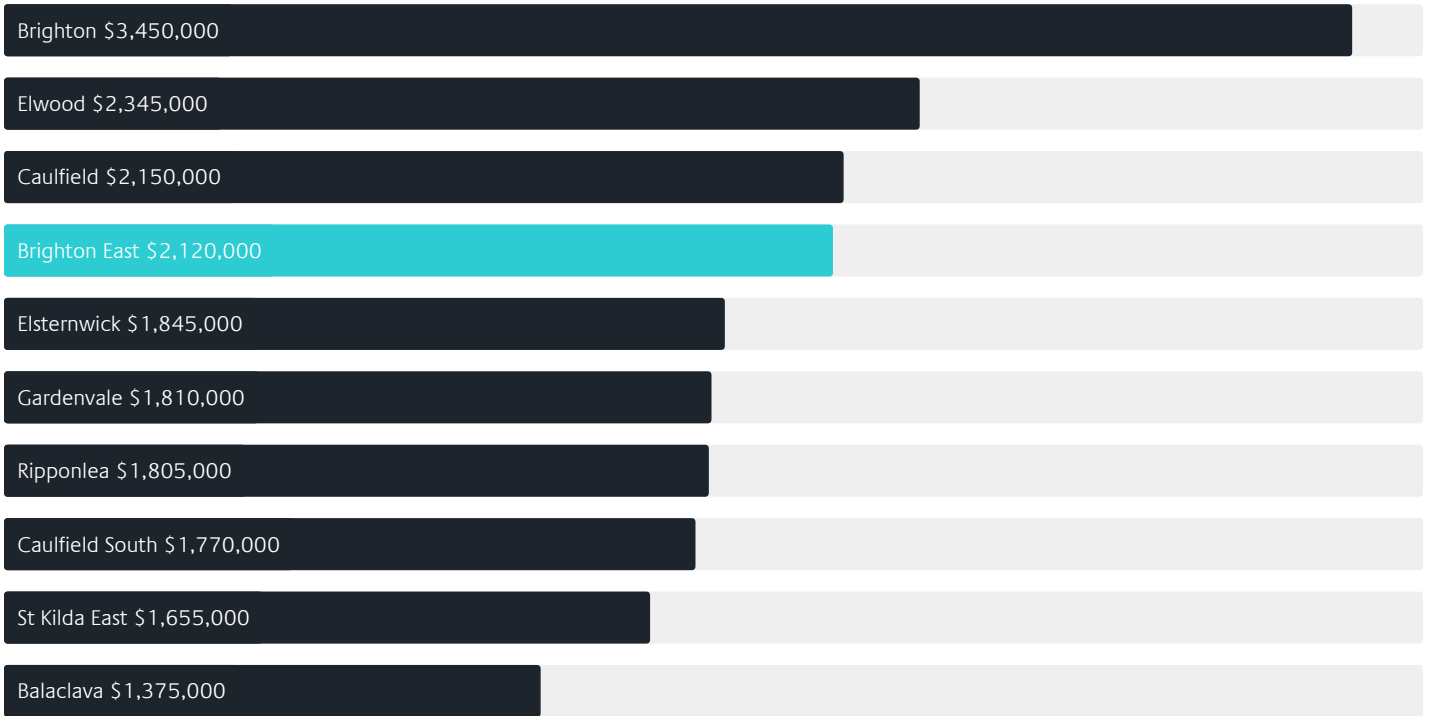
## Quarterly Price Change\*



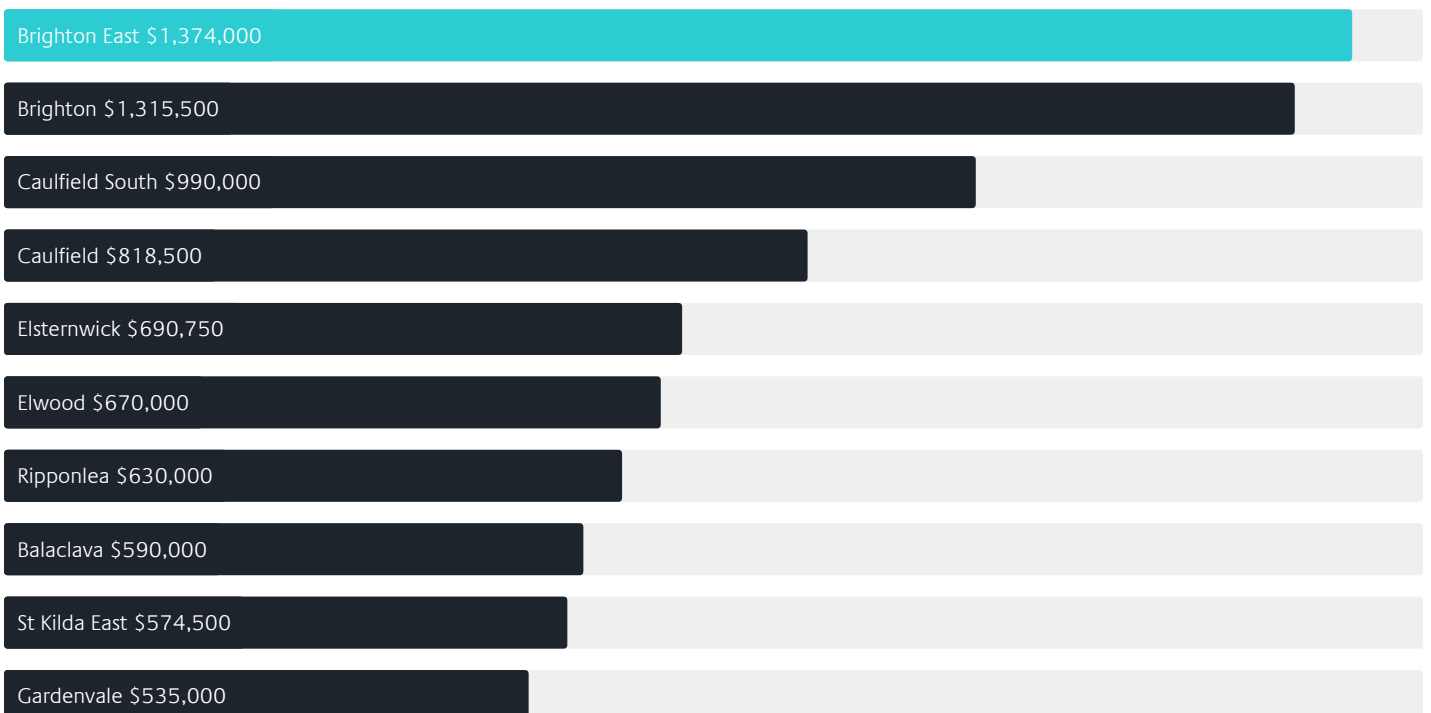
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 54%  
● Private 46%

## Auction Clearance Rate<sup>\*</sup>

84%

## Median Days on Market<sup>^</sup>

25 days

## Average Hold Period<sup>\*</sup>

6.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 68% ● Units 32%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

16,757

## Median Asking Rent per week<sup>\*</sup>

\$1,000

## Population Growth<sup>^</sup>

4.74%

## Rental Yield<sup>\*</sup>

2.36%

## Median Age<sup>^</sup>













45 years

## Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 6 Tuxen Ct Brighton East	5	House	\$2,900,000	01 Feb 2025
 8 Ratho Av Brighton East	3	House	\$1,740,000	19 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
 29 Northern Av Brighton East	2	Townhouse	\$1,050,000	23 Dec 2024
 14 Holmhurst Ct Brighton East	5	House	\$2,670,000	19 Dec 2024
 20 Agnew St Brighton East	4	House	\$2,017,500	12 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 255 Dendy St Brighton East	4	House	\$3,115,000	05 Dec 2024
 10 Milliarda Gr Brighton East	4	House	\$2,300,000	05 Dec 2024
 17 Cummins Rd Brighton East	3	House	\$1,800,000	05 Dec 2024
 5/21 Cluden St Brighton East	3	Unit	\$1,203,000	04 Dec 2024
 8 Shasta Av Brighton East	5	House	\$2,621,000	03 Dec 2024
 676 Hawthorn Rd Brighton East	3	House	\$1,413,000	30 Nov 2024
 2/37 Regent St Brighton East	3	Unit	\$1,025,000	23 Nov 2024
 2/11 Elizabeth St Brighton East	3	Unit	\$1,840,000	23 Nov 2024
 87 Union St Brighton East	2	House	\$1,520,000	20 Nov 2024
 1 Ward St Brighton East	4	House	\$2,400,000	20 Nov 2024
 18 Milliarda Gr Brighton East	5	House	\$2,905,000	20 Nov 2024
 2/133 Thomas St BRIGHTON EAST	2	Apartment	\$585,000	19 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Brown St Brighton East	2	House	\$1,030,000	19 Nov 2024
 3 Henslow Ct Brighton East	4	House	\$1,890,000	16 Nov 2024
 16b Caramar Av Brighton East	4	Townhouse	\$2,032,000	16 Nov 2024
 76a Hodder St Brighton East	4	Townhouse	\$1,925,000	16 Nov 2024
 3 Connor St Brighton East	5	House	\$3,185,000	16 Nov 2024
 1 Perry Ct Brighton East	3	Townhouse	\$1,700,000	15 Nov 2024
 6 Chapman St Brighton East	3	House	\$2,550,000	14 Nov 2024
 55 Baird St Brighton East	4	House	\$2,675,000	11 Nov 2024
 26 Clinton St Brighton East	3	House	\$1,750,000	11 Nov 2024
 18 Northern Av Brighton East	4	House	\$1,956,200	08 Nov 2024
 34b Cluden St Brighton East	4	House	\$3,180,000	08 Nov 2024
 4/133 Thomas St Brighton East	2	Apartment	\$605,000	06 Nov 2024

# Jellis Craig

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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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