

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.15m

Quarterly Price Change

1.17% ↑

Median Unit Price*

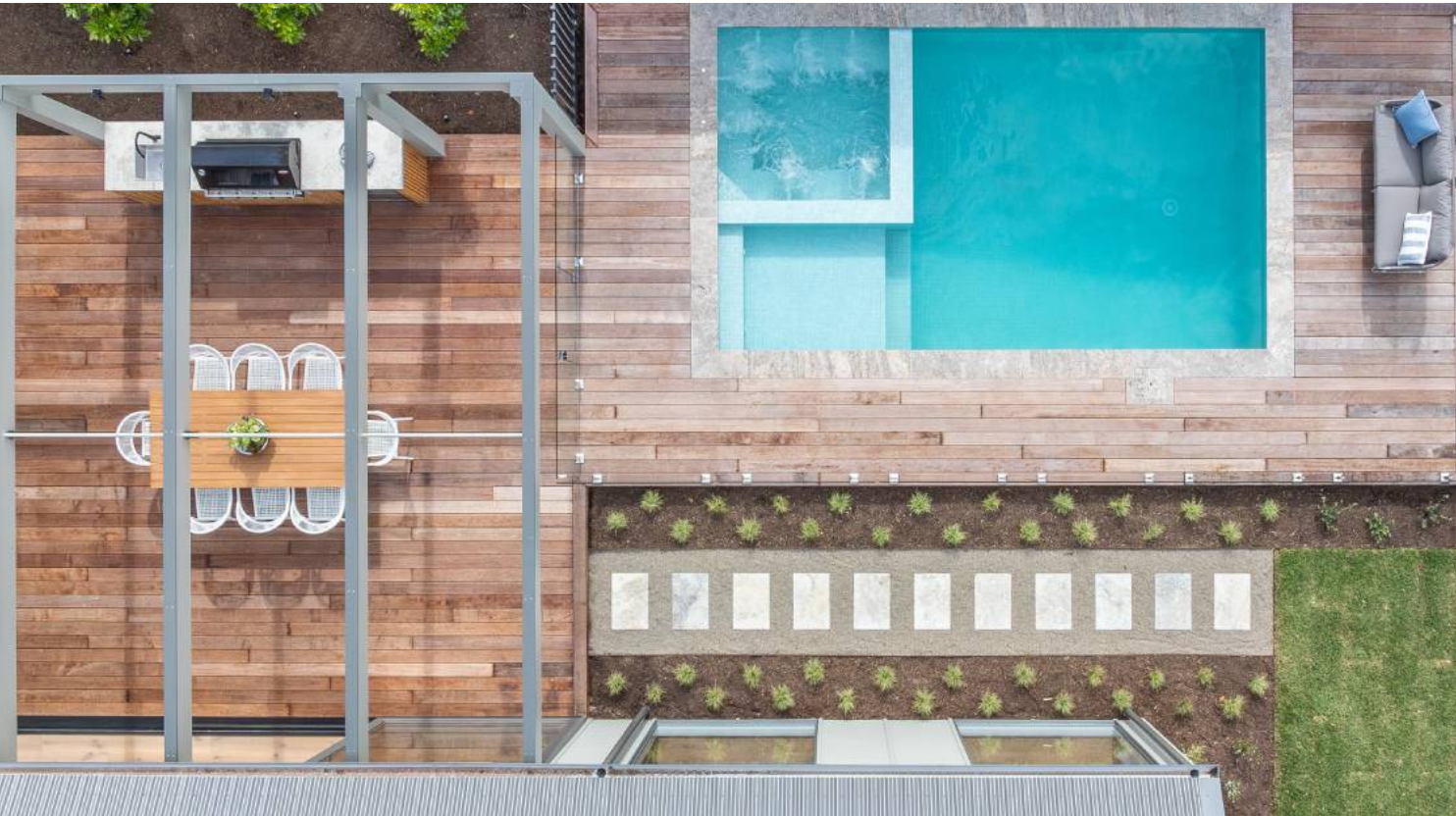
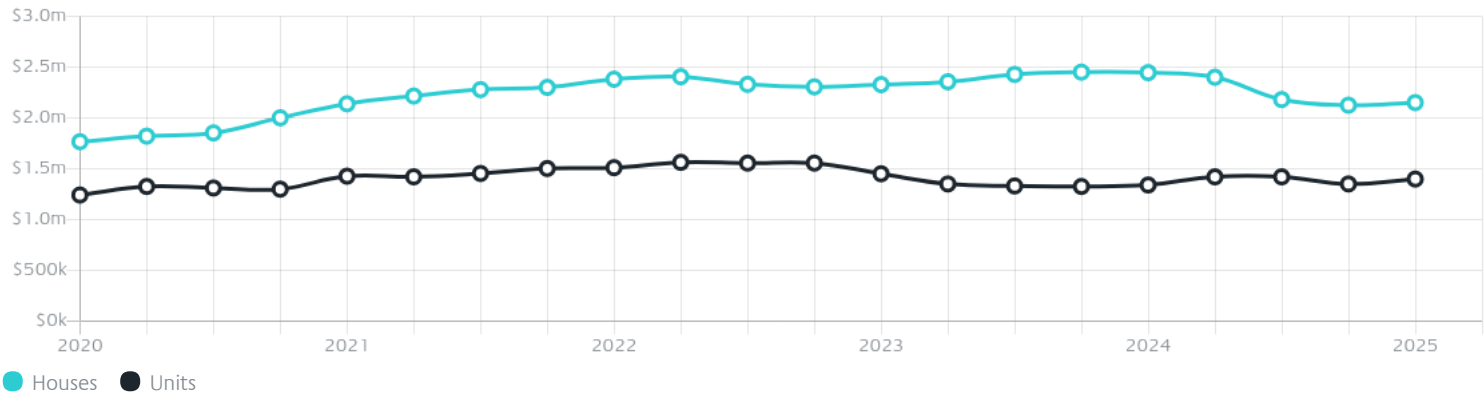
Median

\$1.40m

Quarterly Price Change

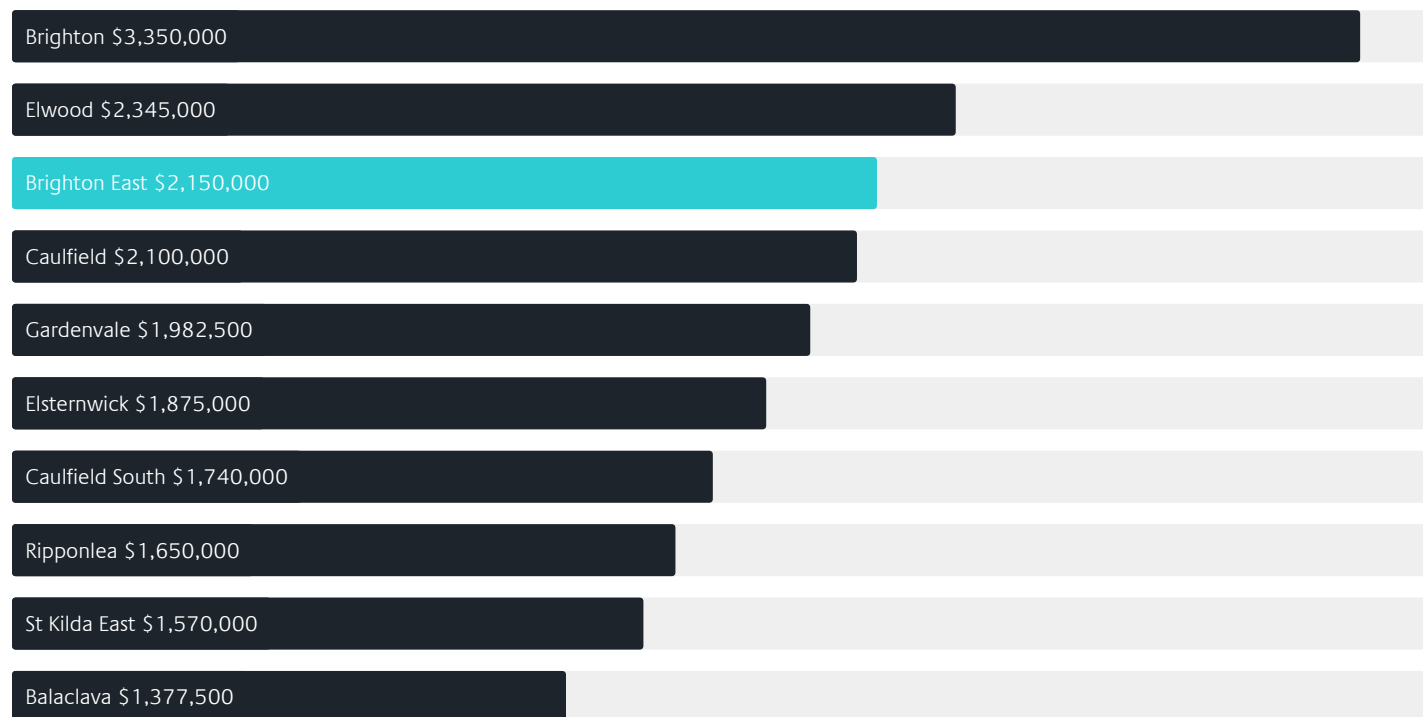
3.55% ↑

Quarterly Price Change*

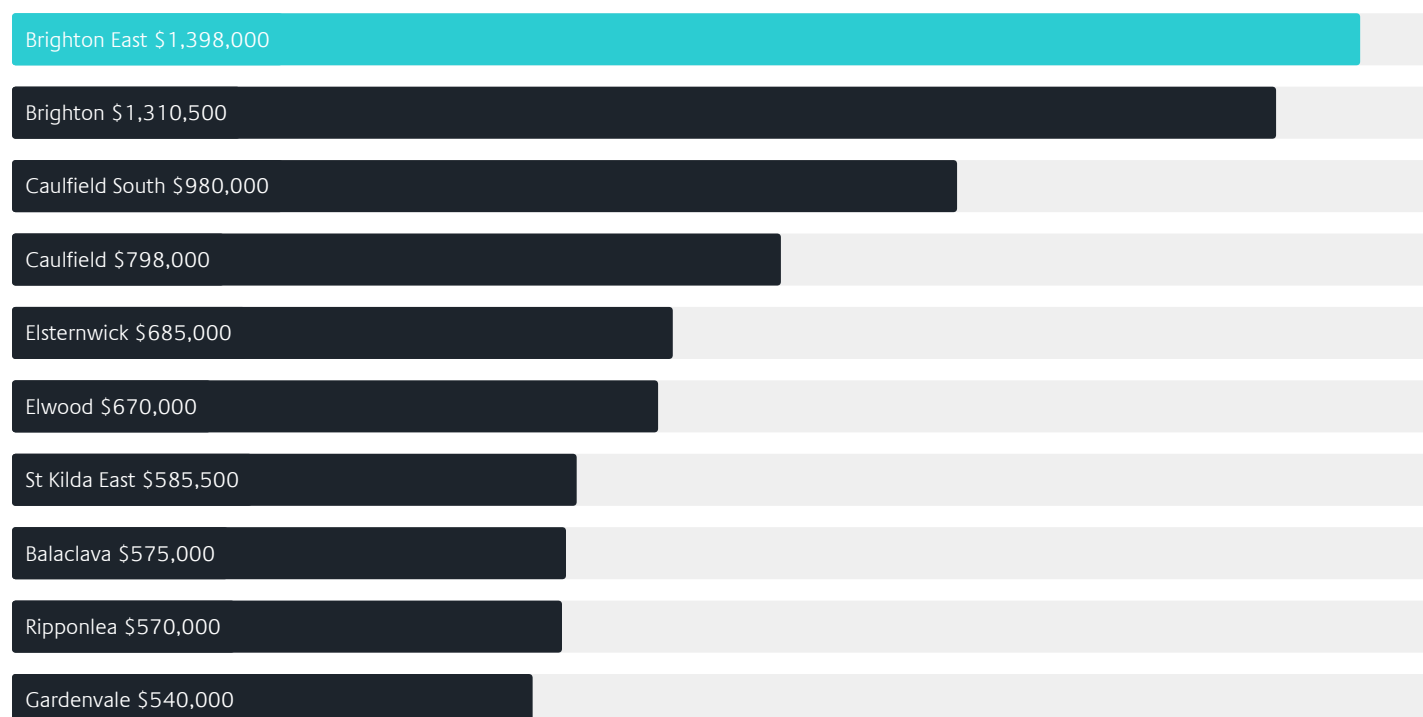


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 74%
● Private 26%

Auction Clearance Rate*

74.07%

Median Days on Market^

24 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^









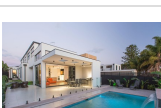
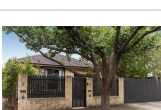

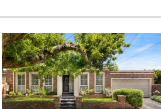
45 years

Median Household Size^









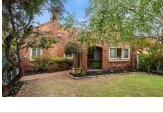

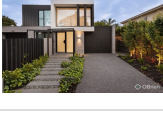

2.6 people

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 Oxford St Brighton East	5	House	\$2,660,000	16 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
 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
 2/6 Cluden St Brighton East	2	Unit	\$970,000	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
 19 Gleniffer Av Brighton East	4	House	\$3,000,000	04 Mar 2025
 1/7 Brown St Brighton East	3	Townhouse	\$1,190,000	04 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 18 Shasta Av Brighton East	3	House	\$2,351,000	22 Feb 2025
 25 Charles St Brighton East	4	House	\$2,365,000	20 Feb 2025
 38a Charles St Brighton East	4	House	\$2,390,000	18 Feb 2025
 5 Edro Av Brighton East	3	House	\$2,710,000	18 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 164 Dendy St Brighton East	3	House	\$1,750,000	13 Feb 2025
 4 Holmhurst Ct Brighton East	4	House	\$3,260,000	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
 5/58 Cluden St Brighton East	3	Townhouse	\$1,435,000	06 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



Brighton Office
Level 1, 181 Bay Street, Brighton
03 9194 1200

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.