

JellisCraig

BRIGHTON EAST

Suburb Report

Know your neighbourhood.



BRIGHTON EAST SUBURB REPORT

Median House Price*

Median

\$2.15m

Quarterly Price Change

-1.37% ↓

Median Unit Price*

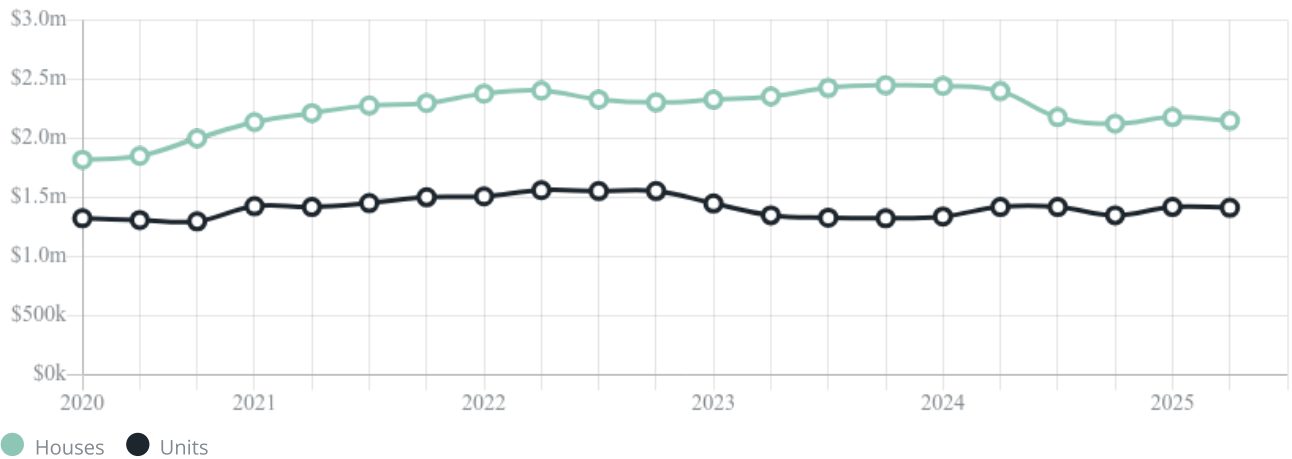
Median

\$1.41m

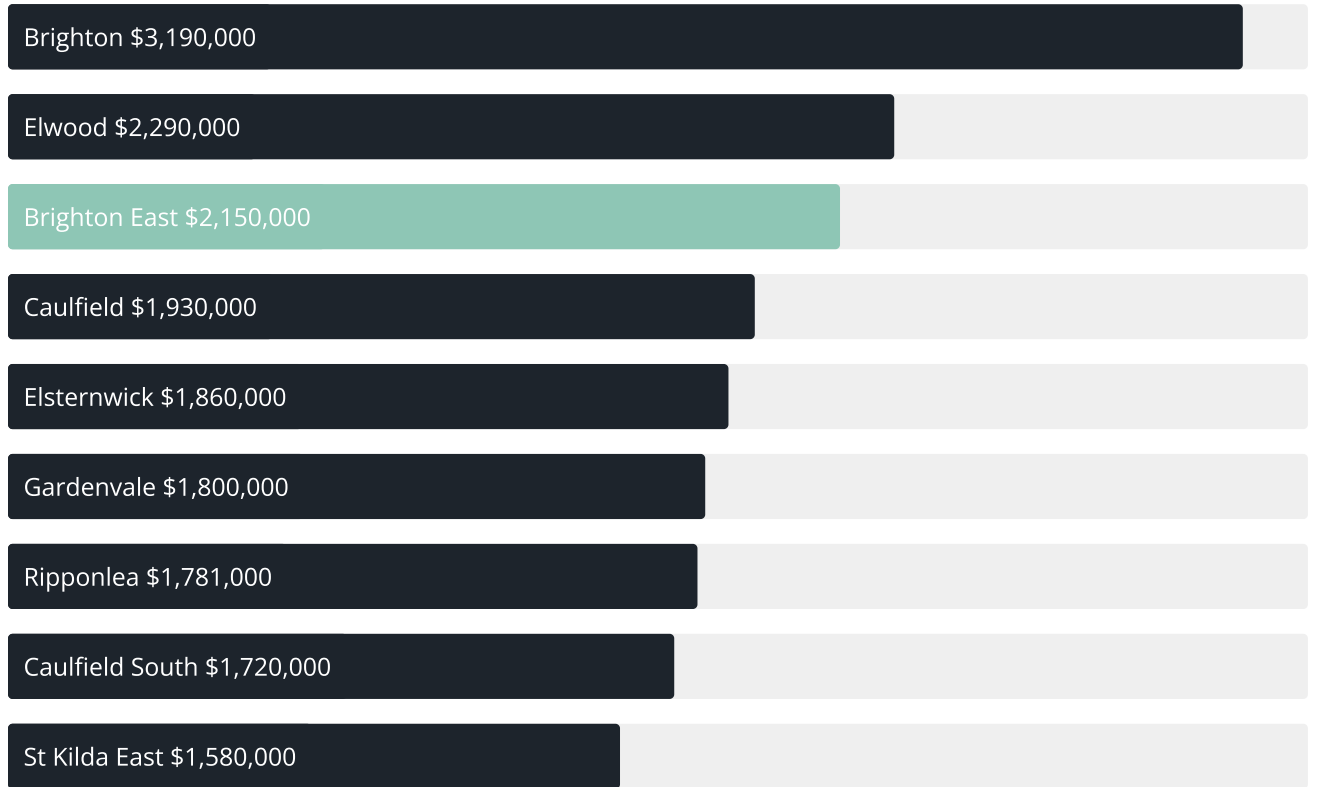
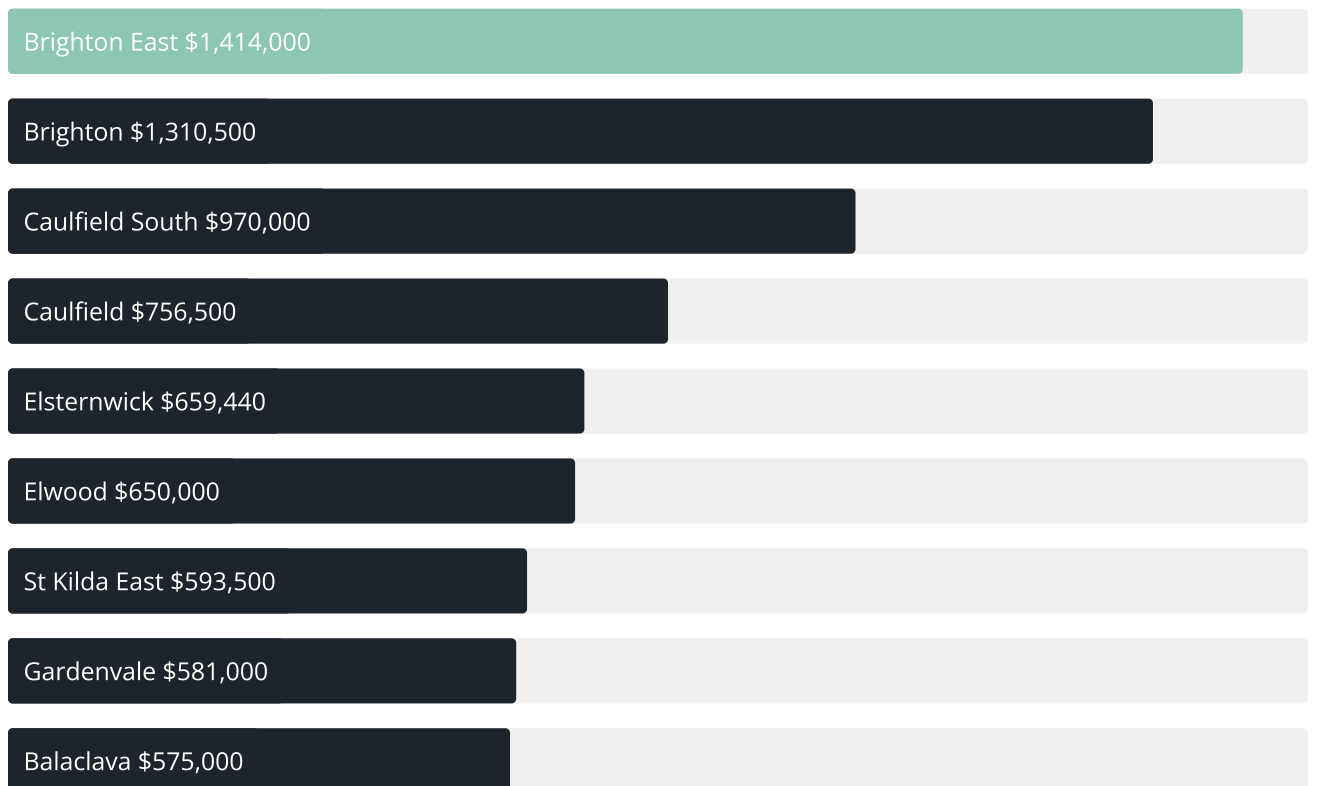
Quarterly Price Change

-0.42% ↓

Quarterly Price Change*



BRIGHTON EAST SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BRIGHTON EAST SUBURB REPORT

Sale Method*



● Auction 65%
● Private 35%

Auction Clearance Rate*

75.61%

Median Days on Market^

25 days

Average Hold Period*

6.6 years

Dwelling Type^



● Houses 68% ● Units 32%

Ownership^



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

Population^

16,757

Median Asking Rent per week*

\$1,050

Population Growth^

4.74%

Rental Yield*

2.36%

Median Age^











45 years

Median Household Size^





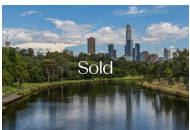





2.6 people

BRIGHTON EAST SUBURB REPORT











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
 17 Florence St Brighton East	4	House	\$2,750,000	17 Sep 2025
 14 Noel St Brighton East	4	House	\$1,975,000	13 Sep 2025
 4 Curley St Brighton East	4	House	\$2,460,000	13 Sep 2025
 7a Alford St Brighton East	2	Unit	\$1,150,000	13 Sep 2025
 27 Charles St Brighton East	3	House	\$1,727,000	11 Sep 2025
 13/196-200 North Rd Brighton East	2	Townhouse	\$1,000,000	06 Sep 2025
 2a Ratho Av Brighton East	3	Townhouse	\$1,560,000	30 Aug 2025
 20 Bourneville Av Brighton East	4	House	\$2,950,000	26 Aug 2025
 9 Edro Av Brighton East	4	House	\$3,050,000	25 Aug 2025
 7 Cluden St BRIGHTON EAST	3	Townhouse	\$3,000,000	25 Aug 2025

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Gillard St Brighton East	4	House	\$3,120,000	16 Aug 2025
 646 Hawthorn Rd Brighton East	4	House	\$1,865,000	15 Aug 2025
 2/42 Union St Brighton East	2	Unit	\$850,000	14 Aug 2025
 12 Locke St BRIGHTON EAST	3	House	\$1,530,000	09 Aug 2025
 9a Brown St Brighton East	4	Townhouse	\$2,170,000	08 Aug 2025
 173 Thomas St Brighton East	4	Townhouse	\$2,295,000	19 Jul 2025
 13/19 Landcox St Brighton East	3	Townhouse	\$1,365,000	15 Jul 2025
 2/10 Centre Rd Brighton East	3	Townhouse	\$1,396,000	05 Jul 2025
 4 Hodder St Brighton East	3	House	\$1,980,000	05 Jul 2025
 8/87 Thomas St Brighton East	2	Villa	\$920,000	02 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 3/6 Clive St Brighton East	2	Villa	\$975,000	01 Jul 2025
 2/21 Violet Cr Brighton East	2	Townhouse	\$981,000	28 Jun 2025
 48 Cummins Rd Brighton East	5	House	\$1,400,000	27 Jun 2025
 6 Egan St Brighton East	3	House	\$1,545,000	26 Jun 2025
 2/6 Hornby St Brighton East	3	Flat/Unit/Apartment	\$1,050,000	25 Jun 2025
 25 Eloura Av Brighton East	4	House	\$2,050,000	24 Jun 2025
 2/2a Stone St Brighton East	4	Flat/Unit/Apartment	\$1,252,500	23 Jun 2025
 11a Binnie St Brighton East	2	Townhouse	\$1,610,000	21 Jun 2025
 39 Ferguson St Brighton East	4	House	\$2,700,000	20 Jun 2025
 1/68 Thomas St Brighton East	2	Unit	\$910,000	18 Jun 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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