

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$3.45m

Quarterly Price Change

4.54% ↑

Median Unit Price*

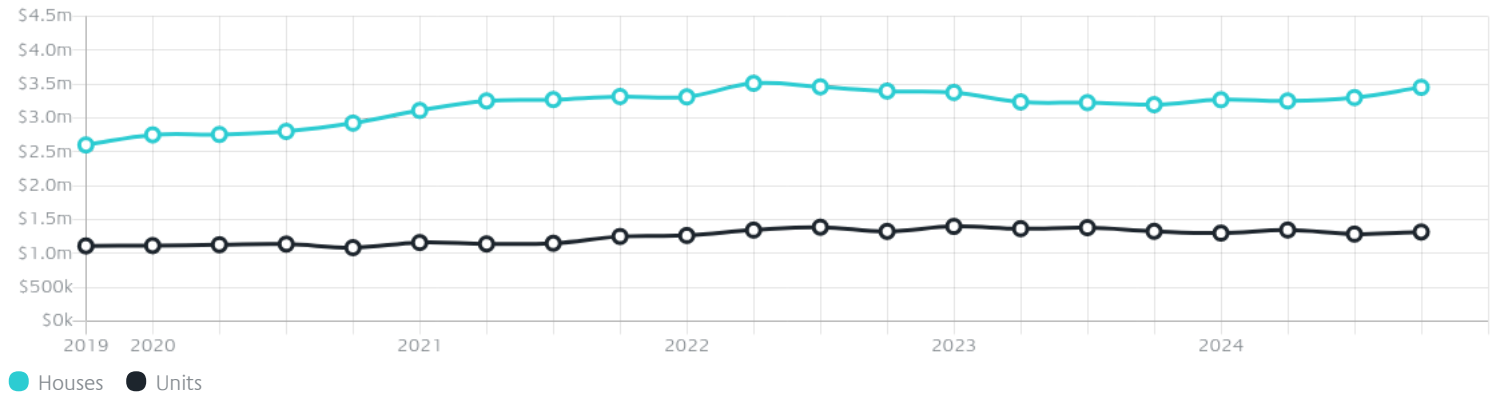
Median

\$1.32m

Quarterly Price Change

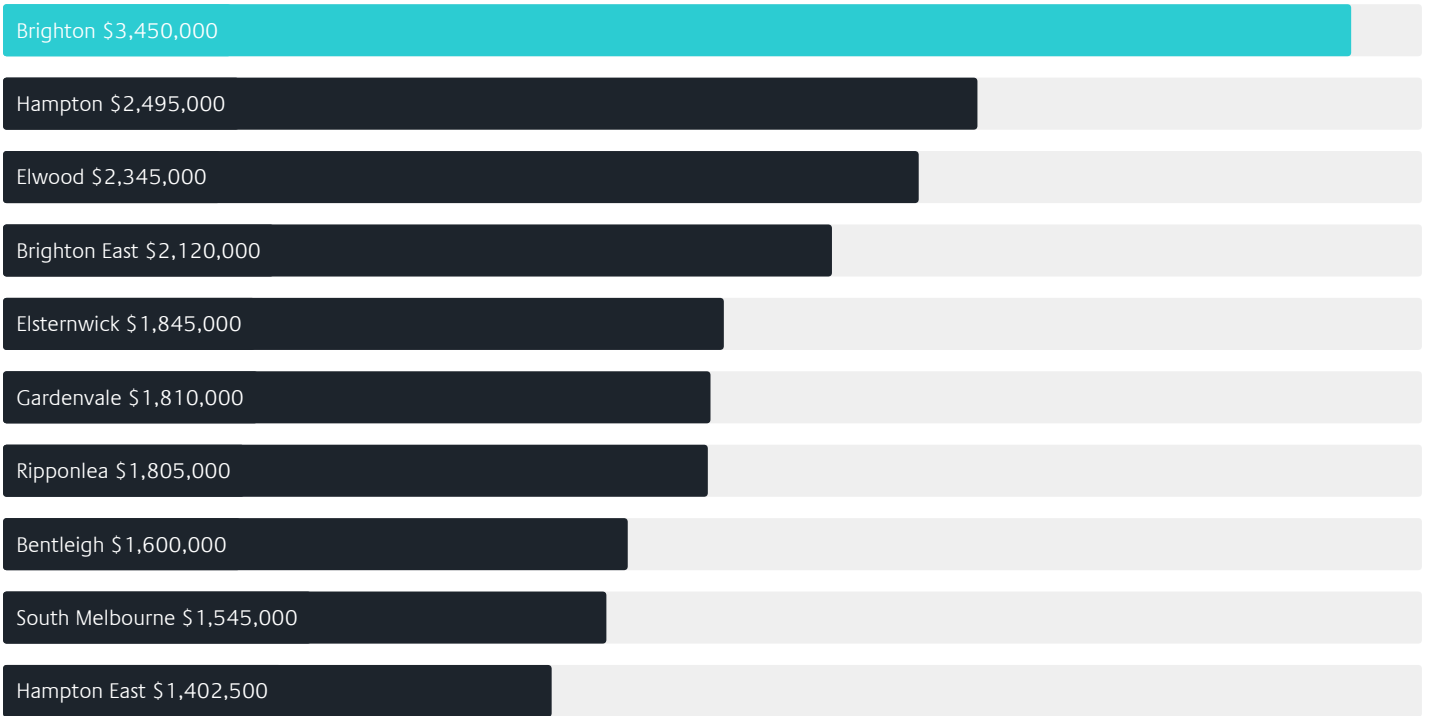
2.37% ↑

Quarterly Price Change*

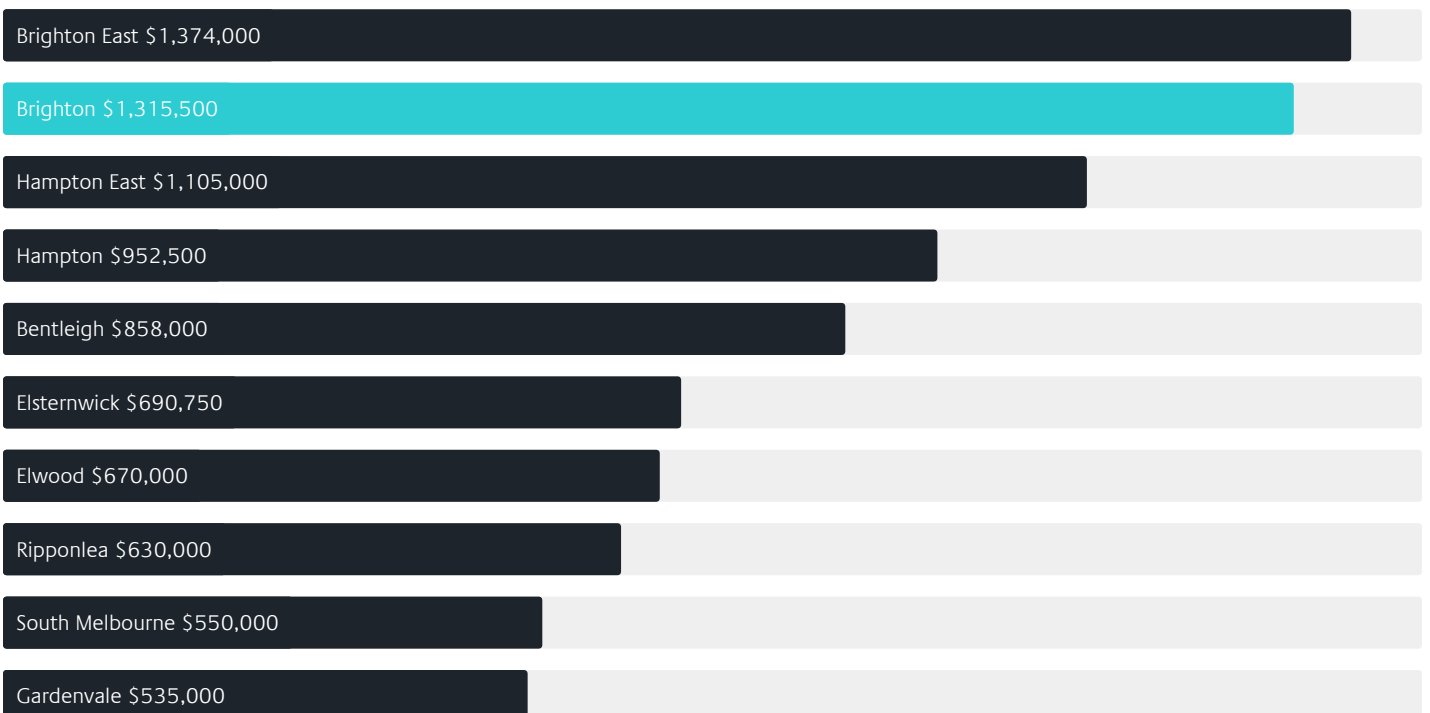


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 53%
● Private 47%

Auction Clearance Rate^{*}

72.58%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.1 years

Insights

Dwelling Type[^]



● Houses 57% ● Units 43%

Ownership[^]



● Owned Outright 49% ● Mortgaged 30% ● Rented 21%

Population[^]

23,252

Median Asking Rent per week^{*}

\$1,250

Population Growth[^]

0.00%

Rental Yield^{*}

2.05%

Median Age[^]













48 years

Median Household Size[^]













2.4 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
 18/15-17 Cochrane St Brighton	2	Apartment	\$600,000	25 Mar 2025
 5/18 Cochrane St Brighton	1	Apartment	\$410,000	22 Mar 2025
 9a Higinbotham St Brighton	3	Townhouse	\$3,333,500	15 Mar 2025
 11/568 New St Brighton	1	Apartment	\$338,000	08 Mar 2025
 420 St Kilda St BRIGHTON	5	House	\$3,510,000	07 Mar 2025
 55 Cole St Brighton	4	House	\$2,801,000	05 Mar 2025
 42 Martin St Brighton	4	House	\$5,050,000	01 Mar 2025
 24/30 Esplanade Brighton	3	Townhouse	\$1,850,000	23 Feb 2025
 43 Dendy St Brighton	4	House	\$3,965,000	22 Feb 2025
 27 Campbell St Brighton	3	House	\$4,028,000	22 Feb 2025
 25 Loller St Brighton	4	House	\$2,775,000	22 Feb 2025
 11 Mccallum St Brighton	4	House	\$4,112,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102/9 Adamson St Brighton	3	Flat/Unit/Apartment	\$3,550,000	21 Feb 2025
 205/27 Pine St Brighton	2	Flat/Unit/Apartment	\$1,210,000	18 Feb 2025
 35 Campbell St Brighton	3	House	\$1,750,000	18 Feb 2025
 1/27 Seymour Gr BRIGHTON	2	Townhouse	\$1,490,000	15 Feb 2025
 3/34 Elm Gr Brighton	2	Flat/Unit/Apartment	\$1,725,000	13 Feb 2025
 101/19 Halifax St Brighton	3	Strata Unit/Flat	\$1,700,000	11 Feb 2025
 7 Grandview Rd Brighton	3	House	\$2,700,000	06 Feb 2025
 2/8 Clarkson Av Brighton	3	Townhouse	\$1,220,000	05 Feb 2025
 3/18 Willansby Av Brighton	3	Strata Unit/Flat	\$2,700,000	05 Feb 2025
 103/64 Black St Brighton	3	Apartment	\$2,300,000	03 Feb 2025
 102/19 Halifax St Brighton	3	Apartment	\$1,750,000	01 Feb 2025
 2/568 New St Brighton	1	Apartment	\$372,450	01 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 87 South Rd Brighton	3	House	\$4,415,000	29 Jan 2025
 6/16 Victoria St Brighton	2	Apartment	\$772,500	29 Jan 2025
 1a Normanby St Brighton	4	House	\$3,350,000	24 Jan 2025
 3/21 Were St Brighton	2	Unit	\$985,000	24 Jan 2025
 146 New St Brighton	3	House	\$3,000,000	14 Jan 2025
 10/18 Normanby St Brighton	3	Flat/Unit/Apartment	\$1,300,000	14 Jan 2025
 60 New St Brighton	4	House	\$6,000,000	13 Jan 2025
 32 Downes Av Brighton	5	House	\$3,955,000	09 Jan 2025
 96 Bay St Brighton	4	House	\$2,500,000	05 Jan 2025
 407 New St Brighton	4	Flat/Unit/Apartment	\$1,850,000	31 Dec 2024
 14 William St BRIGHTON	4	House	\$7,017,500	24 Dec 2024
 7 Weatherly Gr Brighton	2	House	\$5,787,500	22 Dec 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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