

# *Suburb* **INSIGHTS**

**3186**  
BRIGHTON



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$3.30m**

Quarterly Price Change

**1.53% ↑**

## Median Unit Price\*

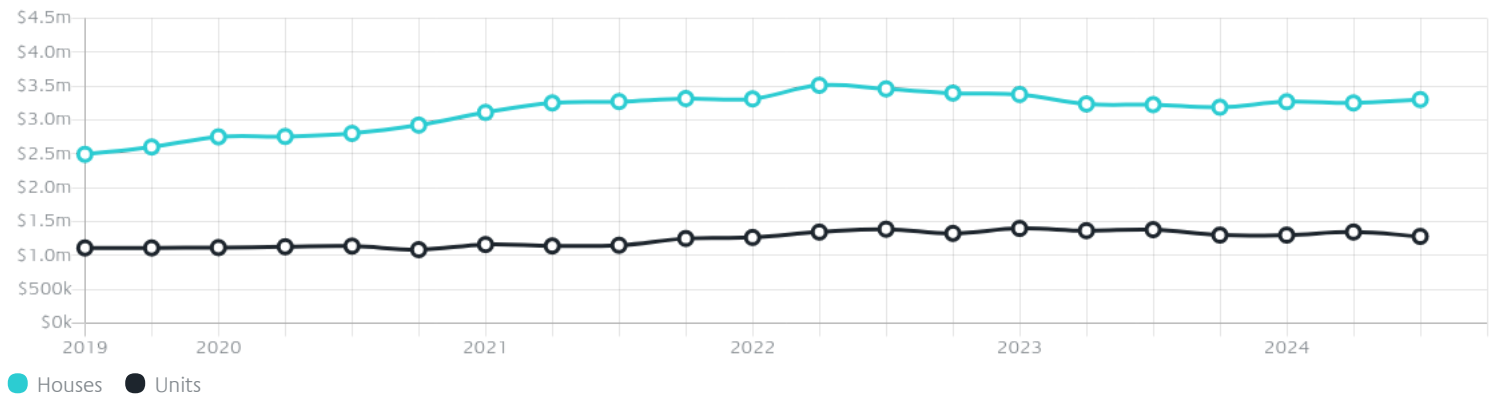
Median

**\$1.28m**

Quarterly Price Change

**-4.83% ↓**

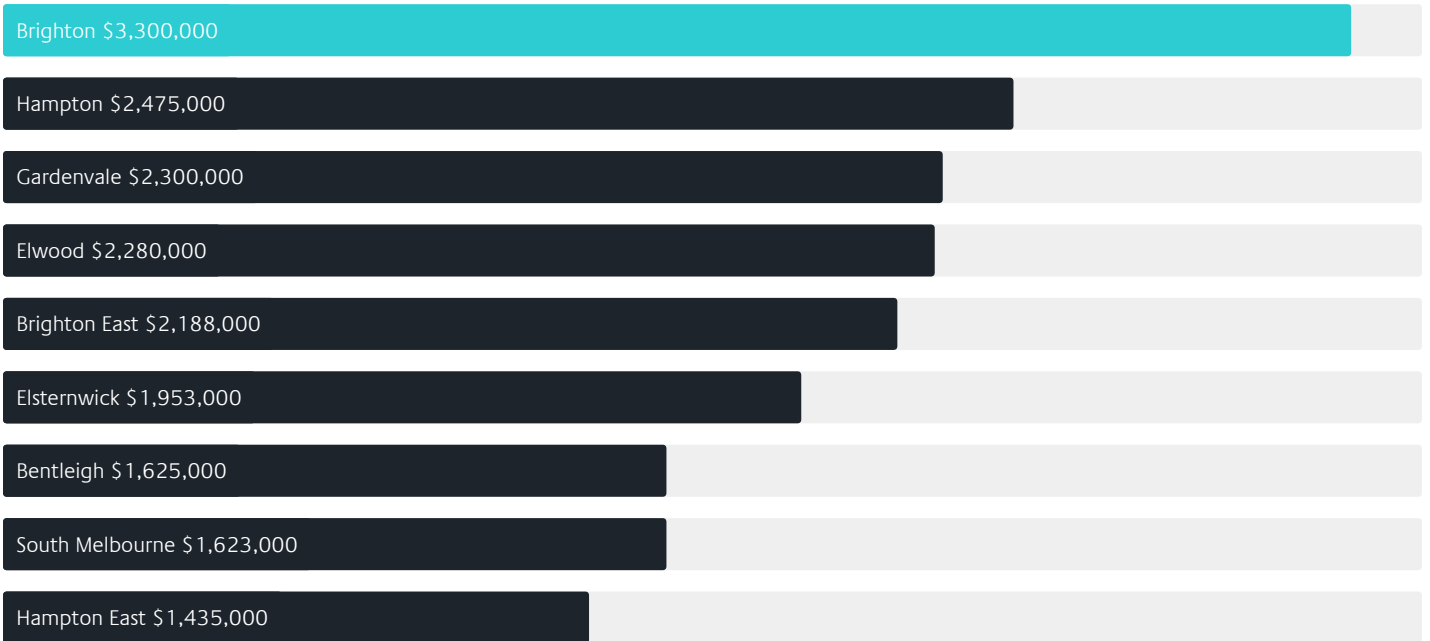
## Quarterly Price Change\*



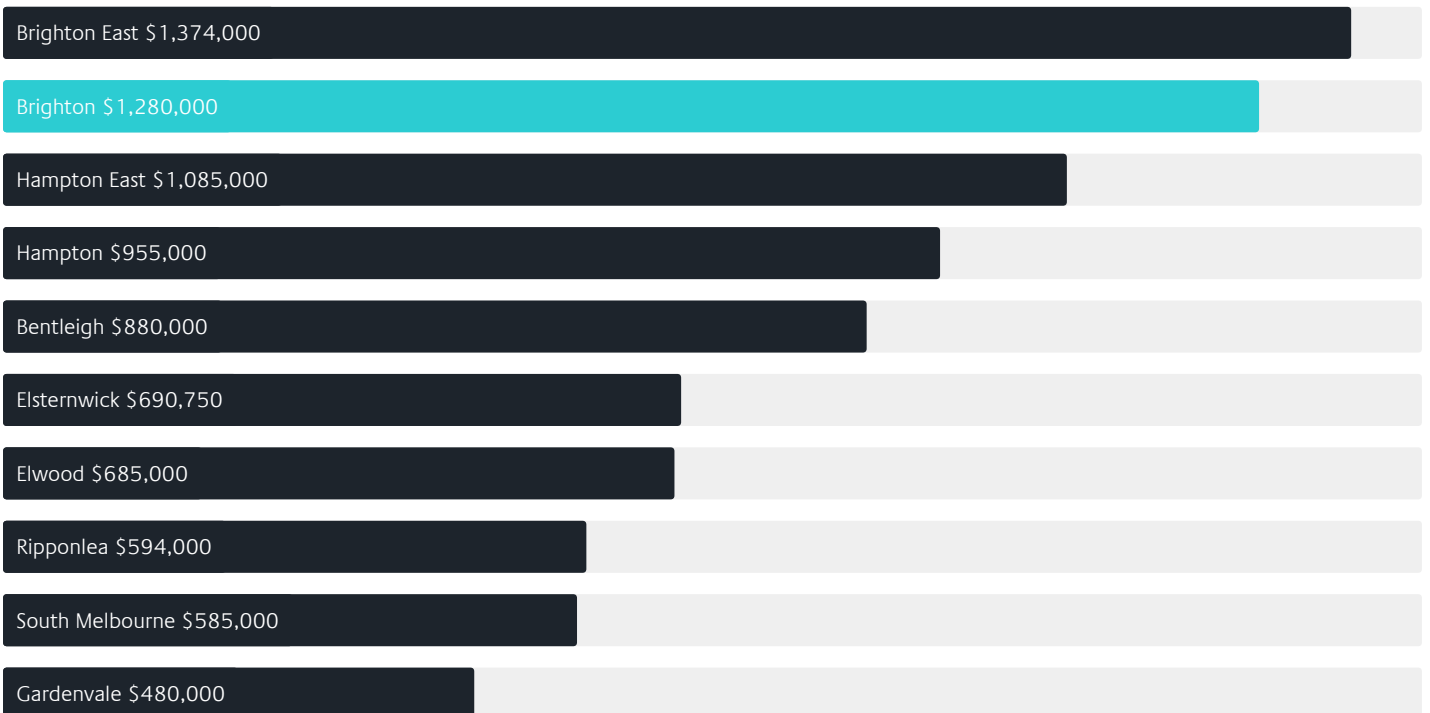
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 34%  
● Private 66%

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

68.97%

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

27 days

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

7.1 years

# Insights

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



● Houses 57% ● Units 43%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

23,252

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

\$1,295

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

0.00%

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

2.05%

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





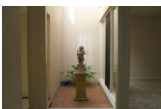







48 years

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











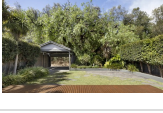

2.4 people

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

Address	Bedrooms	Type	Price	Sold
 108/317 New St Brighton	2	Apartment	\$555,000	21 Nov 2024
 4/20 Cross St Brighton	2	Unit	\$991,000	16 Nov 2024
 139a North Rd Brighton	3	House	\$1,880,000	16 Nov 2024
 4/11-13 Well St Brighton	3	Unit	\$2,400,000	11 Nov 2024
 29 Albert St Brighton	4	House	\$2,760,000	10 Nov 2024
 22 Hanby St Brighton	4	House	\$3,125,000	09 Nov 2024
 4/41 Kinane St Brighton	3	Unit	\$1,050,000	07 Nov 2024
 12/49 Head St Brighton	3	Townhouse	\$2,150,000	06 Nov 2024
 1/50 William St Brighton	4	Townhouse	\$3,920,000	02 Nov 2024
 101/59 Carpenter St Brighton	3	Strata Unit/Flat	\$4,495,000	01 Nov 2024
 2/14 Enfield Rd Brighton	2	Unit	\$820,000	29 Oct 2024
 5/68 Wilson St Brighton	3	Flat/Unit/Apartment	\$1,400,000	24 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 36 Rooding St Brighton	4	Townhouse	\$2,225,000	23 Oct 2024
 207/116 Martin St Brighton	2	Apartment	\$630,000	19 Oct 2024
 6/30 Roslyn St Brighton	2	Unit	\$880,000	18 Oct 2024
 12 Nepean Hwy Brighton	3	House	\$1,225,000	15 Oct 2024
 2/17 Warriston St Brighton	4	Flat/Unit/Apartment	\$2,450,000	13 Oct 2024
 4/23 Brickwood St Brighton	2	Unit	\$802,750	13 Oct 2024
 202/68 Black St Brighton	3	Apartment	\$2,685,000	12 Oct 2024
 102/15 Rooding St Brighton	2	Apartment	\$1,650,000	12 Oct 2024
 1/900 Hampton St Brighton	3	Unit	\$945,000	12 Oct 2024
 1/1 Bryson Av Brighton	3	Flat/Unit/Apartment	\$2,930,888	09 Oct 2024
 104 Asling St Brighton	3	House	\$2,510,000	09 Oct 2024
 3/3 Seymour Gr Brighton	2	Flat/Unit/Apartment	\$1,158,000	09 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/4 Seaview Av Brighton	2	Unit	\$1,085,000	05 Oct 2024
 4/838 Hampton St Brighton	3	Unit	\$790,000	04 Oct 2024
 201/22-24 Warleigh Gr Brighton	2	Apartment	\$610,000	03 Oct 2024
 302/74 Well St Brighton	3	Flat/Unit/Apartment	\$1,435,000	30 Sep 2024
 103/131 Martin St Brighton	3	Strata Unit/Flat	\$1,610,000	30 Sep 2024
 85 Roslyn St Brighton	4	House	\$2,130,000	26 Sep 2024
 12 Oakwood Av Brighton	3	House	\$2,480,000	26 Sep 2024
 4/16 Black St Brighton	2	Apartment	\$1,000,000	25 Sep 2024
 59 Male St Brighton	3	House	\$2,550,000	24 Sep 2024
 12/83 Asling St Brighton	2	Apartment	\$550,000	23 Sep 2024
 1/12 Brickwood St Brighton	3	Unit	\$1,721,000	21 Sep 2024
 101/1 Bryson Av Brighton	3	Apartment	\$2,020,000	21 Sep 2024



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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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