

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$3.45m

Quarterly Price Change

4.54% ↑

Median Unit Price*

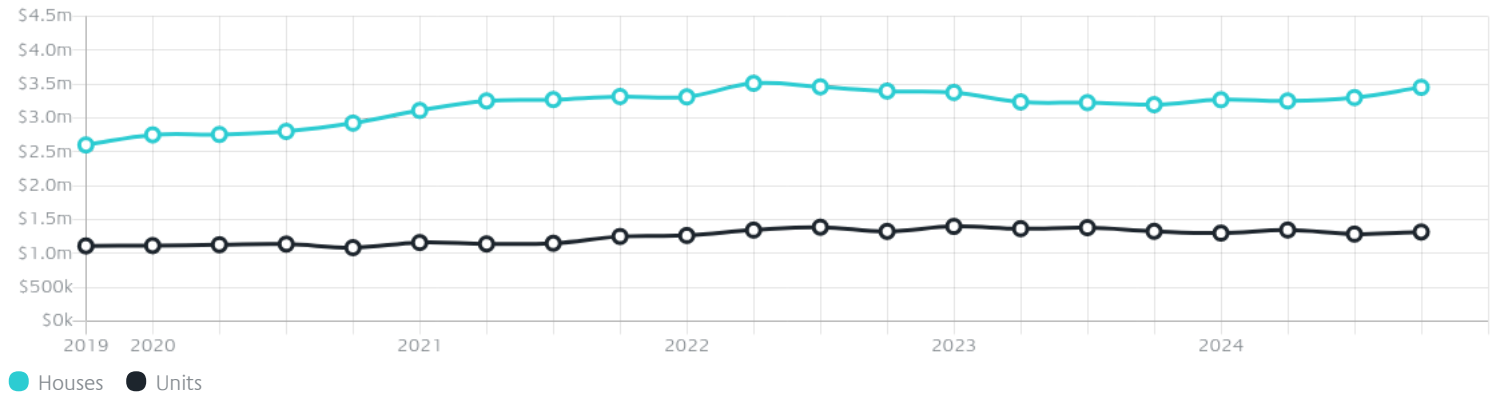
Median

\$1.32m

Quarterly Price Change

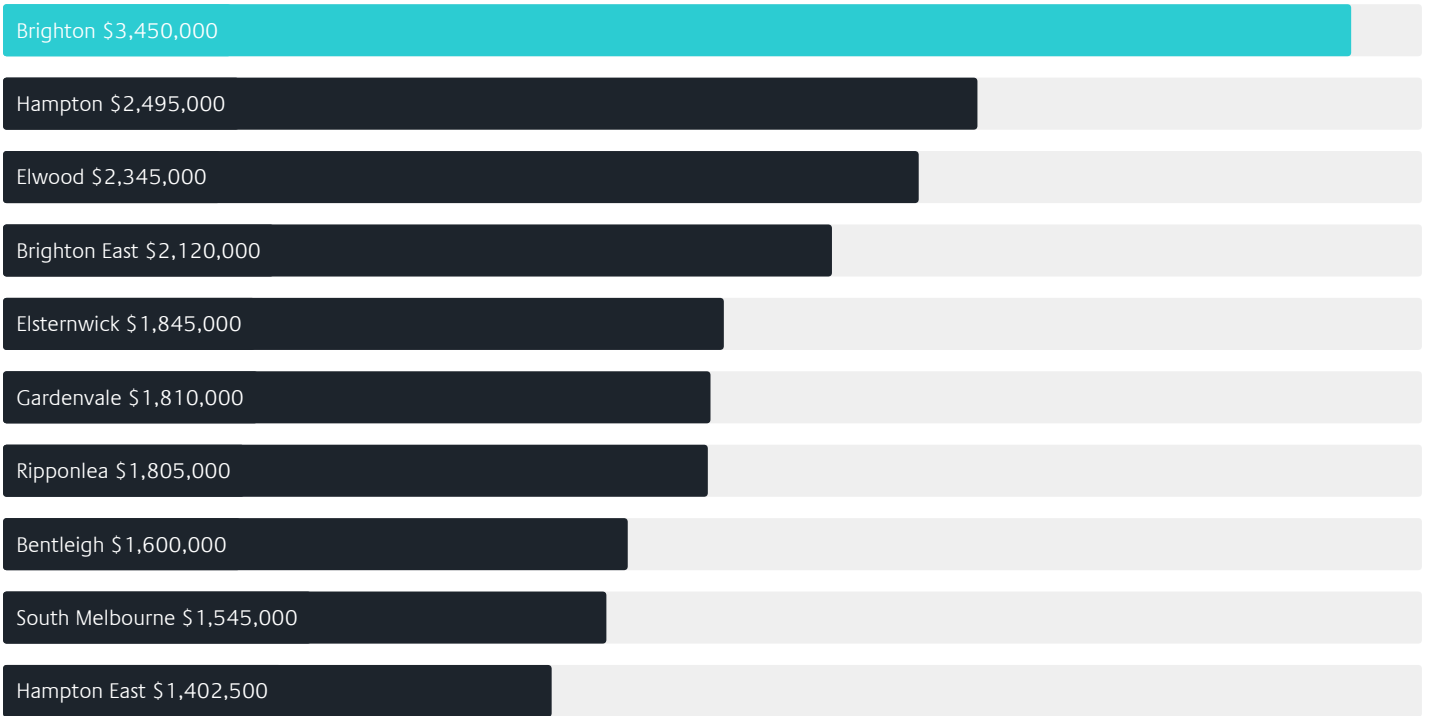
2.37% ↑

Quarterly Price Change*

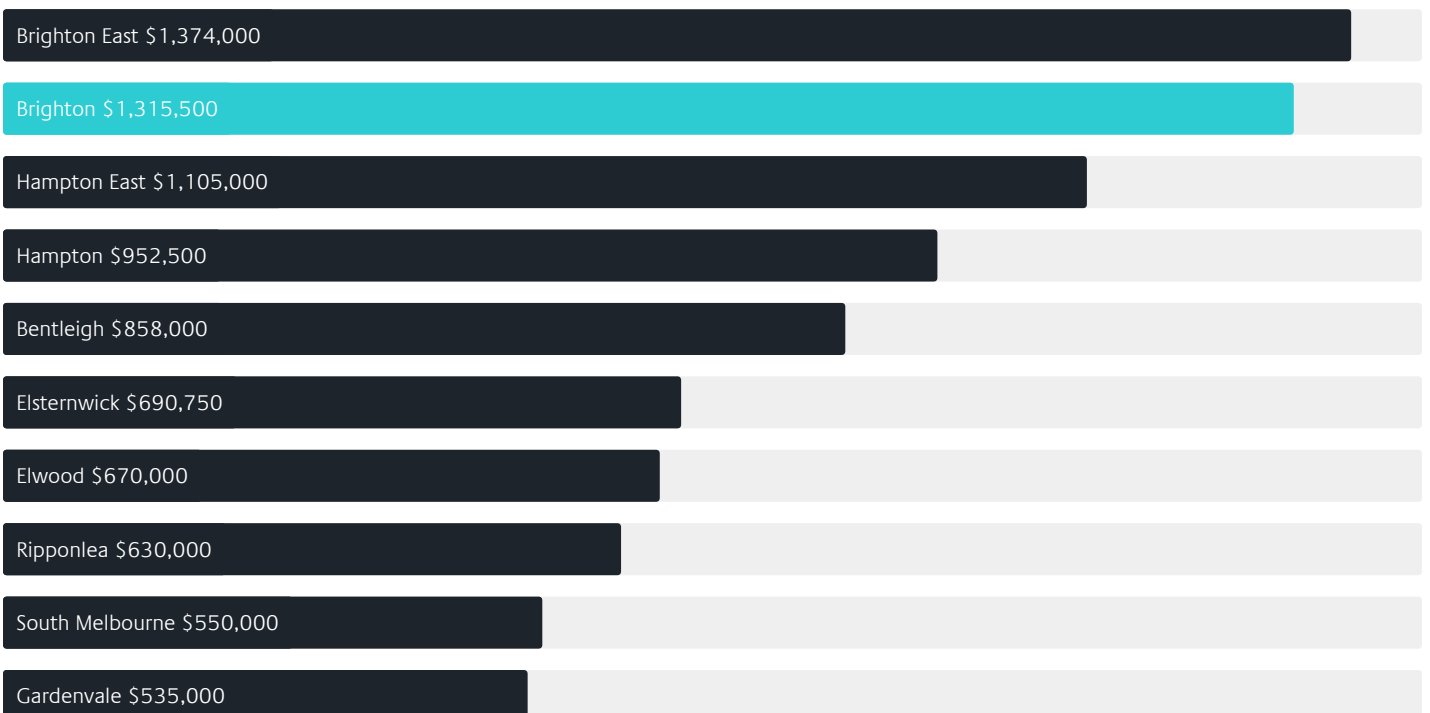


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 36%
● Private 64%

Auction Clearance Rate^{*}

78.72%

Median Days on Market[^]

25 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~



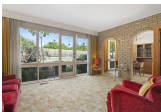









Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 William St BRIGHTON	4	House	\$7,017,500	24 Dec 2024
 203/26 Warleigh Gr Brighton	1	Apartment	\$476,000	19 Dec 2024
 10 Selwyn St Brighton	4	House	\$3,060,000	19 Dec 2024
 8 Selwyn St Brighton	4	House	\$4,012,500	18 Dec 2024
 556 New St Brighton	3	Townhouse	\$1,935,000	14 Dec 2024
 4/23 St Ninians Rd Brighton	3	Flat/Unit/Apartment	\$7,400,000	12 Dec 2024
 5 Cole St Brighton	3	House	\$7,500,000	09 Dec 2024
 2 Wright St Brighton	5	House	\$4,010,000	07 Dec 2024
 4/202 Esplanade Brighton	3	Apartment	\$3,550,000	04 Dec 2024
 105/116 Martin St Brighton	2	Flat/Unit/Apartment	\$652,000	02 Dec 2024
 2/30 Black St Brighton	2	Apartment	\$1,520,000	30 Nov 2024
 125 Head St Brighton	3	House	\$2,085,000	28 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 111 Male St Brighton	4	House	\$2,600,000	24 Nov 2024
 108/317 New St Brighton	2	Apartment	\$555,000	21 Nov 2024
 137 New St Brighton	5	House	\$6,600,000	19 Nov 2024
 700a Hampton St Brighton	3	Townhouse	\$1,850,000	19 Nov 2024
 4/66 Asling St Brighton	2	Unit	\$880,000	18 Nov 2024
 139a North Rd Brighton	3	House	\$1,880,000	16 Nov 2024
 4/20 Cross St Brighton	2	Unit	\$991,000	16 Nov 2024
 26 Loller St Brighton	3	House	\$3,000,000	14 Nov 2024
 115/211 Bay St Brighton	1	Flat/Unit/Apartment	\$360,000	14 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1a Esperance Av Brighton	3	Townhouse	\$3,225,000	08 Nov 2024
 301/431 Bay St Brighton	2	Unit	\$1,050,000	08 Nov 2024
 4/41 Kinane St Brighton	3	Unit	\$1,050,000	07 Nov 2024
 4/64 Black St Brighton	3	Flat/Unit/Apartment	\$2,000,000	06 Nov 2024
 12/49 Head St Brighton	3	Townhouse	\$2,150,000	06 Nov 2024
 16 Cross St Brighton	5	House	\$2,910,000	03 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
 33 Kinane St BRIGHTON	4	House	\$1,750,000	01 Nov 2024
 478 New St Brighton	5	House	\$3,700,000	31 Oct 2024
 108/380 Bay St Brighton	3	Flat/Unit/Apartment	\$1,340,000	31 Oct 2024
 1a Belle Av Brighton	3	House	\$2,750,000	29 Oct 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* 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.