

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$3.35m

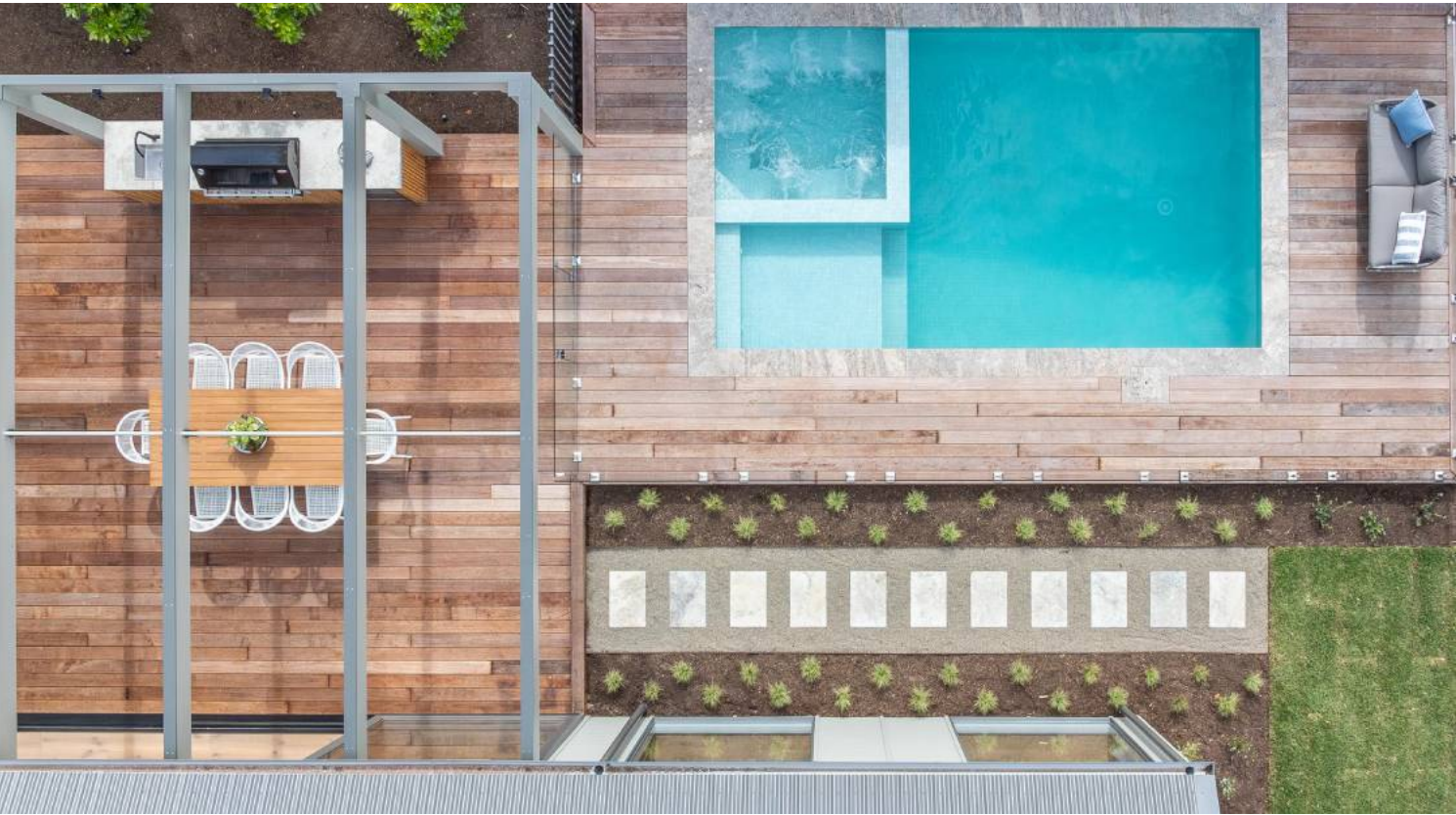
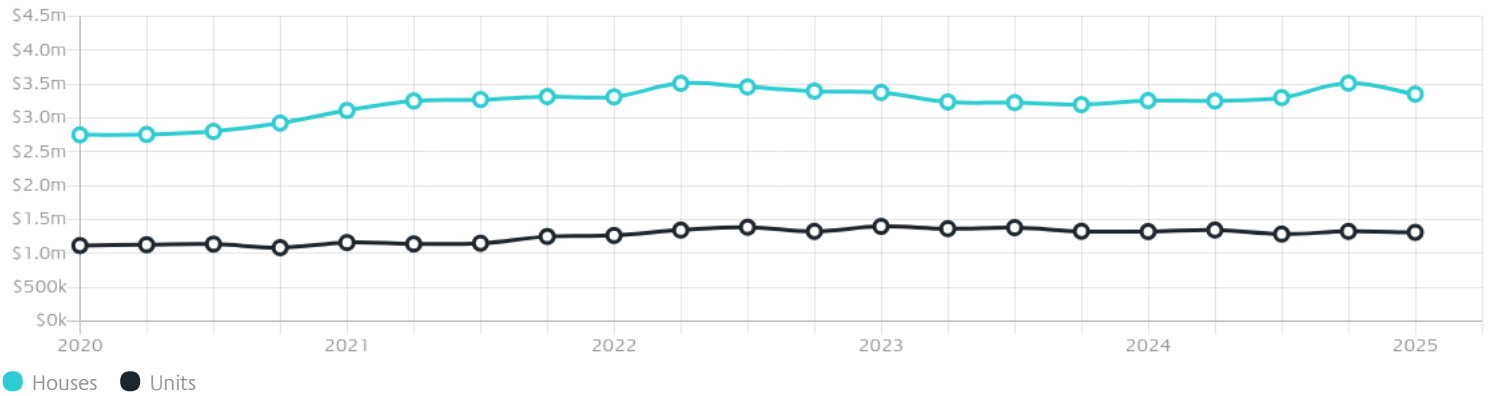
Quarterly Price Change
-4.62% ↓

Median Unit Price*

Median
\$1.31m

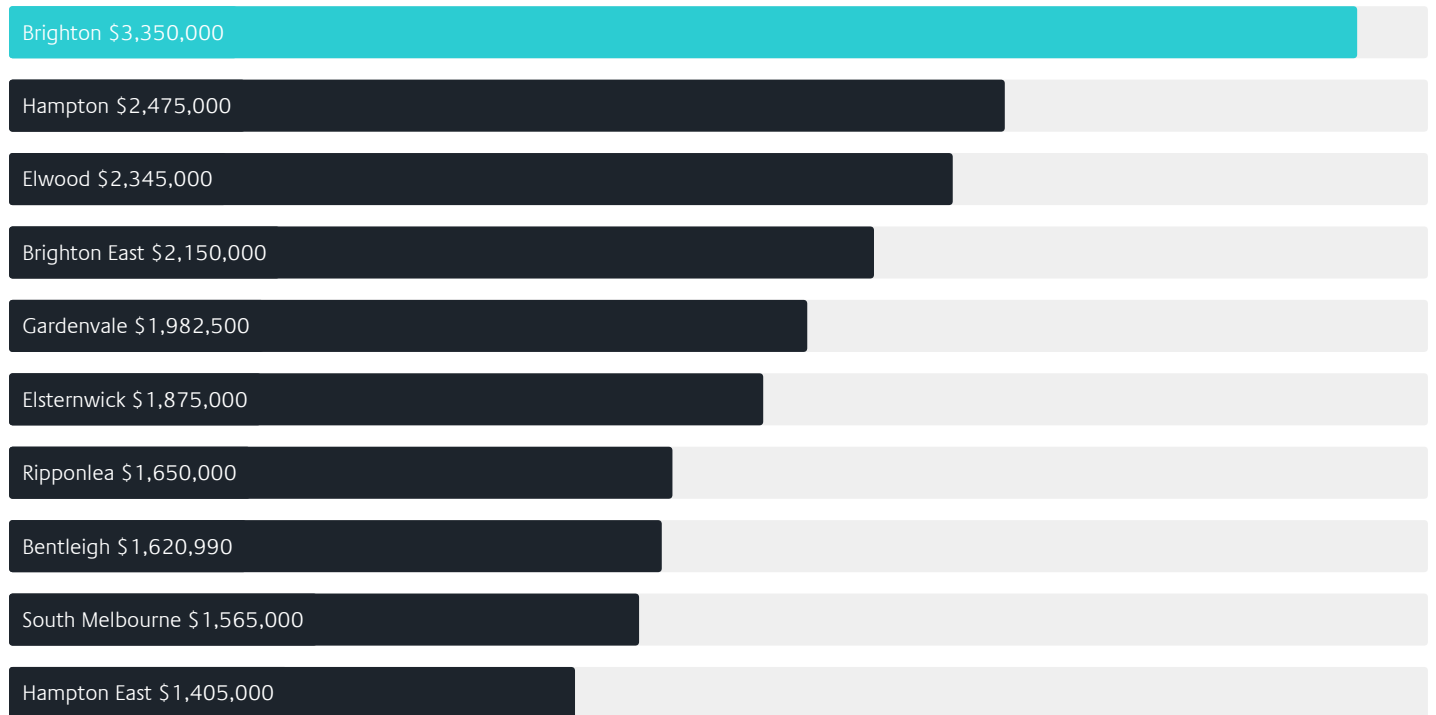
Quarterly Price Change
-1.09% ↓

Quarterly Price Change*

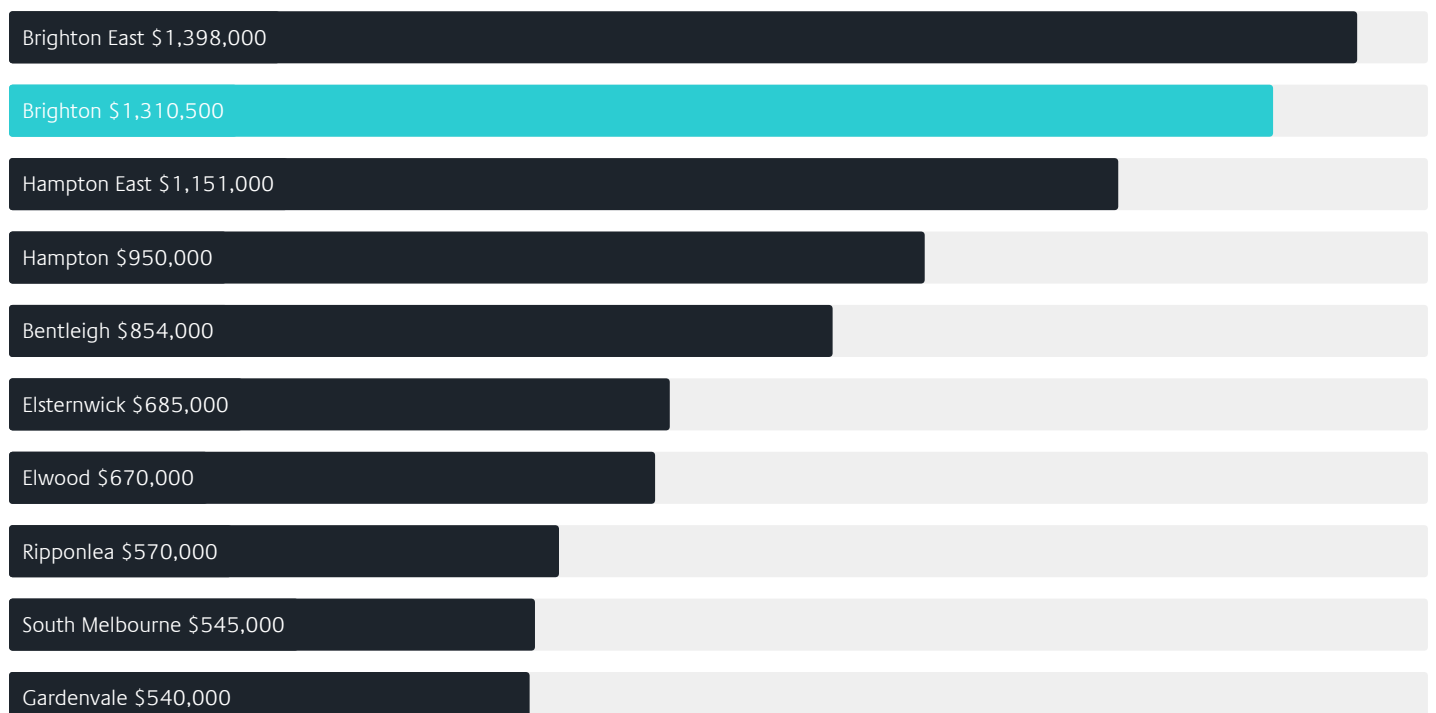


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 42%
● Private 58%

Auction Clearance Rate*

80.33%

Median Days on Market^

29 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*

\$1,300

Population Growth^

0.00%

Rental Yield*

2.05%

Median Age^








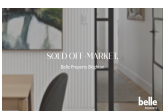




48 years

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
 121 Male St Brighton	2	House	\$1,170,000	28 Jun 2025
 33a Whyte St Brighton	3	Townhouse	\$1,850,000	26 Jun 2025
 104a Cochrane St Brighton	3	Townhouse	\$1,340,000	21 Jun 2025
 6/363 New St Brighton	2	Apartment	\$956,000	21 Jun 2025
 3/18 Normanby St Brighton	3	Unit	\$1,350,000	18 Jun 2025
 3/8 Wright St Brighton	2	Unit	\$1,210,000	18 Jun 2025
 3/71 Martin St Brighton	3	Townhouse	\$1,672,000	14 Jun 2025
 52 Nepean Hwy Brighton	3	House	\$1,400,000	10 Jun 2025
 108/39 Head St Brighton	2	Subdivided Flat - Single OYO Flat	\$1,400,000	03 Jun 2025
 212/317 New St Brighton	1	Apartment	\$475,000	01 Jun 2025
 4/3 Oak Gr Brighton	2	Unit	\$1,391,000	31 May 2025
 1/63 Roslyn St Brighton	2	Unit	\$1,150,000	31 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16/197 Bay St Brighton	2	Apartment	\$725,000	28 May 2025
 518 New St Brighton	2	House	\$2,100,000	28 May 2025
 18 Victoria St Brighton	4	House	\$5,200,000	15 May 2025
 101/16 Carpenter St Brighton	3	Apartment	\$2,800,000	15 May 2025
 3/22 Burrows St Brighton	3	Townhouse	\$1,592,000	13 May 2025
 14/568 New St BRIGHTON	1	Apartment	\$410,000	08 May 2025
 1a Armfield St Brighton	3	House	\$4,450,000	06 May 2025
 302/431 Bay St Brighton	2	Flat/Unit/Apartment	\$1,080,000	03 May 2025
 24/149 Male St Brighton	2	Townhouse	\$892,500	29 Apr 2025
 112 Esplanade Brighton	4	House	\$5,200,000	25 Apr 2025
 216/211 Bay St Brighton	1	Flat/Unit/Apartment	\$410,000	24 Apr 2025
 105/186 Bay St Brighton	2	Apartment	\$510,000	23 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/149 Church St Brighton	2	Flat/Unit/Apartment	\$1,190,000	23 Apr 2025
 102/26 Warleigh Gr Brighton	2	Apartment	\$700,000	17 Apr 2025
 7 Laburnum Ct Brighton	5	House	\$3,715,000	17 Apr 2025
 406/81 Asling St Brighton	3	Apartment	\$1,340,000	17 Apr 2025
 11/171 Church St BRIGHTON	3	Apartment	\$1,705,000	13 Apr 2025
 2/20 Burrows St Brighton	2	Unit	\$992,000	12 Apr 2025
 213/116 Martin St Brighton	1	Apartment	\$445,000	12 Apr 2025
 108/116 Martin St Brighton	2	Apartment	\$620,000	05 Apr 2025
 830 Hampton St Brighton	3	House	\$1,821,000	05 Apr 2025
 4/913 Hampton St Brighton	2	Villa	\$970,000	05 Apr 2025
 3/5 Bryson Av Brighton	2	Unit	\$1,125,000	05 Apr 2025
 1/64 Black St Brighton	3	Apartment	\$1,800,000	04 Apr 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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