

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$3.35m

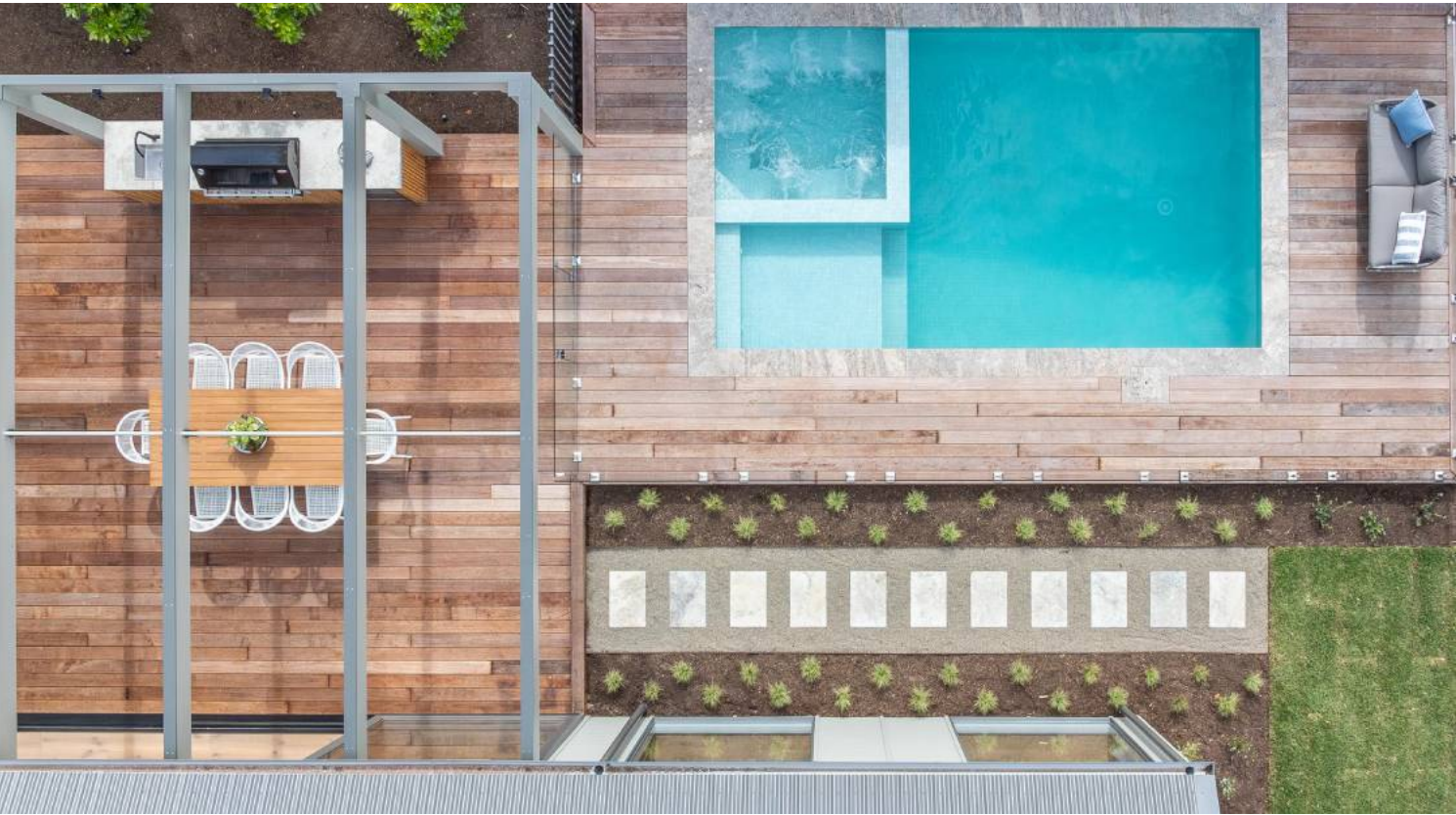
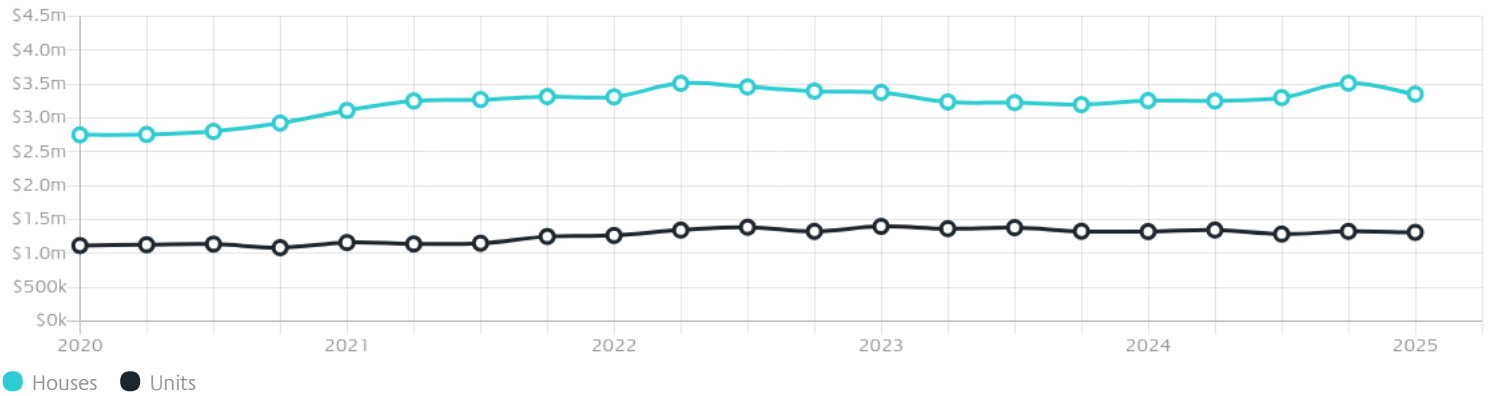
Quarterly Price Change
-4.62% ↓

Median Unit Price*

Median
\$1.31m

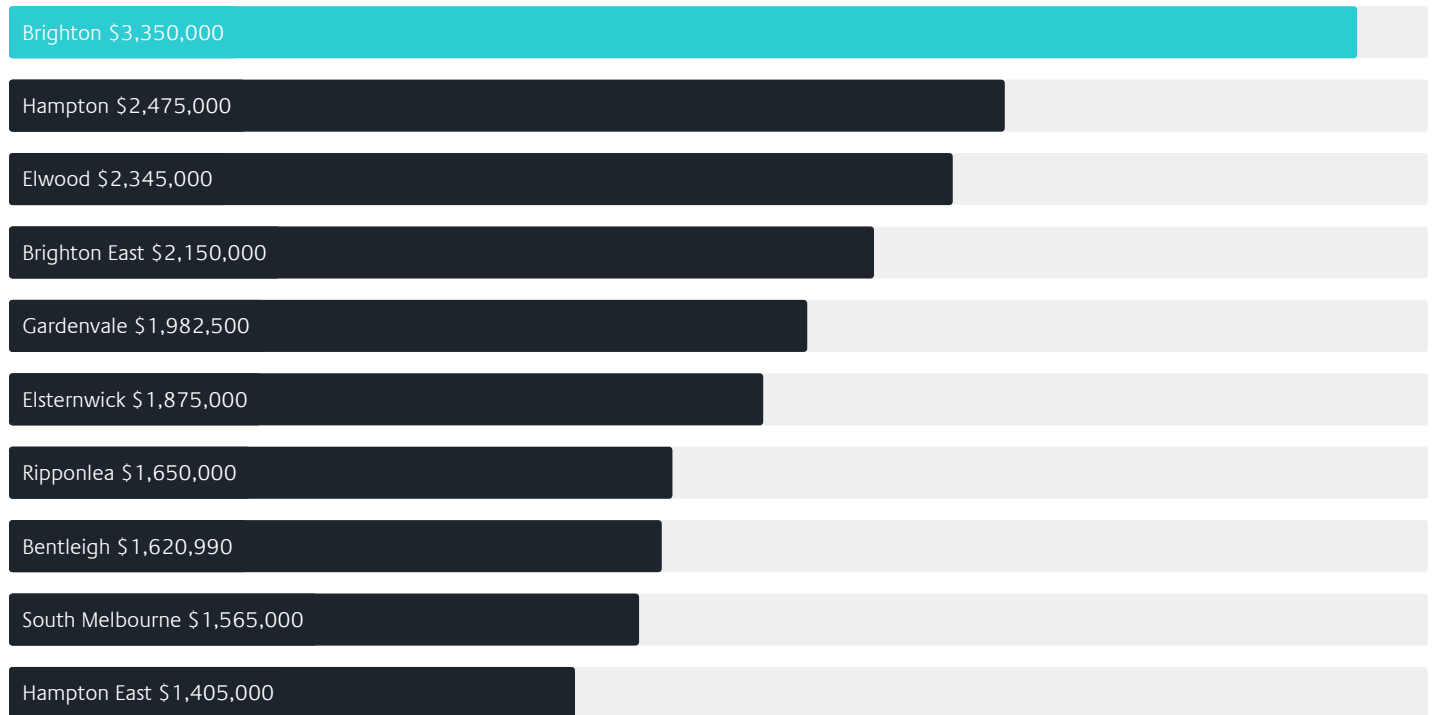
Quarterly Price Change
-1.09% ↓

Quarterly Price Change*

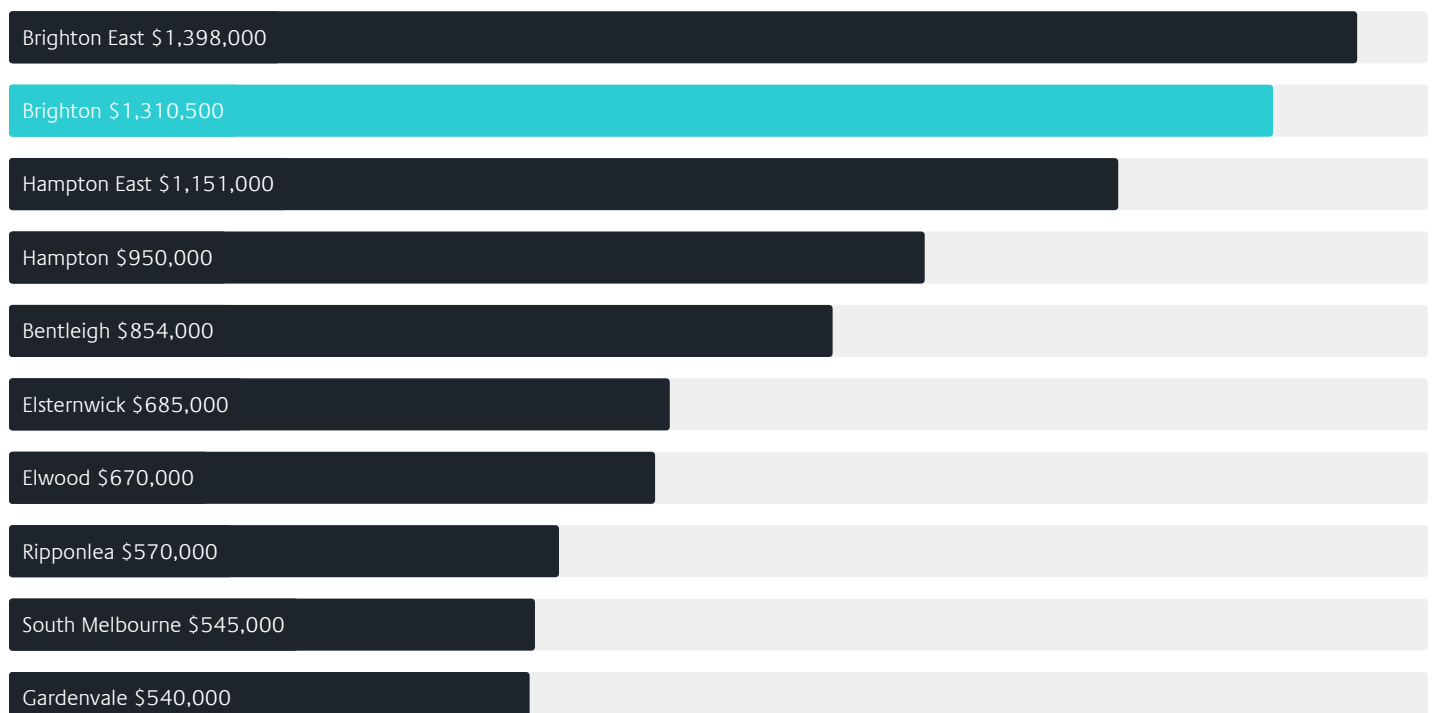


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

74.03%

Median Days on Market^

28 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
 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
 101/16 Carpenter St Brighton	3	Apartment	\$2,800,000	15 May 2025
 216/211 Bay St Brighton	1	Flat/Unit/Apartment	\$410,000	24 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
 22 Campbell St Brighton	4	House	\$5,000,000	03 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/28 Lawrence St Brighton	3	Strata Unit/Flat	\$1,940,000	03 Apr 2025
 6 Newbay Cr Brighton	4	House	\$6,950,000	03 Apr 2025
 1/64 Black St Brighton	2	Flat/Unit/Apartment	\$1,800,000	03 Apr 2025
 94 Dendy St BRIGHTON	3	House	\$2,600,000	02 Apr 2025
 7/110 Martin St Brighton	3	Apartment	\$1,102,000	29 Mar 2025
 103/19 Halifax St Brighton	3	Strata Unit/Flat	\$1,600,000	29 Mar 2025
 203/18 Willansby Av Brighton	3	Strata Unit/Flat	\$2,123,750	29 Mar 2025
 65 South Rd Brighton	4	House	\$6,000,000	29 Mar 2025
 6/34 Warleigh Gr Brighton	2	Apartment	\$1,457,000	29 Mar 2025
 7 Drake St Brighton	4	House	\$3,125,000	28 Mar 2025
 16 Bridge St Brighton	4	House	\$1,850,000	27 Mar 2025
 105/131 Martin St Brighton	3	Strata Unit/Flat	\$1,855,000	27 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18/15-17 Cochrane St Brighton	2	Apartment	\$600,000	25 Mar 2025
 90 Dendy St BRIGHTON	5	House	\$5,600,000	24 Mar 2025
 5/18 Cochrane St Brighton	1	Apartment	\$410,000	23 Mar 2025
 560 New St Brighton	4	House	\$2,655,000	22 Mar 2025
 117 Cole St BRIGHTON	4	House	\$2,325,000	22 Mar 2025
 218/209-211 Bay St Brighton	1	Apartment	\$415,000	21 Mar 2025
 218/211 Bay St Brighton	1	Flat/Unit/Apartment	\$415,000	21 Mar 2025
 2/2 Black St Brighton	2	Apartment	\$2,200,000	20 Mar 2025
 101/15 Rooding St Brighton	2	Apartment	\$1,500,000	19 Mar 2025
 63 Murphy St Brighton	4	House	\$2,835,000	19 Mar 2025
 5 Thomson St Brighton	5	House	\$3,300,000	17 Mar 2025
 212/26 Warleigh Gr Brighton	3	Subdivided Flat - Single OYO Flat	\$1,200,000	16 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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