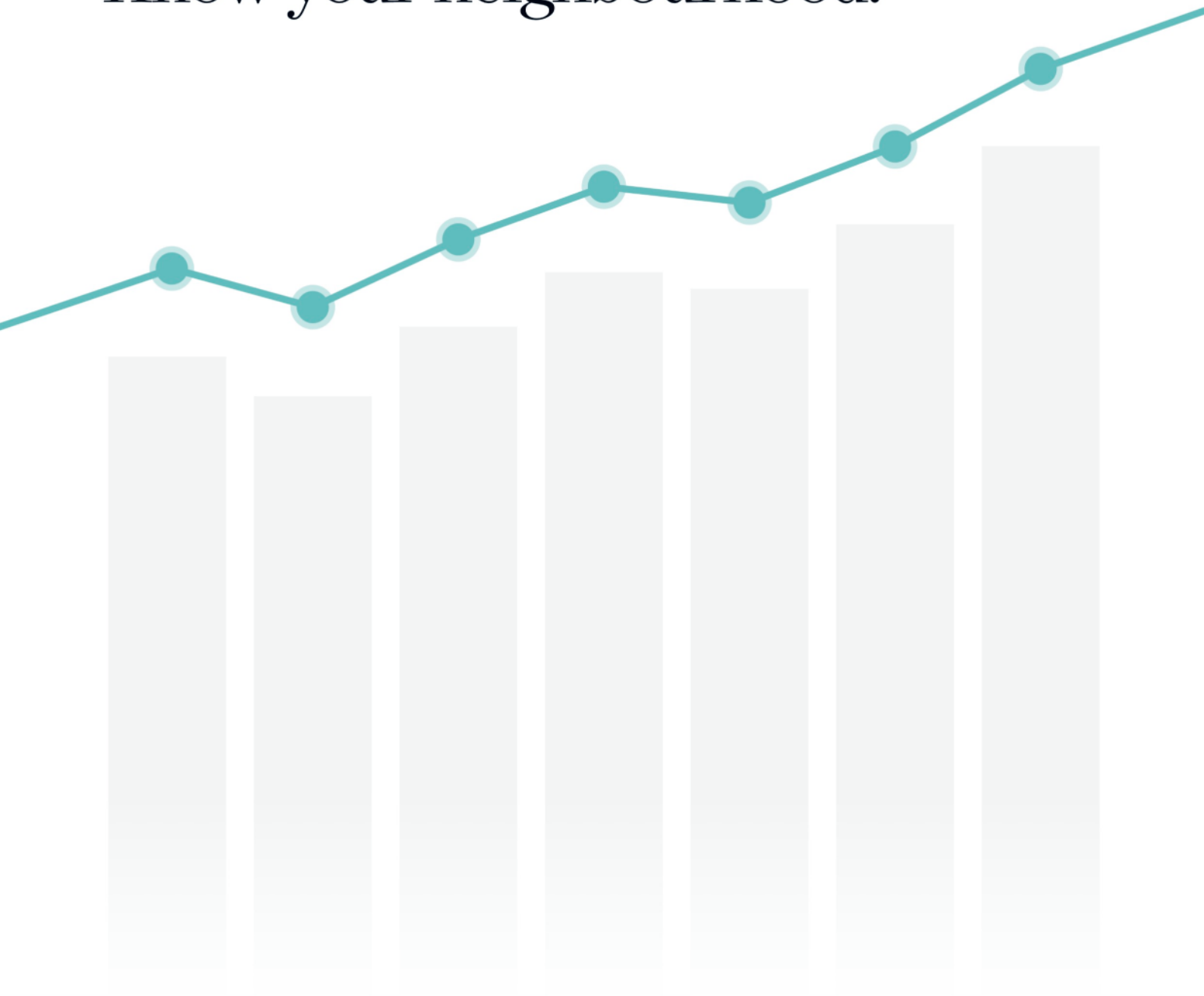


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$3.45m**

Quarterly Price Change

**4.54% ↑**

## Median Unit Price\*

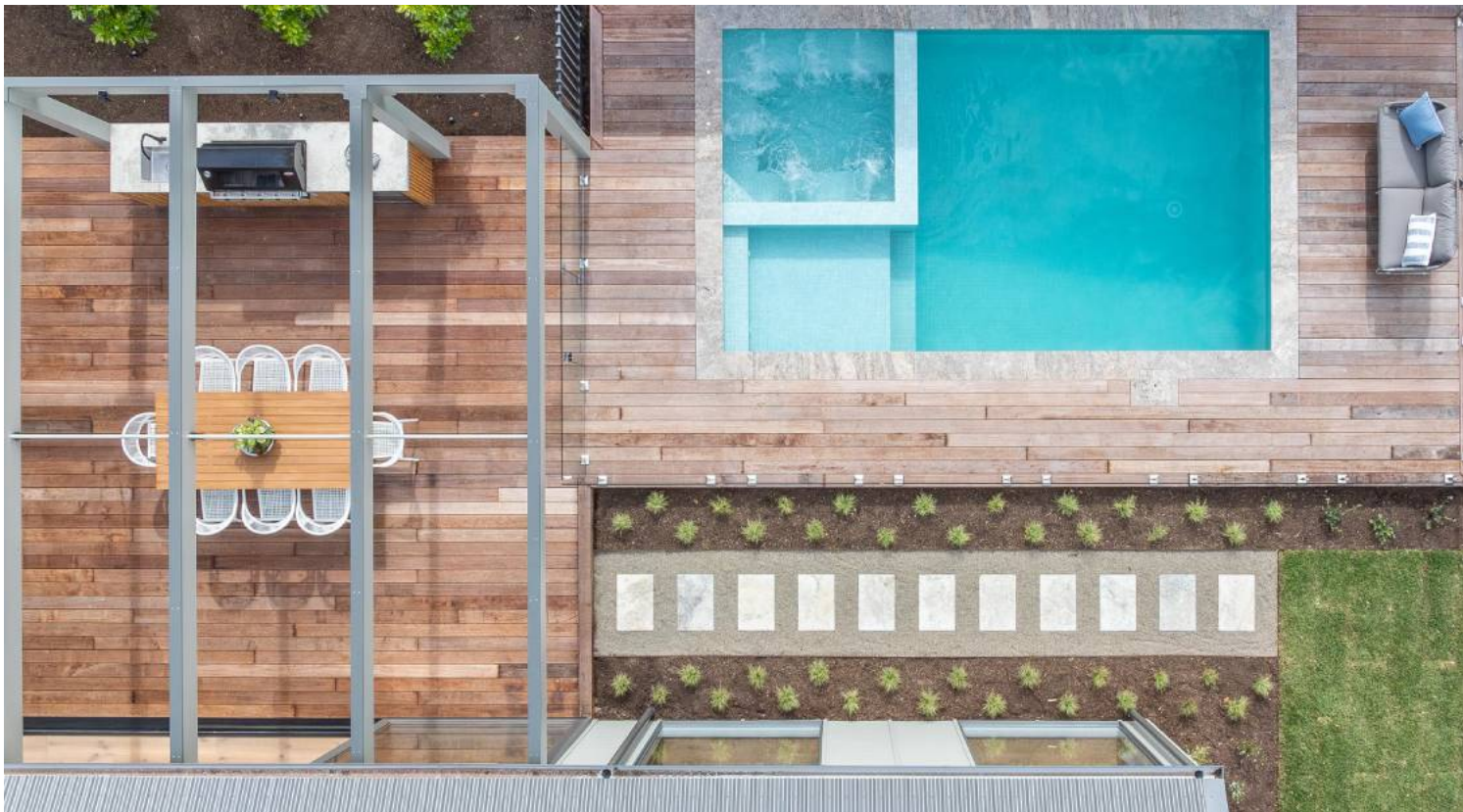
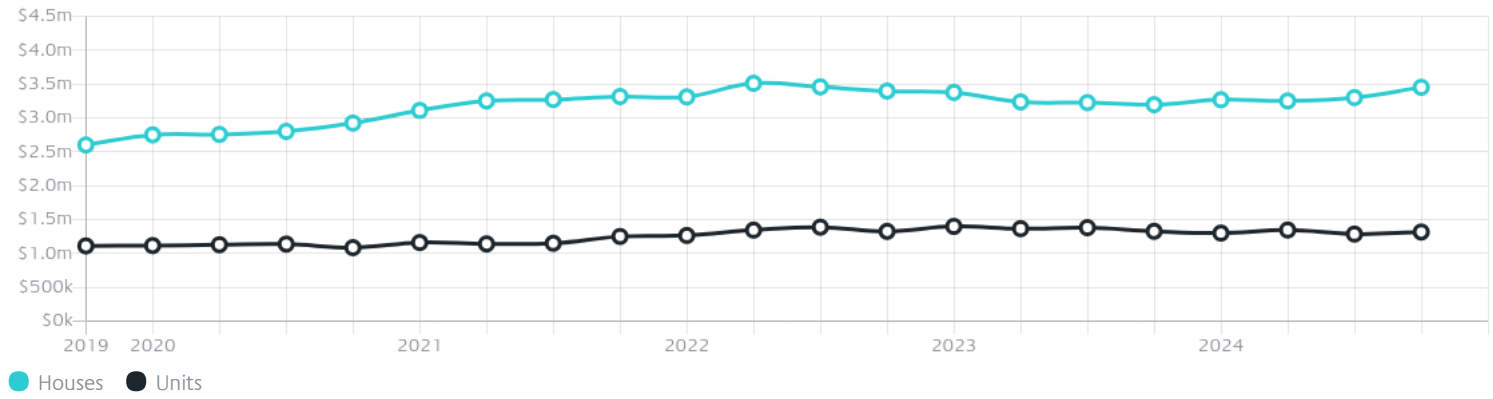
Median

**\$1.32m**

Quarterly Price Change

**2.37% ↑**

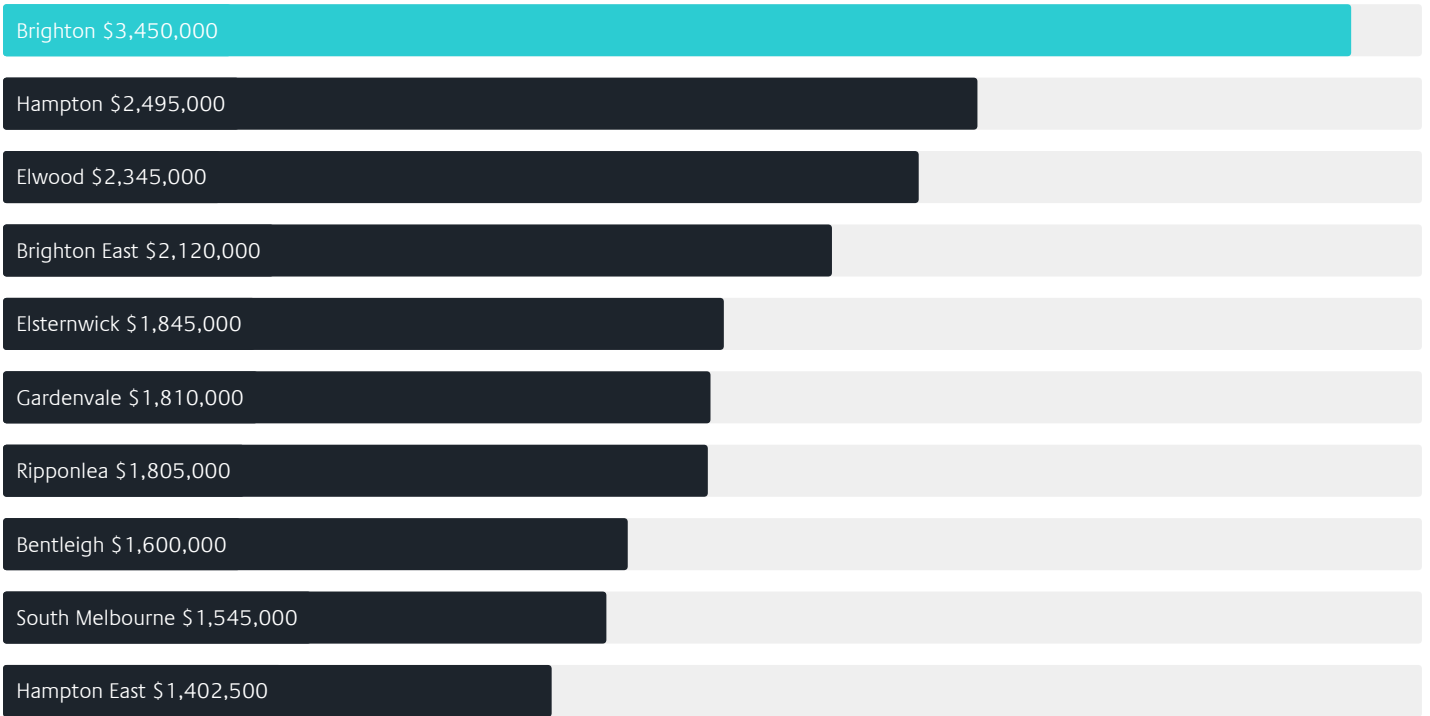
## Quarterly Price Change\*



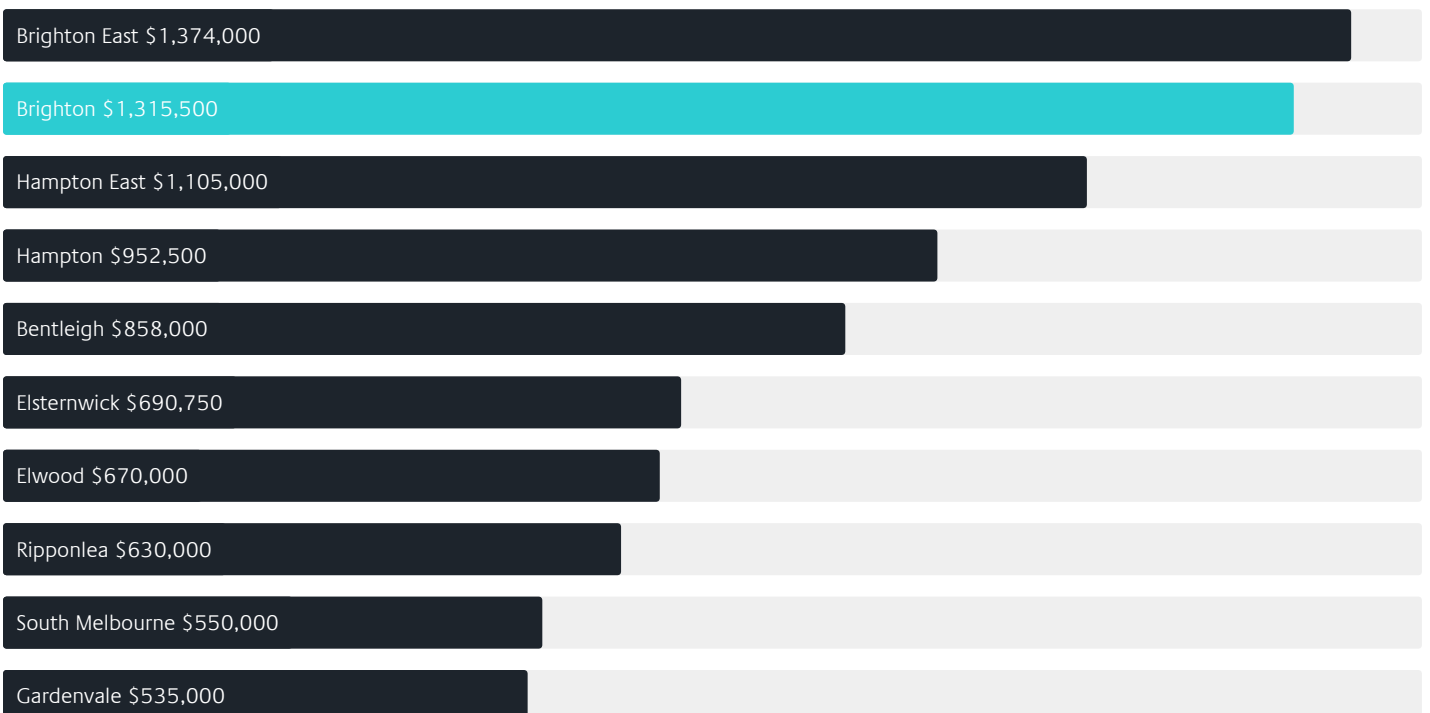
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 41%  
● Private 59%

Auction Clearance Rate\*

77.5%

Median Days on Market^

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

Address	Bedrooms	Type	Price	Sold
 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
 10 Railway Av Brighton	3	House	\$1,825,000	22 Feb 2025
 1/27 Seymour Gr BRIGHTON	2	Townhouse	\$1,490,000	15 Feb 2025
 103/64 Black St Brighton	3	Apartment	\$2,300,000	03 Feb 2025
 87 South Rd Brighton	3	House	\$4,415,000	29 Jan 2025
 146 New St Brighton	3	House	\$3,000,000	14 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 William St BRIGHTON	4	House	\$7,017,500	24 Dec 2024
 7 Weatherly Gr Brighton	2	House	\$5,787,500	22 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
 102/52 Black St Brighton	4	Strata Unit/Flat	\$4,188,880	17 Dec 2024
 2/396a New St Brighton	4	Townhouse	\$2,700,000	16 Dec 2024
 128/211 Bay St Brighton	1	Flat/Unit/Apartment	\$408,000	15 Dec 2024
 3/18 Kinane St Brighton	3	Unit	\$1,160,000	14 Dec 2024
 1/20 Outer Cr Brighton	2	Unit	\$1,311,000	14 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/10 Moule Av Brighton	3	Flat/Unit/Apartment	\$2,400,000	12 Dec 2024
 2/19 Halifax St Brighton	3	Strata Unit/Flat	\$2,350,000	11 Dec 2024
 5 Cole St Brighton	3	House	\$7,500,000	09 Dec 2024
 12 Whyte St Brighton	3	House	\$2,075,000	07 Dec 2024
 2 Wright St Brighton	5	House	\$4,010,000	07 Dec 2024
 4 Park St Brighton	3	House	\$9,700,000	06 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
 6 Adamson St Brighton	2	House	\$2,007,500	01 Dec 2024
 2/30 Black St Brighton	2	Apartment	\$1,520,000	30 Nov 2024
 2/37 Cole St Brighton	3	Flat/Unit/Apartment	\$1,180,000	30 Nov 2024
 125 Head St Brighton	3	House	\$2,085,000	28 Nov 2024



# Jellis Craig

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

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

Data is current as of PDF generation date 01/03/2025

\* 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.