

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$3.35m

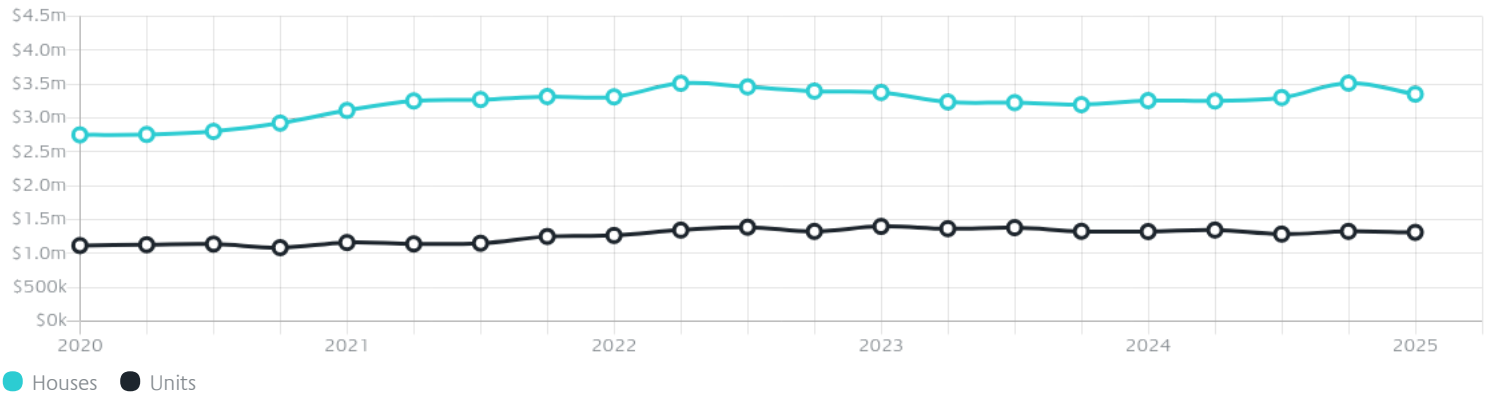
Quarterly Price Change
-4.62% ↓

Median Unit Price*

Median
\$1.31m

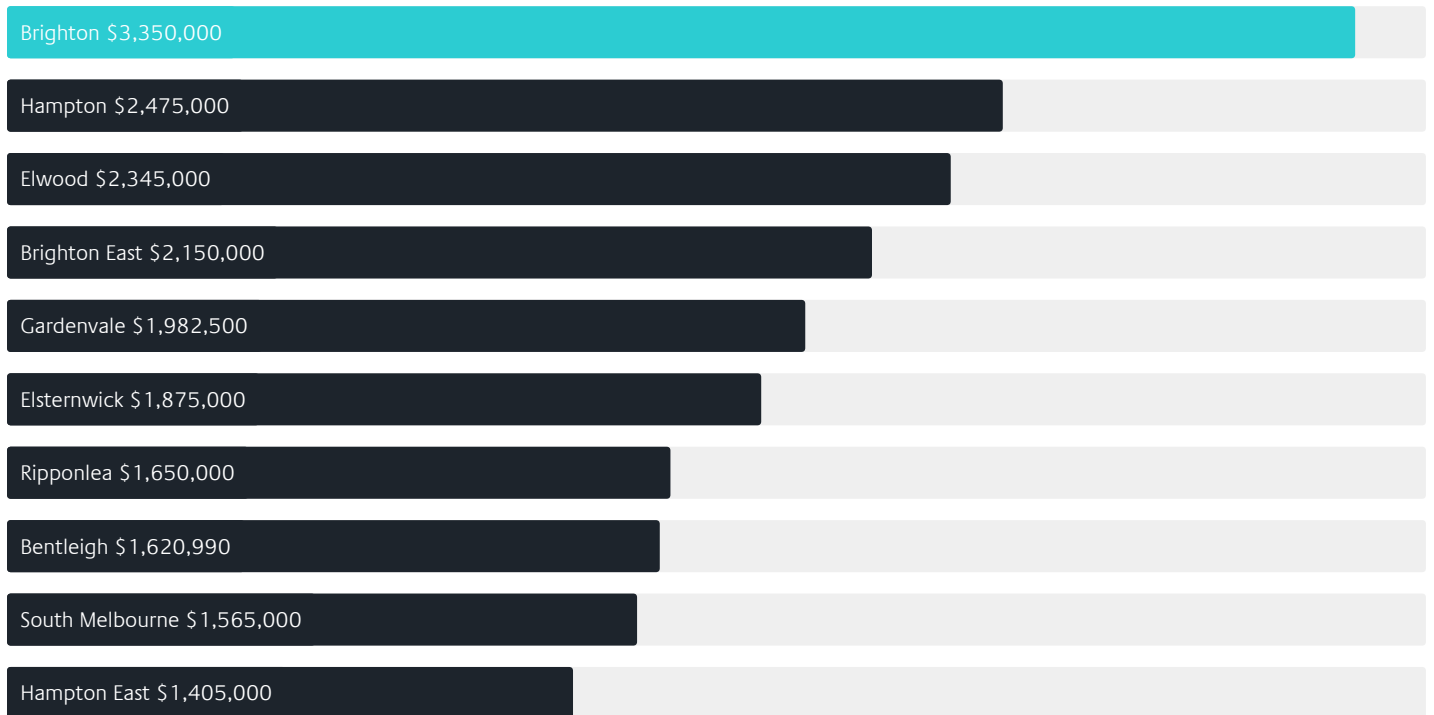
Quarterly Price Change
-1.09% ↓

Quarterly Price Change*

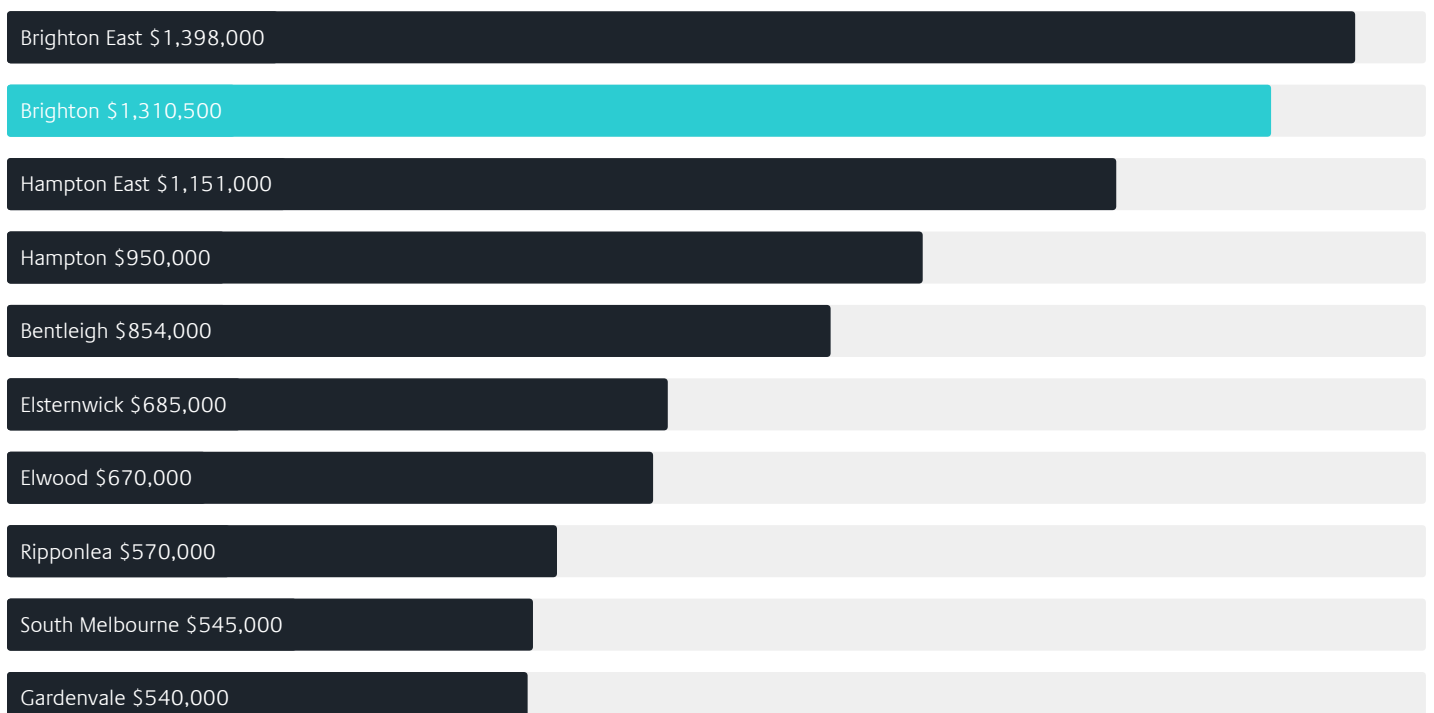


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 46%
● Private 54%

Auction Clearance Rate^{*}

72.6%

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^{*}

\$1,300

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
 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
 830 Hampton St Brighton	3	House	\$1,821,000	05 Apr 2025
 3/5 Bryson Av Brighton	2	Unit	\$1,125,000	05 Apr 2025
 4/913 Hampton St Brighton	2	Villa	\$970,000	05 Apr 2025
 2/28 Lawrence St Brighton	3	Strata Unit/Flat	\$1,940,000	03 Apr 2025
 203/18 Willansby Av Brighton	3	Strata Unit/Flat	\$2,123,750	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
 18/15-17 Cochrane St Brighton	2	Apartment	\$600,000	25 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/18 Cochrane St Brighton	1	Apartment	\$410,000	23 Mar 2025
 218/209-211 Bay St Brighton	1	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
 5 Thomson St Brighton	5	House	\$3,300,000	17 Mar 2025
 9a Higinbotham St Brighton	3	Townhouse	\$3,333,500	15 Mar 2025
 118/211 Bay St Brighton	2	Apartment	\$530,000	14 Mar 2025
 24 Normanby St BRIGHTON	5	House	\$9,400,000	13 Mar 2025
 851B Hampton St Brighton	4	Townhouse	\$1,790,000	10 Mar 2025
 11/568 New St Brighton	1	Apartment	\$338,000	08 Mar 2025
 420 St Kilda St BRIGHTON	5	House	\$3,510,000	07 Mar 2025
 176a Were St BRIGHTON	5	House	\$2,725,000	07 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 53 Head St Brighton	3	Townhouse	\$2,414,000	06 Mar 2025
 55 Cole St Brighton	4	House	\$2,801,000	05 Mar 2025
 1/68 Champion St Brighton	3	House	\$1,700,000	04 Mar 2025
 209/26 Warleigh Gr Brighton	2	Apartment	\$816,000	03 Mar 2025
 9 Sussex St Brighton	5	House	\$6,300,000	03 Mar 2025
 5 Railway Av Brighton	3	House	\$1,600,000	01 Mar 2025
 42 Martin St Brighton	4	House	\$5,050,000	01 Mar 2025
 102/74 Well St Brighton	3	Flat/Unit/Apartment	\$1,720,000	24 Feb 2025
 24/30 Esplanade Brighton	3	Townhouse	\$1,850,000	23 Feb 2025
 70 Roslyn St Brighton	5	House	\$4,300,000	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



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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