

JellisCraig

BRIGHTON

Suburb Report

Know your neighbourhood.



BRIGHTON SUBURB REPORT

Median House Price*

Median

\$3.19m

Quarterly Price Change

-1.08% ↓

Median Unit Price*

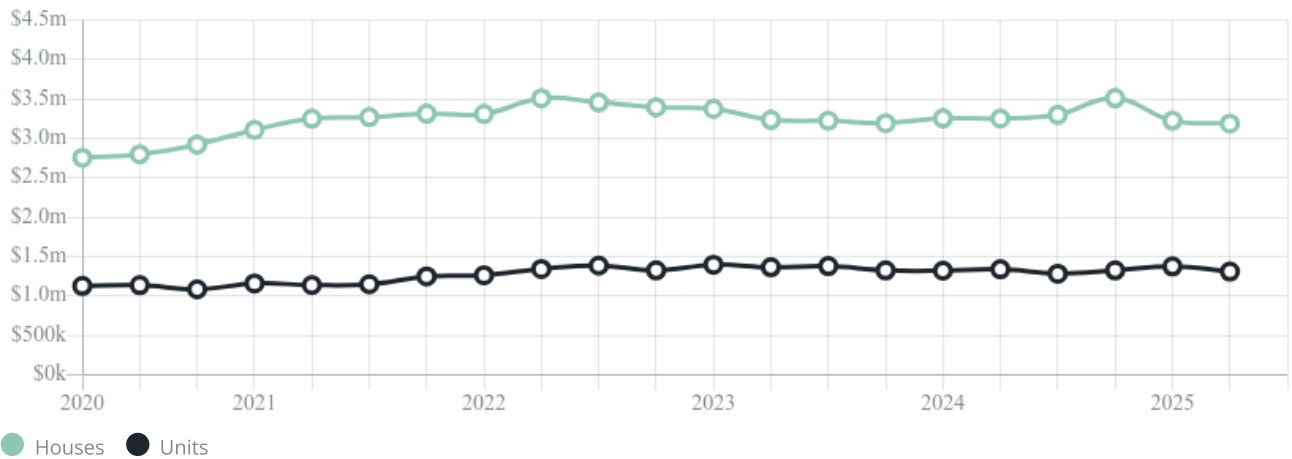
Median

\$1.31m

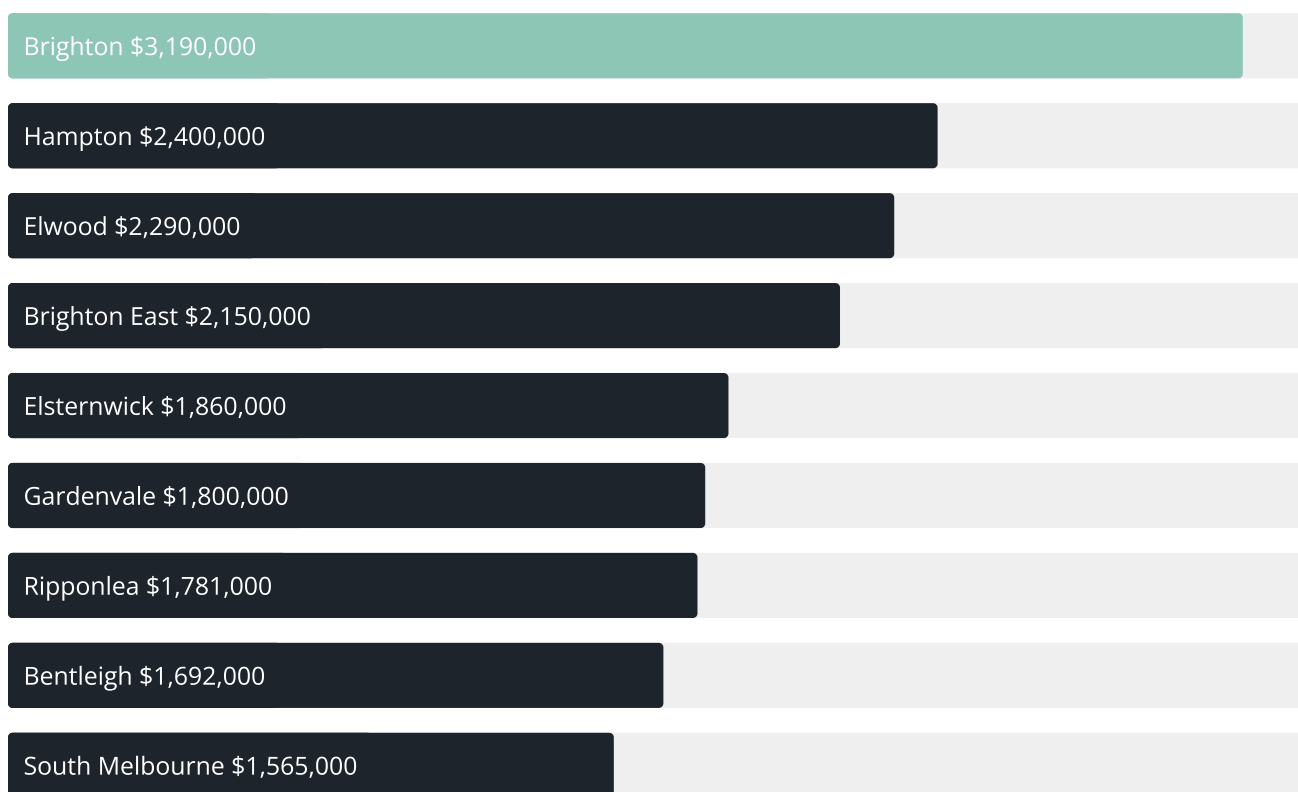
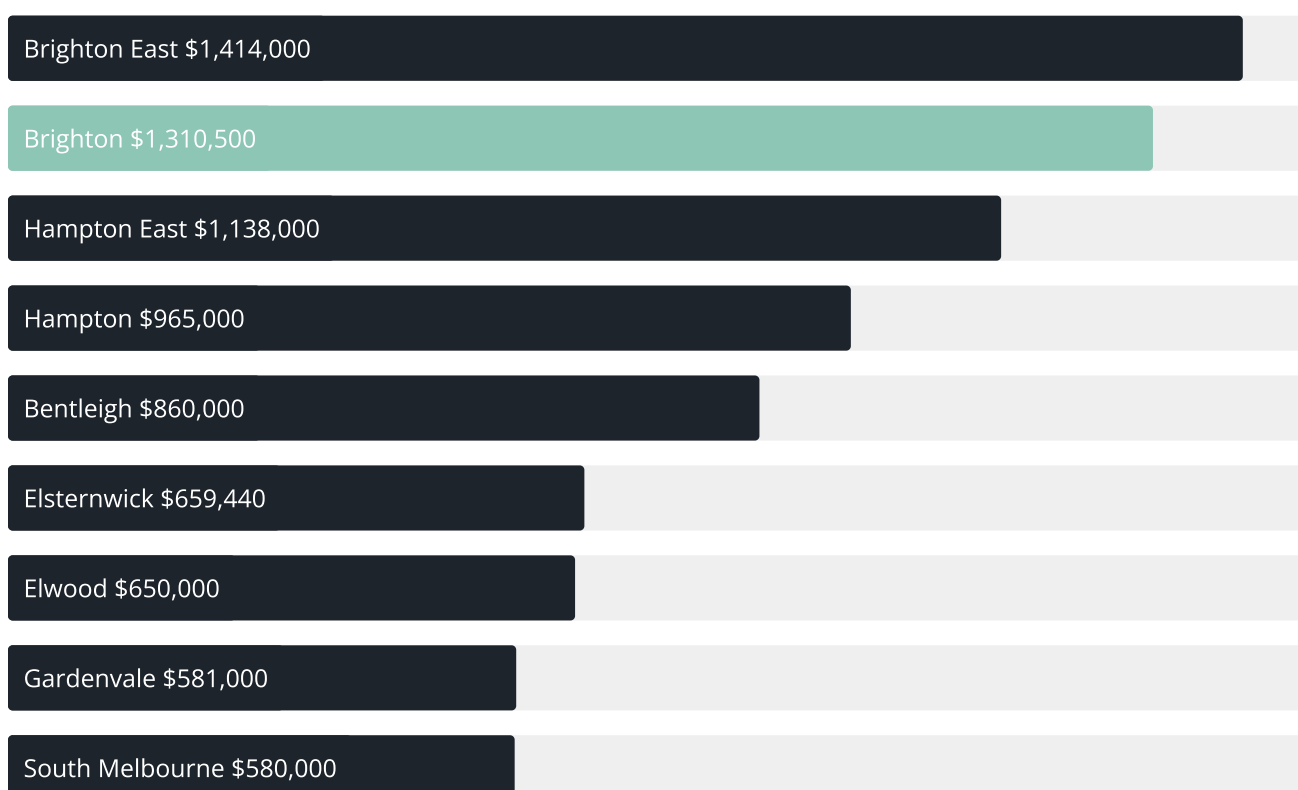
Quarterly Price Change

-4.69% ↓

Quarterly Price Change*



BRIGHTON SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BRIGHTON SUBURB REPORT

Sale Method*



● Auction 43%

● Private 58%

Auction Clearance Rate*

86.27%

Median Days on Market^

28 days

Average Hold Period*

7.1 years

Dwelling Type^



● Houses 57%

● Units 43%

Ownership^



● Owned Outright 49%

● Mortgaged 30%

● Rented 21%

Population^

23,252

Median Asking Rent per week*

\$1,370

Population Growth^

0.00%

Rental Yield*

2.05%

Median Age^











48 years

Median Household Size^











2.4 people

BRIGHTON SUBURB REPORT











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
 2/29 Martin St Brighton	3	Apartment	\$1,215,000	30 Aug 2025
 1/21 Sussex St Brighton	3	Unit	\$1,655,000	30 Aug 2025
 58 Brickwood St Brighton	3	House	\$1,655,000	23 Aug 2025
 865 Hampton St Brighton	2	House	\$1,901,000	09 Aug 2025
 27 Orchard St Brighton	3	House	\$2,055,000	09 Aug 2025
 3/363 New St Brighton	2	Apartment	\$830,000	09 Aug 2025
 G06/7-9 Cowra St Brighton	2	Apartment	\$820,000	07 Aug 2025
 5/108 Esplanade Brighton	2	Unit	\$1,310,000	06 Aug 2025
 5/14 Enfield Rd Brighton	2	Unit	\$750,000	04 Aug 2025
 2/4 Boxshall St Brighton	2	Townhouse	\$1,307,000	02 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 303/317 New St Brighton	1	Apartment	\$480,000	01 Aug 2025
 2/6 Lindsay St Brighton	3	Apartment	\$4,600,000	18 Jul 2025
 28/16 Warleigh Gr Brighton	2	Subdivided Flat - Single OYO Flat	\$818,000	16 Jul 2025
 105/18 Willansby Av Brighton	2	Strata Unit/Flat	\$1,560,000	12 Jul 2025
 3/5 Murphy St Brighton	2	Unit	\$1,065,000	05 Jul 2025
 2 Mary St Brighton	3	House	\$2,360,000	05 Jul 2025
 7/17-19 Grosvenor St Brighton	2	Unit	\$785,000	02 Jul 2025
 121 Male St Brighton	2	House	\$1,170,000	28 Jun 2025
 33a Whyte St Brighton	3	Townhouse	\$1,850,000	26 Jun 2025
 86 Carpenter St Brighton	4	House	\$4,750,000	25 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 2 Southey St Brighton	5	House	\$3,720,000	24 Jun 2025
 6 Byron St Brighton	4	House	\$3,980,000	23 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
 1/12 Black St Brighton	3	Apartment	\$3,900,000	18 Jun 2025
 3/8 Wright St Brighton	2	Unit	\$1,210,000	18 Jun 2025
 51 Sussex St Brighton	6	House	\$6,450,000	17 Jun 2025
 23 Elm Gr Brighton	2	House	\$1,728,000	14 Jun 2025
 3/71 Martin St Brighton	3	Townhouse	\$1,672,000	14 Jun 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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