



Brighton East

# Suburb Report



Your connection to property insights



**JellisCraig**

BRIGHTON EAST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.24m

Quarterly price change

-0.11% ↓

Median unit price<sup>1</sup>

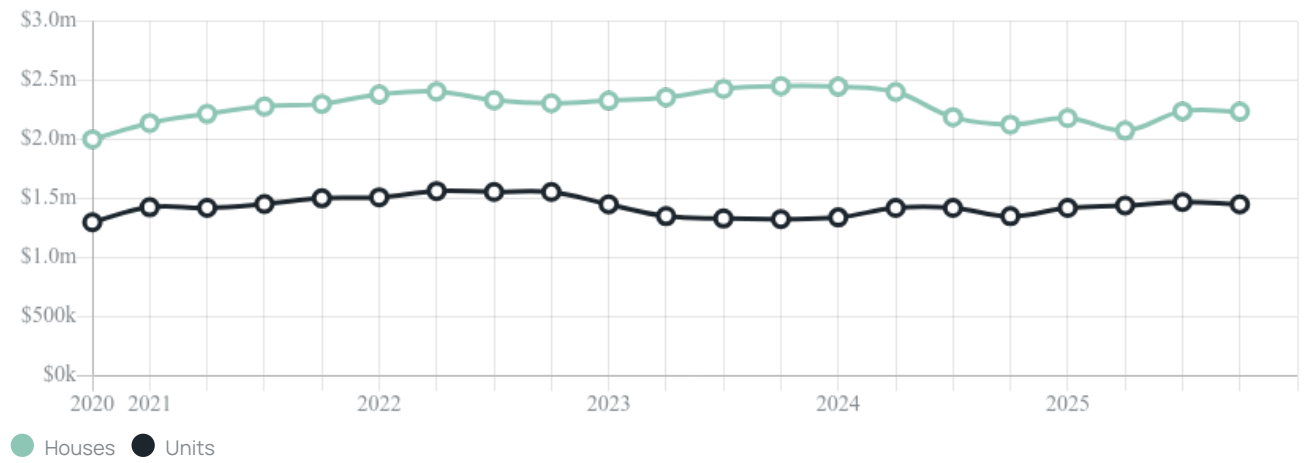
Median

\$1.45m

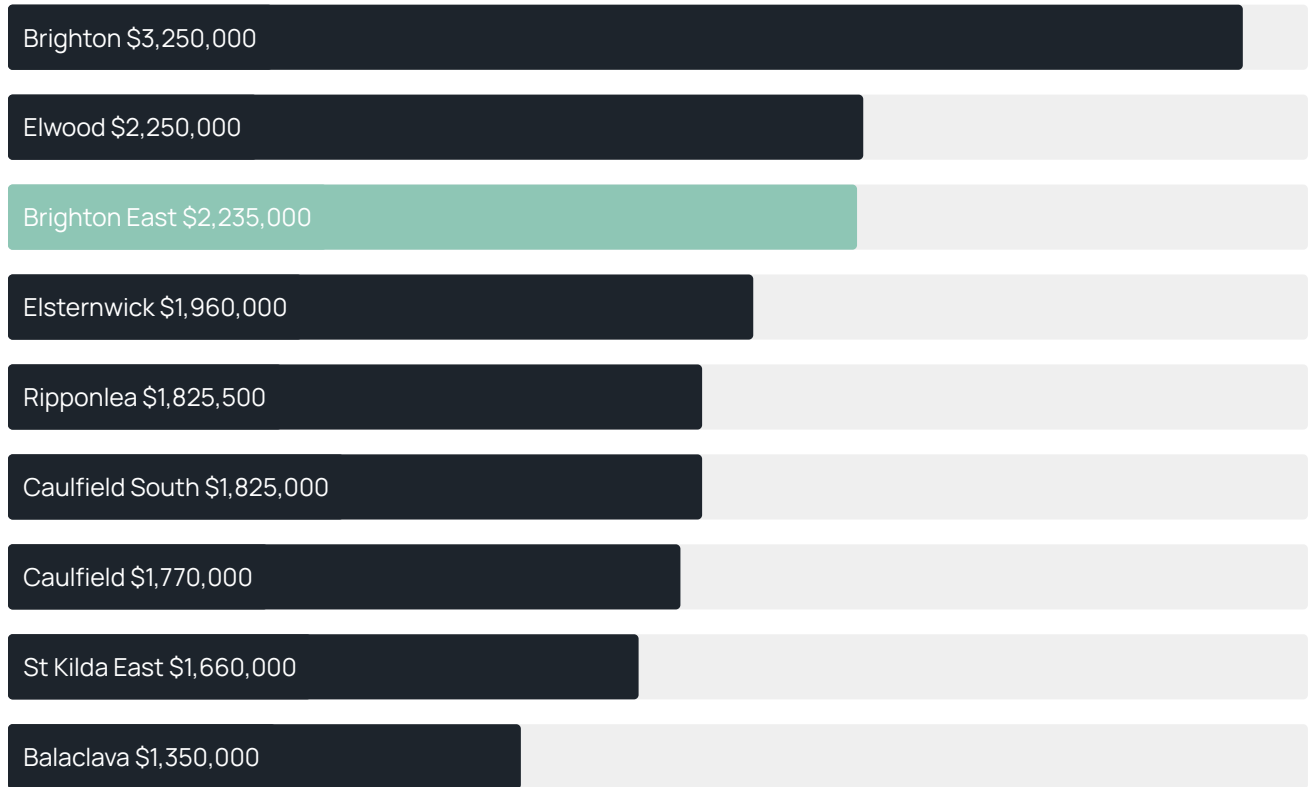
Quarterly price change

-1.36% ↓

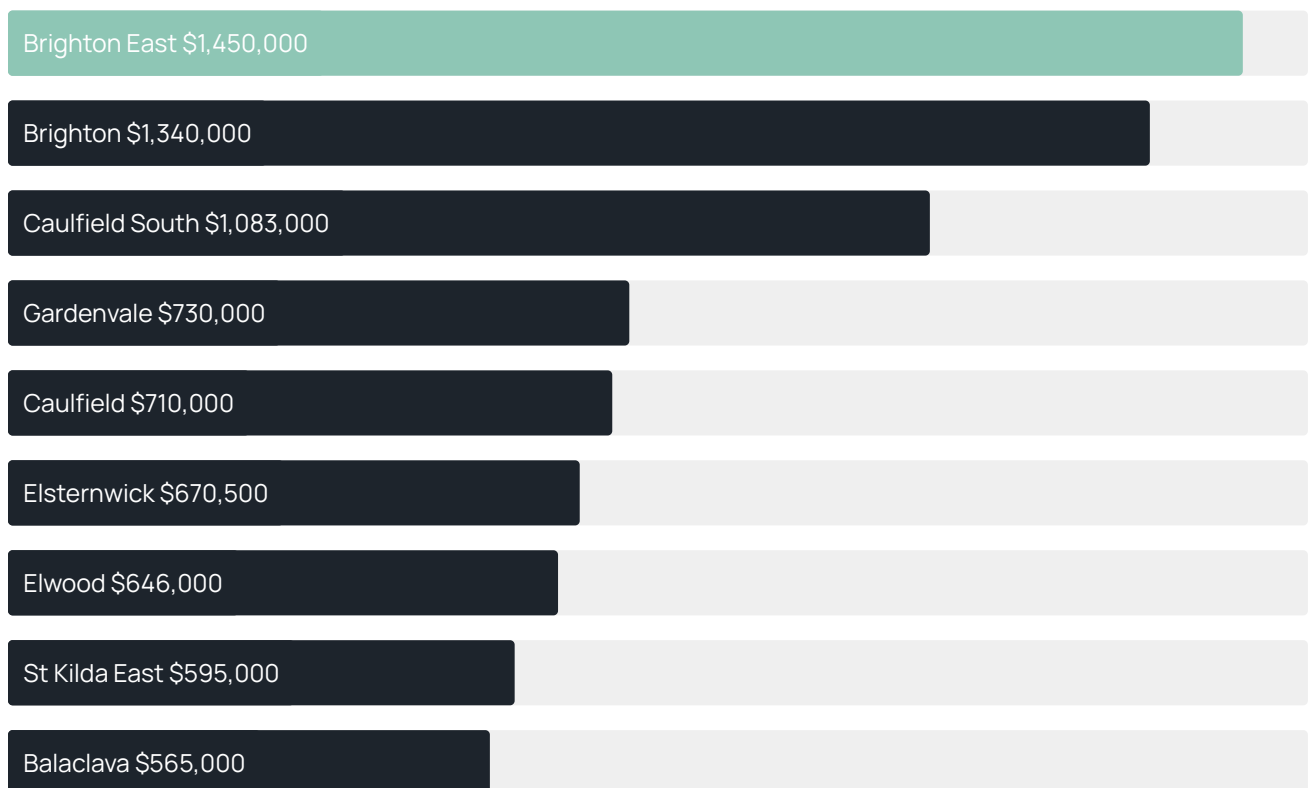
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 68%  
● Private 32%

Auction clearance rate<sup>3</sup>

74%

Median days on market<sup>3</sup>

24 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



● Houses 68% ● Units 32%

Ownership<sup>5</sup>



● Owned outright 45% ● Mortgaged 38% ● Rented 17%

Population<sup>5</sup>

16,757

Median asking rent<sup>1</sup>

\$1,100 per week

Population growth<sup>5</sup>

4.74%

Rental yield<sup>1</sup>

2.36%

Median age<sup>5</sup>

45 years




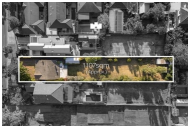

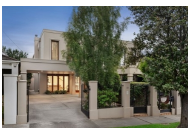


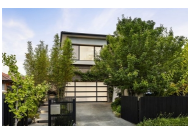

Median household size<sup>5</sup>

2.6 people











## BRIGHTON EAST SUBURB REPORT

### Recent Brighton East sales


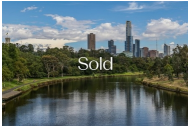








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 632a Hawthorn Rd Brighton East	4	Townhouse	\$1,350,000	28 Mar 2026
 14/657 Nepean Hwy Brighton East	2	Apartment	\$495,000	25 Mar 2026
 7/33 Cluden St Brighton East	2	Unit	\$875,000	24 Mar 2026
 3 Lansdown St Brighton East	2	House	\$2,315,000	21 Mar 2026
 2/150 Thomas St Brighton East	3	Unit	\$1,195,888	06 Mar 2026
 43 Baird St Brighton East	4	Townhouse	\$2,050,000	27 Feb 2026
 58 Thomas St Brighton East	6	House	\$1,705,000	23 Feb 2026
 30 Thomas St Brighton East	3	House	\$1,570,000	22 Feb 2026
 9a Hodder St Brighton East	3	Townhouse	\$1,875,000	21 Feb 2026
 1/42 Clonaig St BRIGHTON EAST	3	Townhouse	\$1,495,000	21 Feb 2026

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 339 Nepean Hwy Brighton East	4	House	\$1,540,000	20 Feb 2026
 86 Canberra Gr Brighton East	4	House	\$2,300,000	11 Feb 2026
 2/172 Thomas St Brighton East	2	Strata Unit/Flat	\$534,200	10 Feb 2026
 316 North Rd Brighton East	4	House	\$1,845,000	02 Feb 2026
 2a Locke St Brighton East	4	Townhouse	\$1,550,000	29 Jan 2026
 41 Florence St Brighton East	3	Townhouse	\$1,610,000	28 Jan 2026
 2 St Finbars Cr Brighton East	3	House	\$1,800,000	22 Jan 2026
 14 Welwyn Av Brighton East	5	House	\$3,410,000	22 Jan 2026
 1/153 Dendy St Brighton East	4	House	\$2,109,000	20 Jan 2026
 29 Coronation St Brighton East	3	House	\$1,630,000	13 Jan 2026

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 60B Baird St Brighton East	4	Townhouse	\$2,485,000	12 Jan 2026
 79b Thomas St Brighton East	4	House	\$1,760,000	28 Dec 2025
 25 Gleniffer Av Brighton East	3	House	\$1,250,000	24 Dec 2025
 5 Bruce St BRIGHTON EAST	6	House	\$2,200,000	24 Dec 2025
 2/29 Pine St Brighton East	2	Apartment	\$955,000	21 Dec 2025
 18a Louise St Brighton East	3	Townhouse	\$1,395,000	21 Dec 2025
 3/2 Robinson St Brighton East	3	House	\$1,300,000	18 Dec 2025
 1a Davey Av Brighton East	3	House	\$1,250,000	13 Dec 2025
 5 Hemming St Brighton East	3	House	\$1,425,000	12 Dec 2025
 179 Dendy St Brighton East	4	House	\$2,175,000	10 Dec 2025



**Jellis Craig Brighton**  
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03 9194 1200

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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