



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>

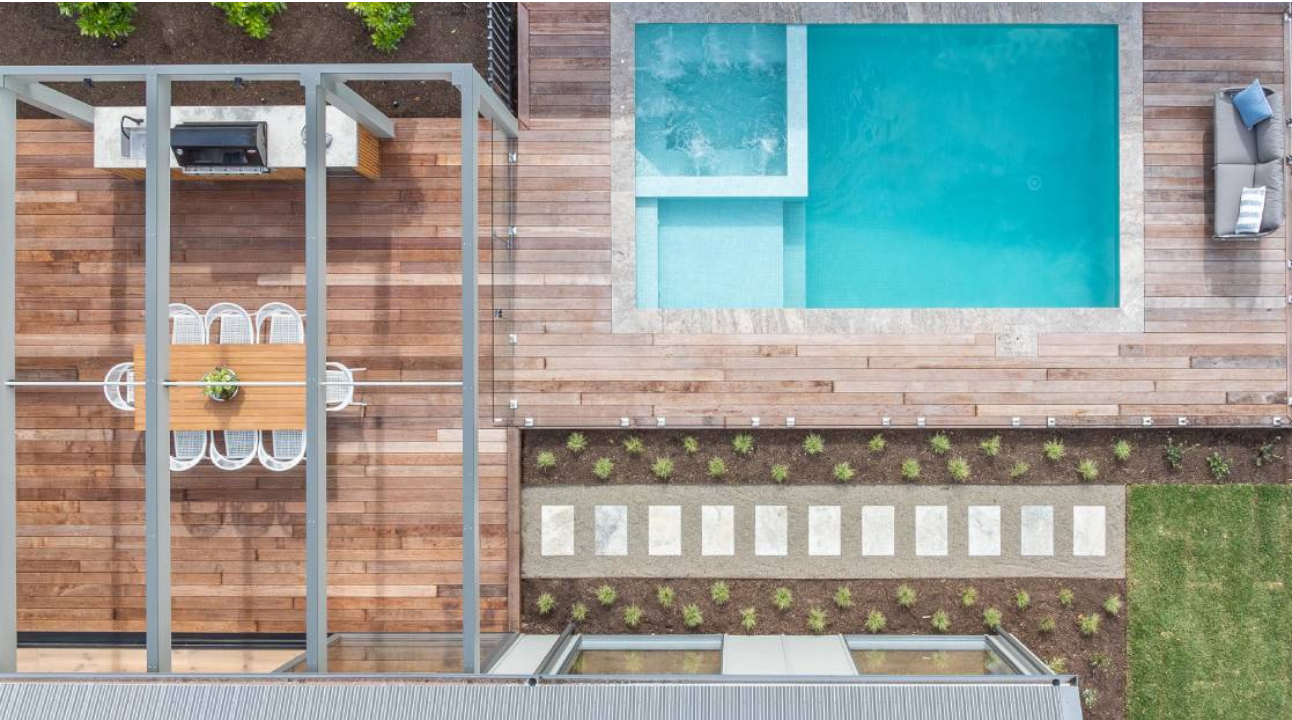
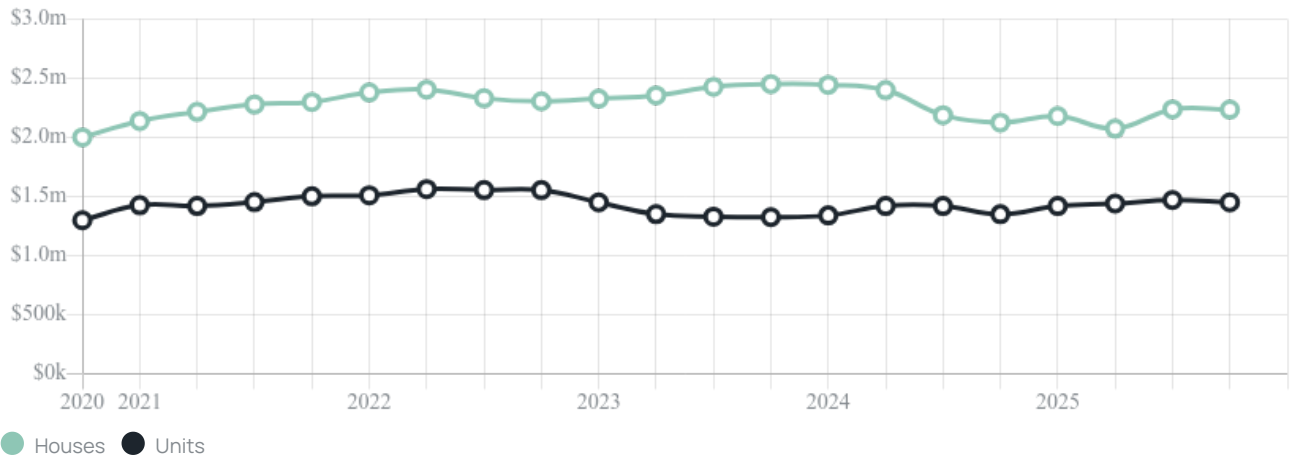
Median

\$1.45m

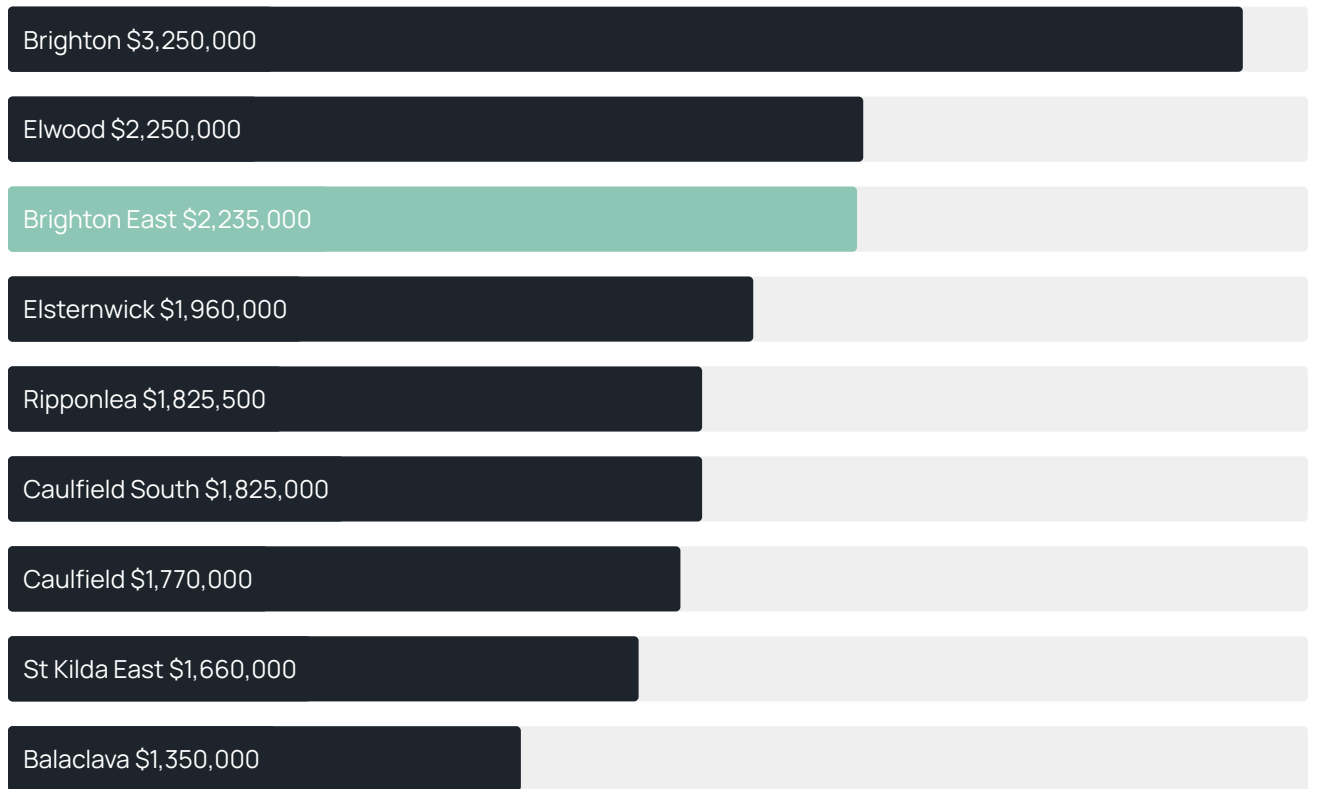
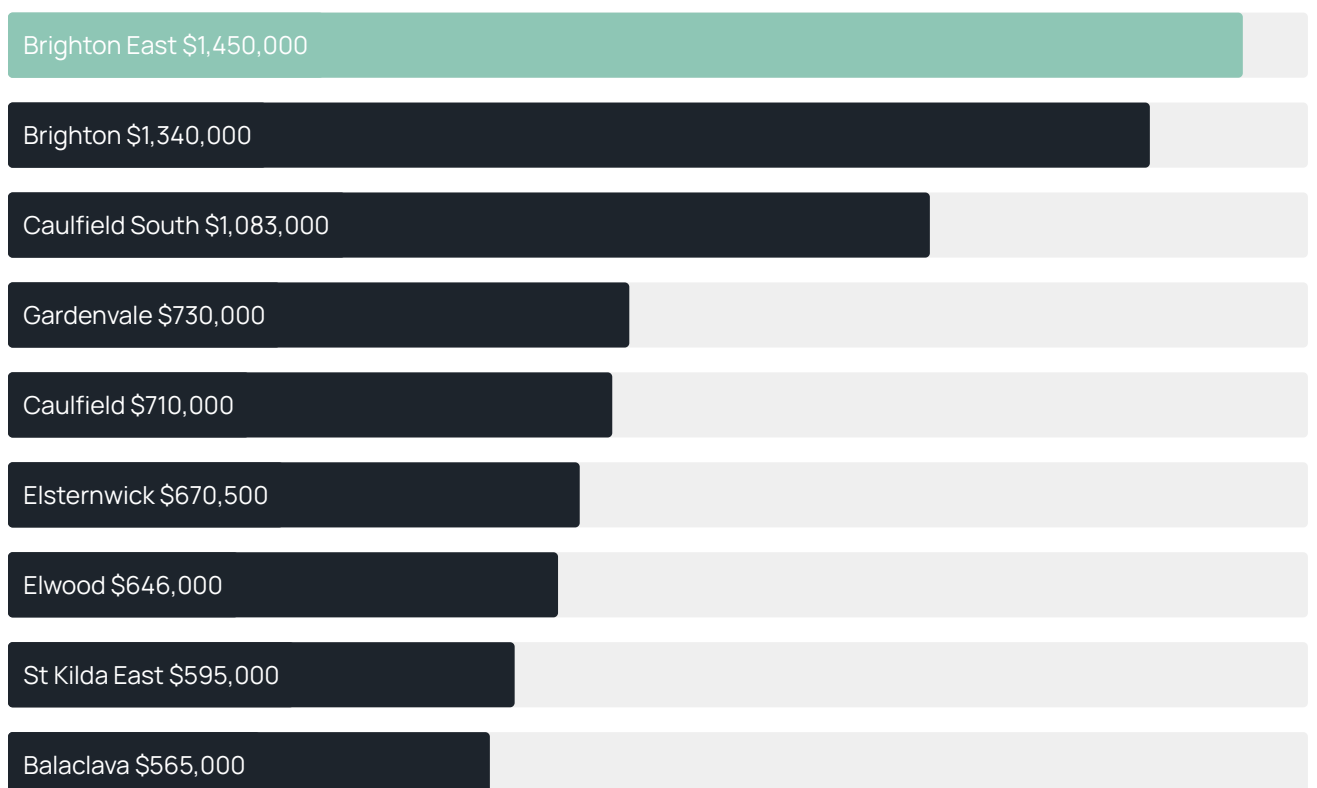
Quarterly price change

-1.36% ↓

Quarterly price change<sup>1</sup>



## BRIGHTON EAST SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 57%  
● Private 43%

Auction clearance rate<sup>3</sup>

70%

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

26 days

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

26 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




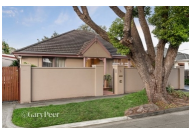


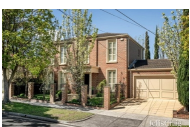



Median household size<sup>5</sup>

2.6 people











## BRIGHTON EAST SUBURB REPORT

### Recent Brighton East sales







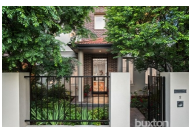



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisCraig.com.au/suburb-reports](https://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 79b Thomas St Brighton East	4	House	\$1,760,000	29 Dec 2025
 5 Bruce St BRIGHTON EAST	6	House	\$2,200,000	24 Dec 2025
 18a Louise St Brighton East	3	Townhouse	\$1,395,000	21 Dec 2025
 1a Davey Av Brighton East	3	House	\$1,250,000	13 Dec 2025
 239 South Rd Brighton East	4	House	\$2,165,000	09 Dec 2025
 17a Cluden St Brighton East	4	Townhouse	\$4,300,000	07 Dec 2025
 3a Billson St Brighton East	3	House	\$1,620,000	04 Dec 2025
 36 Lubrano St Brighton East	4	House	\$2,675,000	03 Dec 2025
 23 Bright St Brighton East	3	House	\$2,310,000	29 Nov 2025
 9 Valdemar Ct Brighton East	4	House	\$1,860,000	28 Nov 2025

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Locke St Brighton East	4	House	\$3,600,000	28 Nov 2025
 9a Hemming St Brighton East	2	Flat/Unit/Apartment	\$950,000	26 Nov 2025
 10/123 Dendy St Brighton East	2	Unit	\$640,000	26 Nov 2025
 22 Wairoa Av Brighton East	4	House	\$1,600,000	24 Nov 2025
 18C Hornby St Brighton East	3	Townhouse	\$2,271,000	22 Nov 2025
 12 Holmhurst Ct Brighton East	5	House	\$3,157,500	22 Nov 2025
 25a Milroy St Brighton East	2	Unit	\$925,000	22 Nov 2025
 2 Arnold Rd Brighton East	4	House	\$3,200,000	22 Nov 2025
 4/657 Nepean Hwy Brighton East	2	Apartment	\$520,000	21 Nov 2025
 16a Marriage Rd Brighton East	3	Townhouse	\$1,716,000	20 Nov 2025

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Charles St Brighton East	3	House	\$1,355,000	15 Nov 2025
 354 North Rd Brighton East	4	House	\$1,810,000	15 Nov 2025
 3 Shasta Av Brighton East	4	House	\$3,575,000	13 Nov 2025
 81 Thomas St Brighton East	4	Townhouse	\$1,816,000	12 Nov 2025
 7 Lilac Cr Brighton East	5	House	\$1,850,000	08 Nov 2025
 37b Canberra Gr Brighton East	4	Townhouse	\$1,910,000	08 Nov 2025
 2 Collis St Brighton East	4	House	\$2,061,000	08 Nov 2025
 49a Comer St BRIGHTON EAST	3	House	\$2,001,000	08 Nov 2025
 9 Dunoon Ct Brighton East	3	House	\$1,810,000	06 Nov 2025
 747 Nepean Hwy BRIGHTON EAST	4	House	\$1,500,000	05 Nov 2025



**Jellis Craig Brighton**  
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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 01/02/2026

- 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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