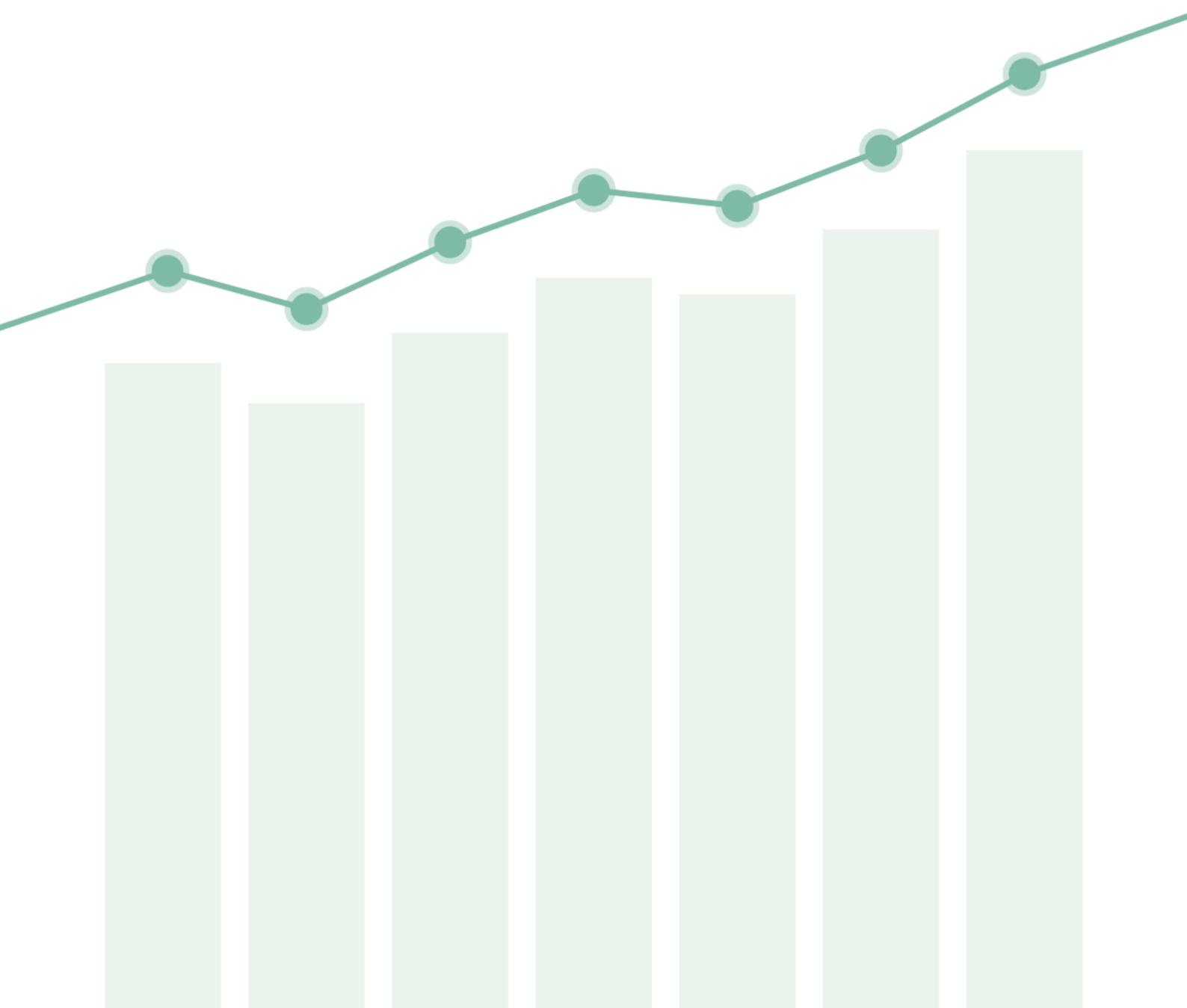


Jellis Craig

BRIGHTON EAST

Suburb Report

Know your neighbourhood.



Property Prices

BRIGHTON EAST SUBURB REPORT

Median House Price^{*}

Median
\$2.25m

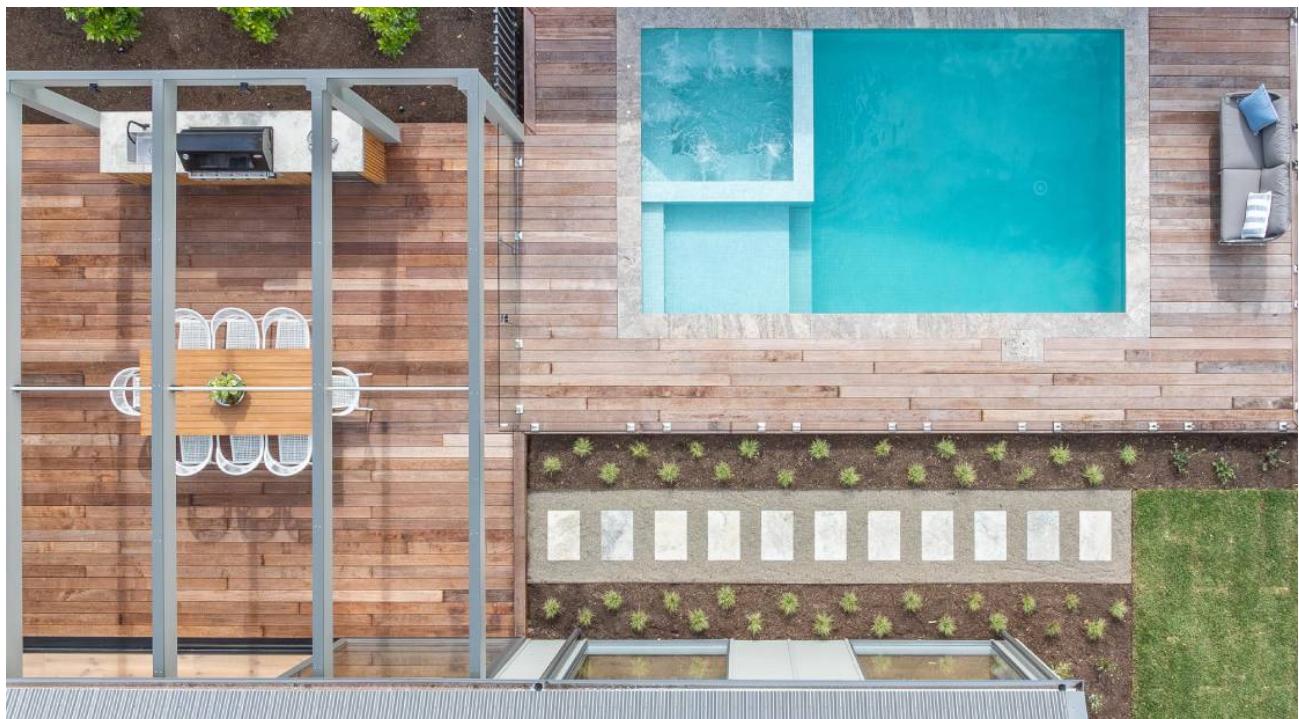
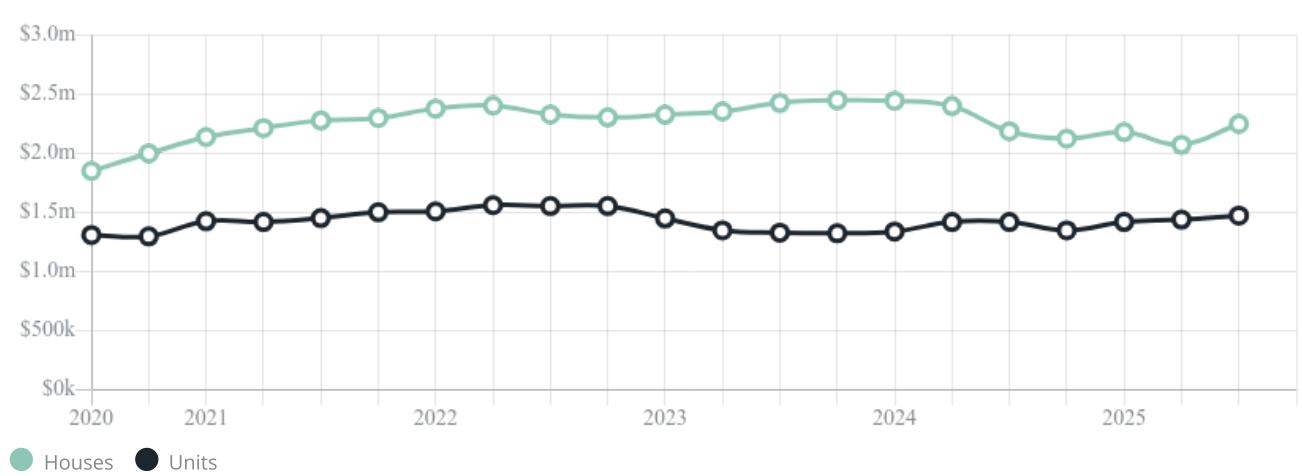
Quarterly Price Change
8.48% 

Median Unit Price^{*}

Median
\$1.48m

Quarterly Price Change
2.43% 

Quarterly Price Change^{*}



Surrounding Suburbs

BRIGHTON EAST SUBURB REPORT

Median House Sale Price^{*}

Brighton \$3,200,000

Elwood \$2,310,000

Brighton East \$2,250,000

Elsternwick \$1,960,000

Caulfield \$1,805,000

Caulfield South \$1,805,000

Gardenvale \$1,792,500

Ripponlea \$1,780,500

St Kilda East \$1,635,500

Median Unit Sale Price^{*}

Brighton East \$1,475,000

Brighton \$1,375,000

Caulfield South \$1,010,000

Caulfield \$812,500

Gardenvale \$730,000

Elwood \$650,000

Elsternwick \$635,000

St Kilda East \$585,000

Balaclava \$573,750

Sales Snapshot

BRIGHTON EAST SUBURB REPORT

Sale Method^{*}



Auction Clearance Rate^{*}

79.25%

Median Days on Market[^]

25 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



Population[^]

16,757

Population Growth[^]

4.74%

Median Age[^]

45 years

Ownership[^]



Median Asking Rent per week^{*}

\$1,165

Rental Yield^{*}

2.36%

Median Household Size[^]

2.6 people

Sold Properties

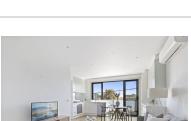
BRIGHTON EAST SUBURB REPORT

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 3a Billson St Brighton East	3	House	\$1,620,000	04 Dec 2025
 1 Locke St Brighton East	4	House	\$3,600,000	28 Nov 2025
 18C Hornby St Brighton East	3	Townhouse	\$2,271,000	22 Nov 2025
 25a Milroy St Brighton East	2	Unit	\$925,000	22 Nov 2025
 4/657 Nepean Hwy Brighton East	2	Apartment	\$520,000	21 Nov 2025
 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
 49a Comer St BRIGHTON EAST	3	House	\$2,001,000	08 Nov 2025

Sold Properties

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37b Canberra Gr Brighton East	4	Townhouse	\$1,910,000	08 Nov 2025
 2/657 Nepean Hwy Brighton East	2	Apartment	\$530,000	03 Nov 2025
 5/87 Thomas St Brighton East	2	Unit	\$777,500	02 Nov 2025
 2/185 South Rd Brighton East	2	Townhouse	\$1,125,000	28 Oct 2025
 38 Marriage Rd Brighton East	3	House	\$2,500,000	28 Oct 2025
 3/657 Nepean Hwy Brighton East	2	Apartment	\$510,000	24 Oct 2025
 4/756 Hawthorn Rd Brighton East	3	Townhouse	\$1,185,000	22 Oct 2025
 9/657 Nepean Hwy Brighton East	2	Apartment	\$495,000	21 Oct 2025
 1/16 Summerhill Rd Brighton East	3	House	\$2,850,000	17 Oct 2025
 4/87 Thomas St Brighton East	2	Unit	\$980,000	16 Oct 2025

Sold Properties

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/18 Regent St Brighton East	3	Villa	\$1,252,000	15 Oct 2025
 35 Luxe La Brighton East	4	Townhouse	\$1,310,000	13 Oct 2025
 2/1 Moore St Brighton East	2	House	\$1,200,000	13 Oct 2025
 359 South Rd Brighton East	5	House	\$2,740,000	11 Oct 2025
 8/123 Dendy St Brighton East	2	Apartment	\$595,000	11 Oct 2025
 8 Janet St Brighton East	4	House	\$2,200,000	09 Oct 2025
 1/3 Gleniffer Av Brighton East	2	Unit	\$745,000	08 Oct 2025
 20a Carr St Brighton East	4	Townhouse	\$2,525,000	08 Oct 2025
 15a Studley Rd Brighton East	4	Townhouse	\$2,650,000	07 Oct 2025
 54 Clinton St Brighton East	4	House	\$2,600,000	06 Oct 2025



Brighton Office
Level 1, 181 Bay Street, Brighton
03 9194 1200
jelliscraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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