



Brighton East

Suburb Report



Your connection to property insights



JellisCraig

BRIGHTON EAST SUBURB REPORT

Median house price¹

Median

\$2.19m

Quarterly price change

-0.36% ↓

Median unit price¹

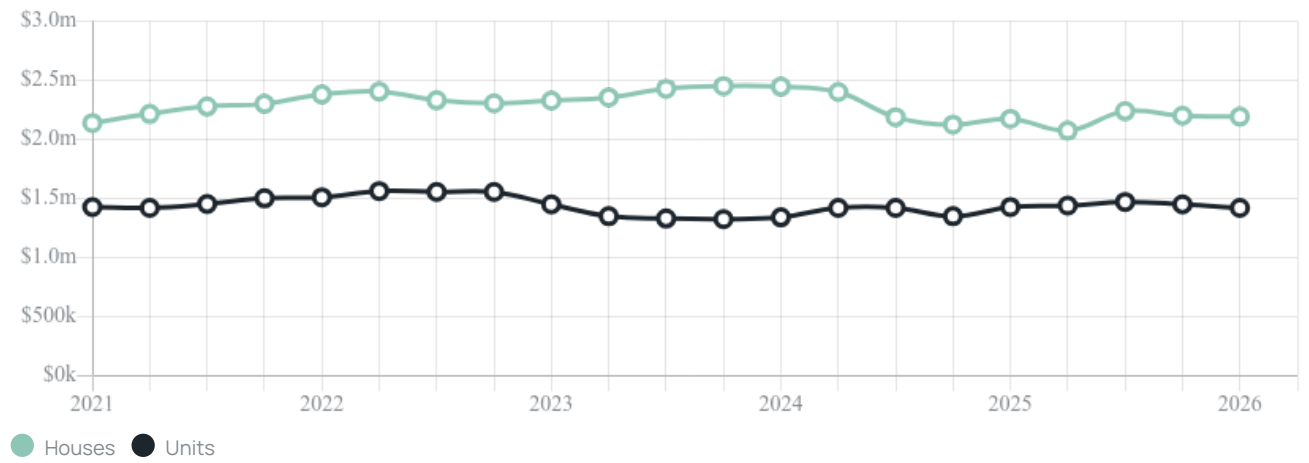
Median

\$1.42m

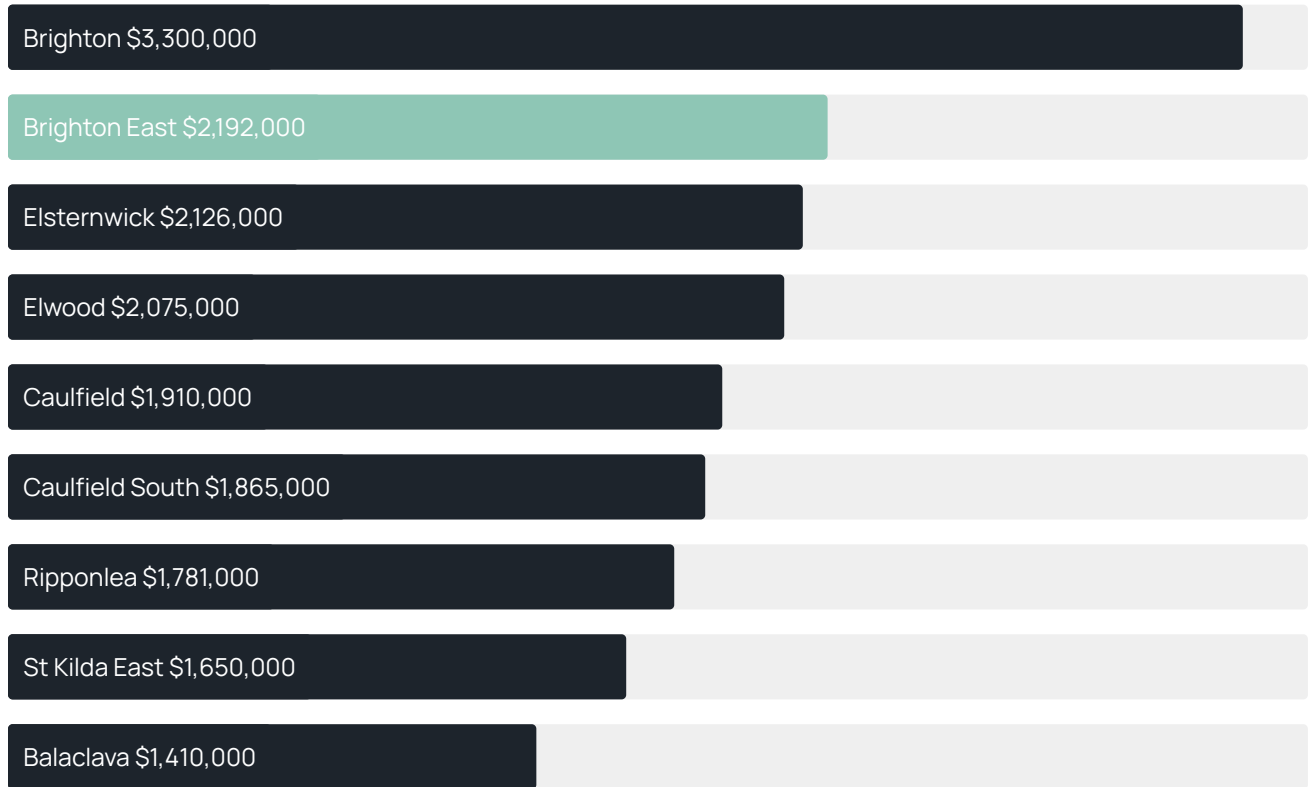
Quarterly price change

-2.06% ↓

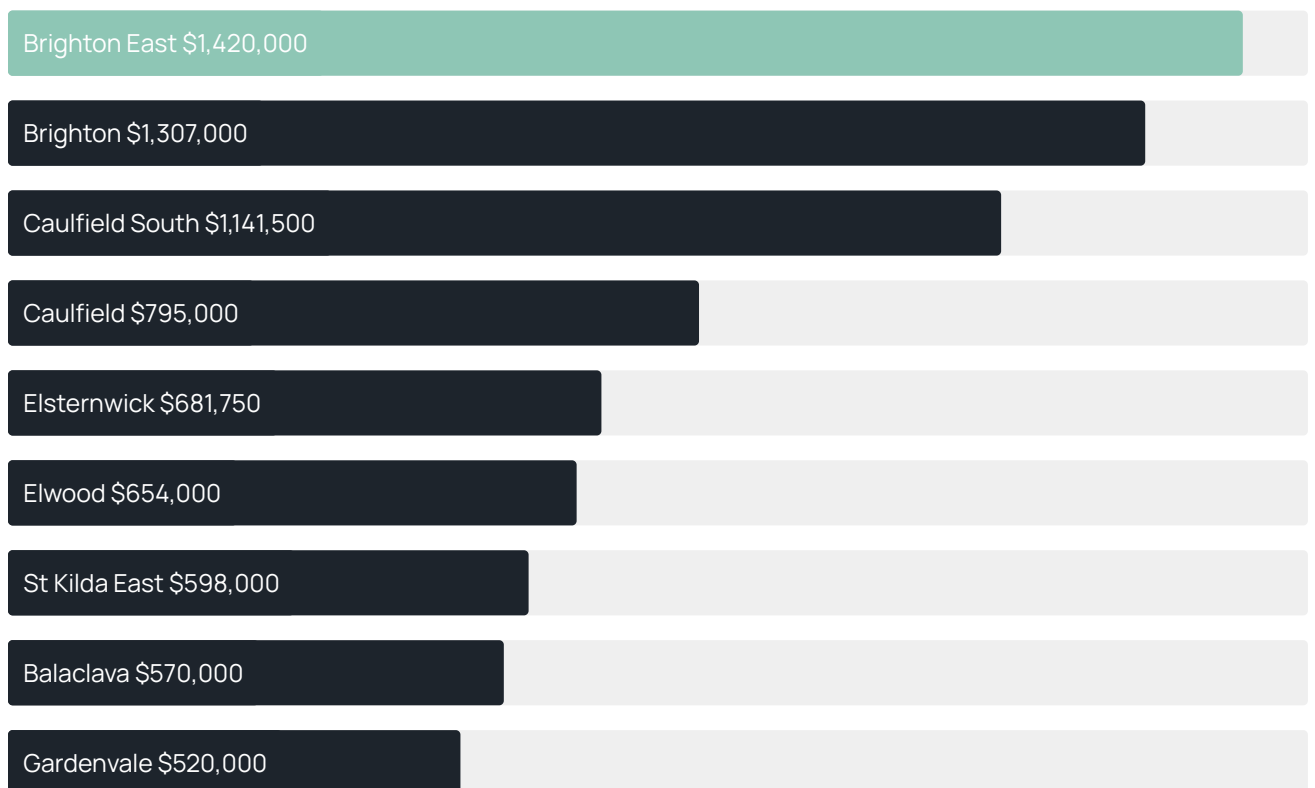
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 52%
● Private 48%

Auction clearance rate³

72.73%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

6.6 years

Dwelling type⁵



● Houses 68% ● Units 32%

Ownership⁵



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

Population⁵

16,757

Median asking rent¹

\$1,100 per week

Population growth⁵

4.74%

Rental yield¹

2.36%

Median age⁵

45 years











Median household size⁵

2.6 people










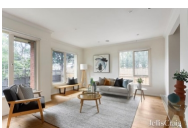
BRIGHTON EAST SUBURB REPORT

Recent Brighton East sales










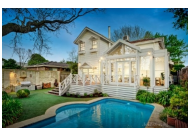
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 32 Clive St Brighton East	3	House	\$1,555,000	27 Jun 2026
 3 Bourneville Av Brighton East	3	House	\$2,150,000	26 Jun 2026
 11 Weber St Brighton East	3	House	\$1,865,000	20 Jun 2026
 52 Clinton St Brighton East	4	Townhouse	\$1,510,000	10 Jun 2026
 12 Cheeseman Av Brighton East	2	House	\$1,345,000	30 May 2026
 2/47 Union St Brighton East	2	Unit	\$891,500	23 May 2026
 604 Hawthorn Rd Brighton East	2	Apartment	\$1,107,000	21 May 2026
 22 Clinton St Brighton East	4	House	\$1,700,000	15 May 2026
 3/23 Walstab St Brighton East	3	Townhouse	\$1,400,000	15 May 2026
 21 Weber St Brighton East	4	House	\$2,255,000	09 May 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31 Clinton St Brighton East	4	House	\$1,600,000	08 May 2026
 62 Cummins Rd Brighton East	3	House	\$1,550,000	08 May 2026
 649 Hawthorn Rd Brighton East	3	House	\$1,410,000	04 May 2026
 217 Were St Brighton East	4	House	\$3,154,000	02 May 2026
 65 Comer St Brighton East	6	House	\$4,600,000	24 Apr 2026
 15 Tatong Rd Brighton East	2	House	\$600,000	23 Apr 2026
 10 Gillard St Brighton East	4	House	\$1,825,000	20 Apr 2026
 1/2 Robinson St Brighton East	3	Flat/Unit/Apartment	\$1,630,000	18 Apr 2026
 1/724 Hawthorn Rd Brighton East	3	Unit	\$1,000,000	17 Apr 2026
 1/86 Thomas St Brighton East	3	Unit	\$1,146,000	17 Apr 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 191 Were St Brighton East	3	House	\$2,741,000	17 Apr 2026
 3/19 Beddoe Av Brighton East	2	Unit	\$935,000	14 Apr 2026
 8/24 Thomas St Brighton East	1	Unit	\$500,000	13 Apr 2026
 6a Keys Av Brighton East	3	House	\$1,810,000	03 Apr 2026
 84 Glencairn Av Brighton East	3	House	\$3,452,500	31 Mar 2026
 78 Glencairn Av BRIGHTON EAST	4	House	\$3,440,000	31 Mar 2026
 632a Hawthorn Rd Brighton East	4	Townhouse	\$1,350,000	28 Mar 2026
 7 Ward St Brighton East	4	House	\$4,666,000	27 Mar 2026
 30 Edro Av Brighton East	4	House	\$3,700,000	26 Mar 2026
 9 Violet Cr Brighton East	6	House	\$2,900,000	26 Mar 2026



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.

Data is current as of PDF generation date 01/07/2026

- 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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