



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

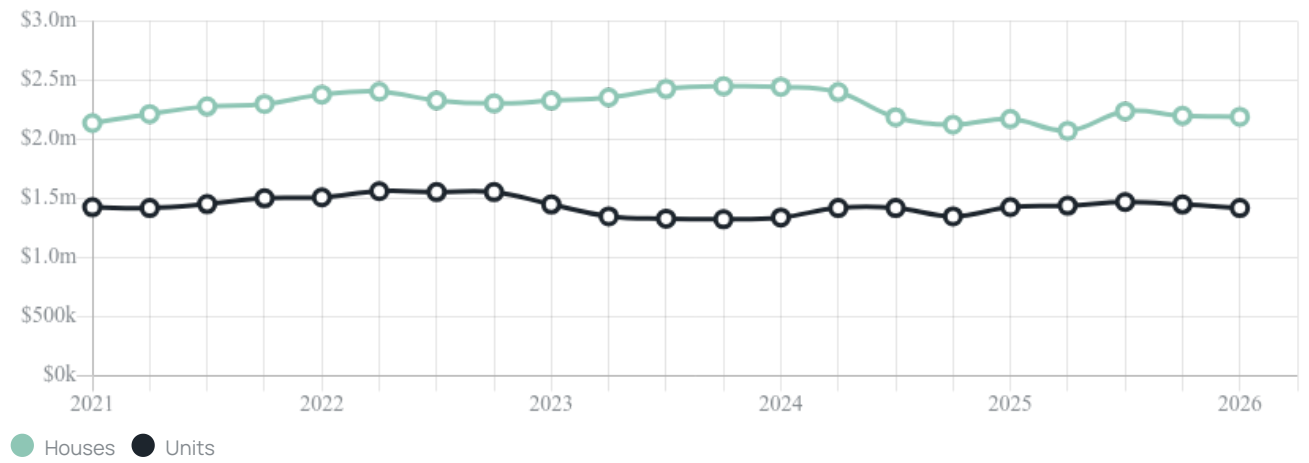
Median

\$1.42m

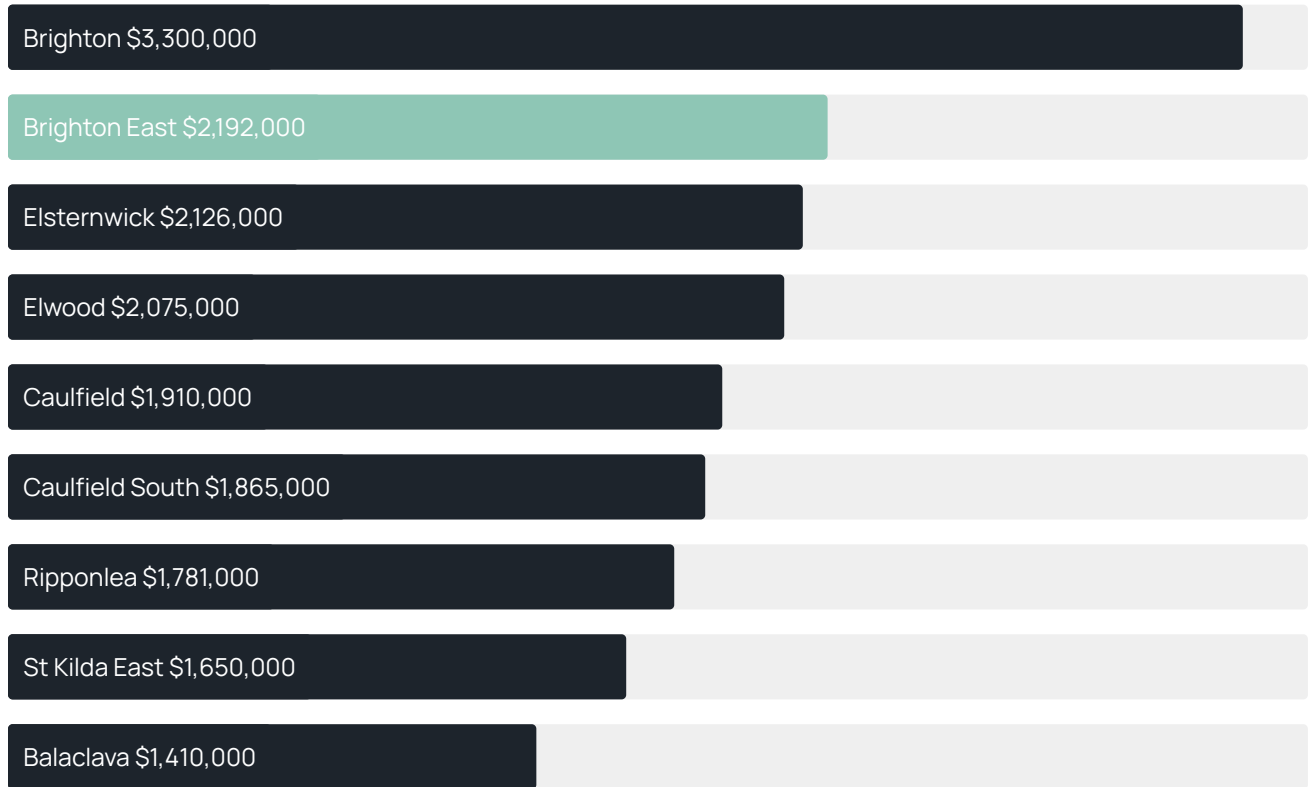
Quarterly price change

-2.06% ↓

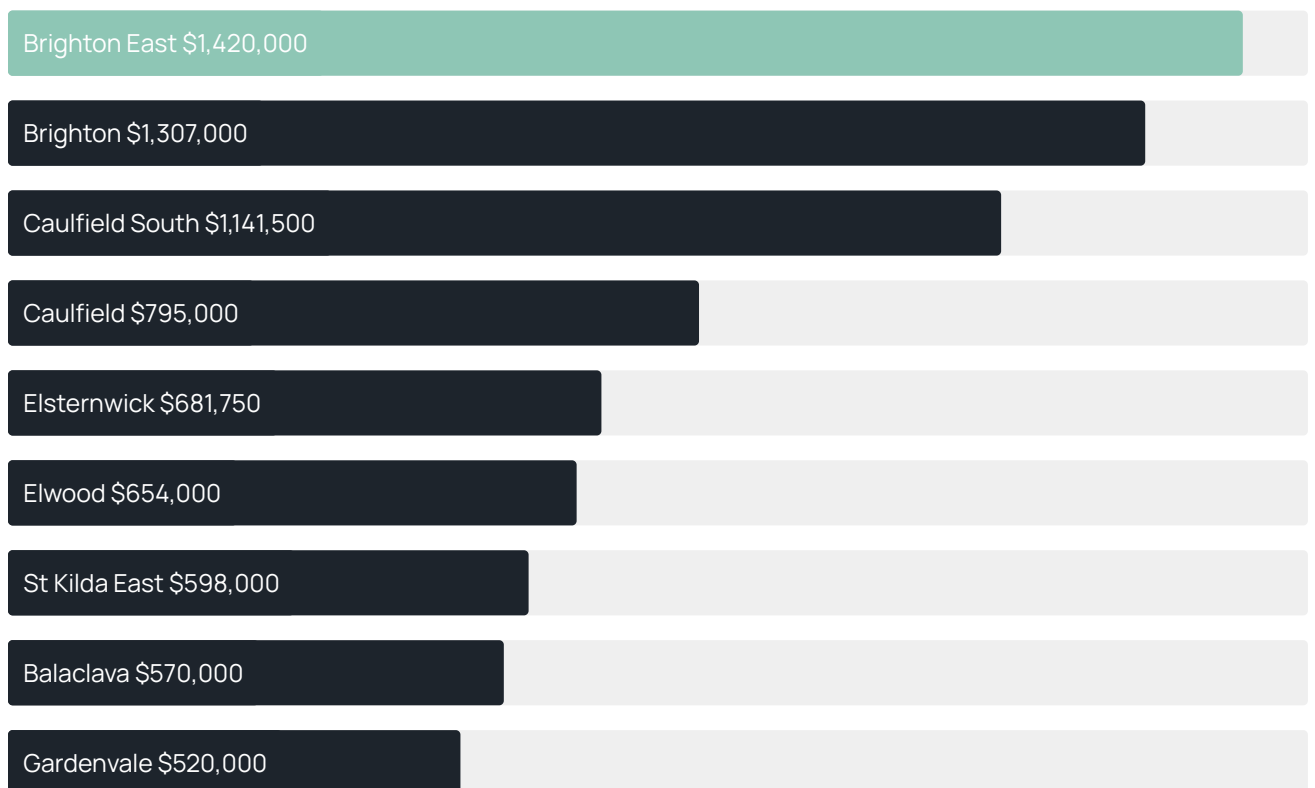
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 53%
● Private 47%

Auction clearance rate³

72.34%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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
 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
 21 Weber St Brighton East	4	House	\$2,255,000	09 May 2026
 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
 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
 1/724 Hawthorn Rd Brighton East	3	Unit	\$1,000,000	17 Apr 2026
 3/19 Beddoe Av Brighton East	2	Unit	\$935,000	14 Apr 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 632a Hawthorn Rd Brighton East	4	Townhouse	\$1,350,000	28 Mar 2026
 9 Violet Cr Brighton East	6	House	\$2,900,000	26 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
 17/19 Landcox St Brighton East	3	Townhouse	\$1,400,000	21 Mar 2026
 3 Lansdown St Brighton East	2	House	\$2,315,000	21 Mar 2026
 1/2 Allfrey St Brighton East	2	House	\$1,350,000	20 Mar 2026
 5 Dunoon Ct Brighton East	4	House	\$2,115,000	18 Mar 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31 Milroy St Brighton East	5	House	\$499,247	18 Mar 2026
 6 Wairoa Av Brighton East	3	House	\$2,342,772	18 Mar 2026
 2a Summerhill Rd Brighton East	4	House	\$1,770,000	18 Mar 2026
 33 Milroy St Brighton East	5	House	\$171,834	18 Mar 2026
 35 Milroy St Brighton East	5	House	\$574,889	18 Mar 2026
 7b Roberts Ct Brighton East	4	House	\$1,580,888	15 Mar 2026
 7 Carrington Gr Brighton East	3	House	\$1,700,000	15 Mar 2026
 20 Comer St Brighton East	5	House	\$3,250,000	14 Mar 2026
 50 Charles St Brighton East	4	House	\$3,160,000	14 Mar 2026
 2/150 Thomas St Brighton East	3	Unit	\$1,195,888	06 Mar 2026



Jellis Craig Brighton
Level 1, 181 Bay Street, Brighton
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.

Data is current as of PDF generation date 01/06/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.