



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>

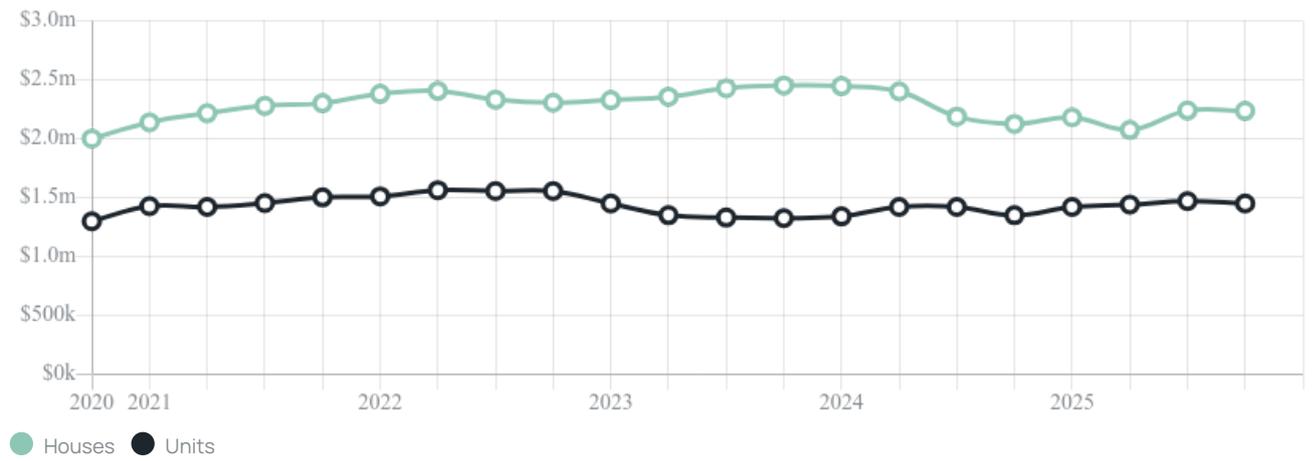
Median

\$1.45m

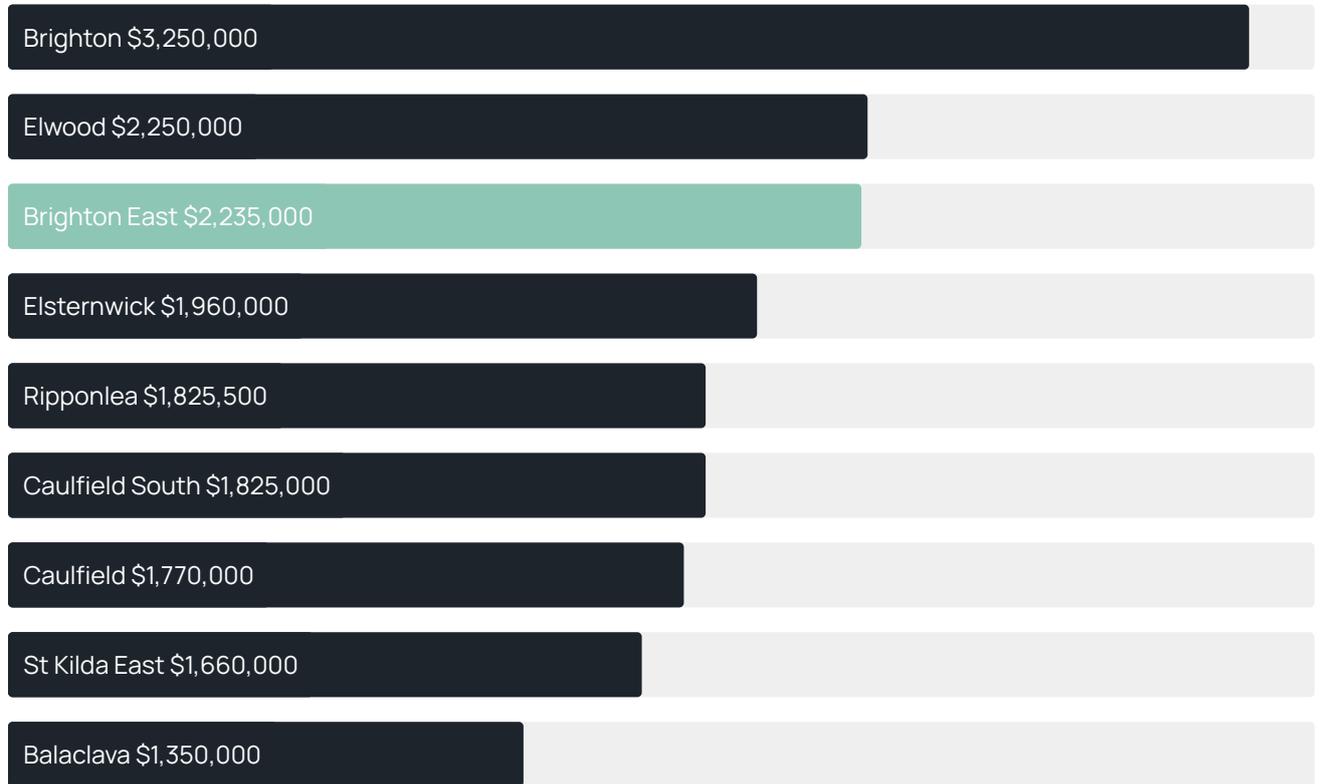
Quarterly price change

-1.36% ↓

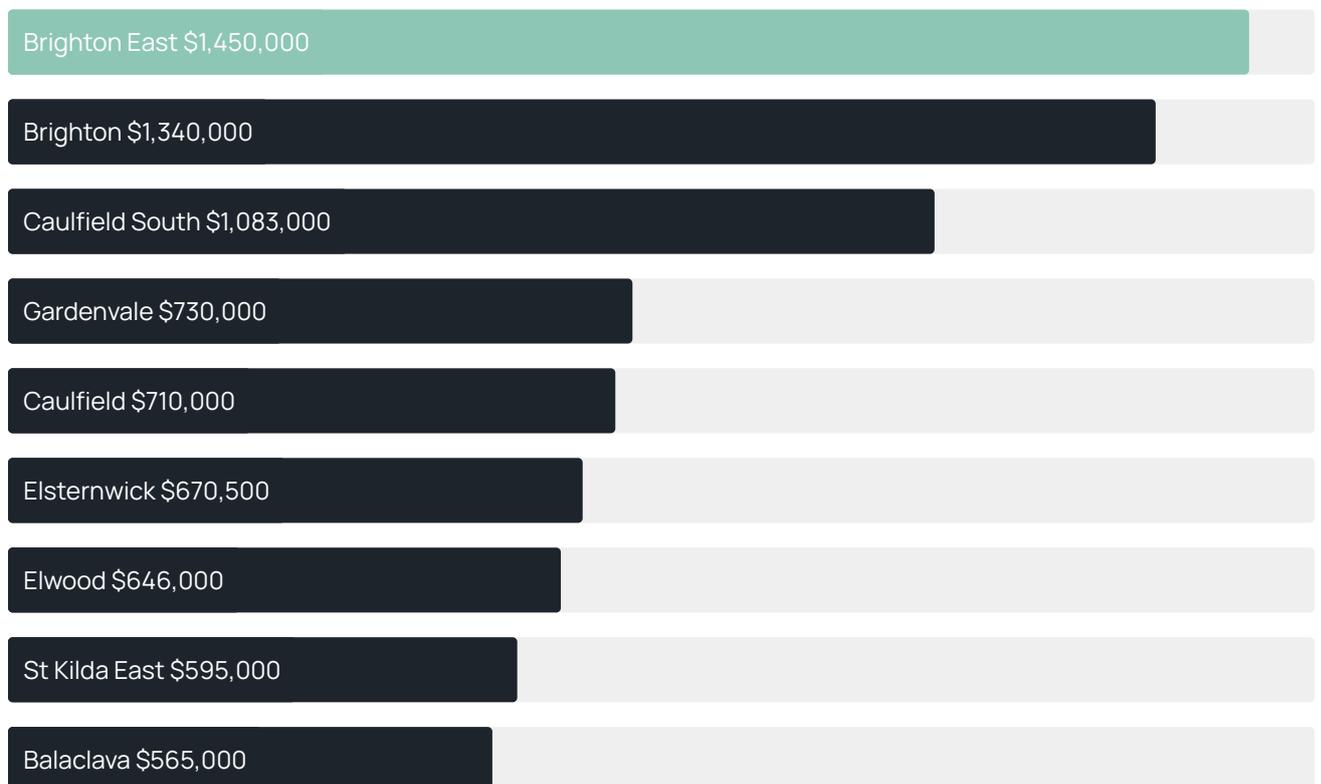
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

71.88%

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

25 days

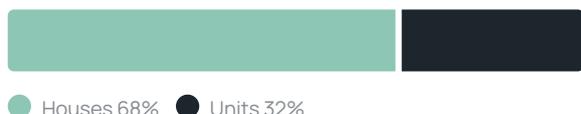
Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 30 Thomas St Brighton East	3	House	\$1,570,000	22 Feb 2026
 1/42 Clonaig St BRIGHTON EAST	3	Townhouse	\$1,495,000	21 Feb 2026
 339 Nepean Hwy Brighton East	4	House	\$1,540,000	20 Feb 2026
 14 Welwyn Av Brighton East	5	House	\$3,410,000	22 Jan 2026
 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

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1a Davey Av Brighton East	3	House	\$1,250,000	13 Dec 2025
 179 Dendy St Brighton East	4	House	\$2,175,000	10 Dec 2025
 9 Collis St BRIGHTON EAST	4	House	\$3,190,000	09 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
 3/38 Union St Brighton East	3	Townhouse	\$1,130,000	07 Dec 2025
 3a Billson St Brighton East	3	House	\$1,620,000	04 Dec 2025
 240 North Rd Brighton East	3	Townhouse	\$1,876,000	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

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 156 Dendy St Brighton East	4	House	\$2,550,000	29 Nov 2025
 9 Valdemar Ct Brighton East	4	House	\$1,860,000	28 Nov 2025
 1 Locke St Brighton East	4	House	\$3,600,000	28 Nov 2025
 12/657 Nepean Hwy Brighton East	2	Apartment	\$490,000	27 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
 18/1 Landcox St Brighton East	3	Flat/Unit/Apartment	\$1,350,000	25 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



**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 01/03/2026

- 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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