



Brighton East

# Suburb Report



Your connection to property insights



**JellisCraig**

BRIGHTON EAST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.19m

Quarterly price change

-0.36% ↓

Median unit price<sup>1</sup>

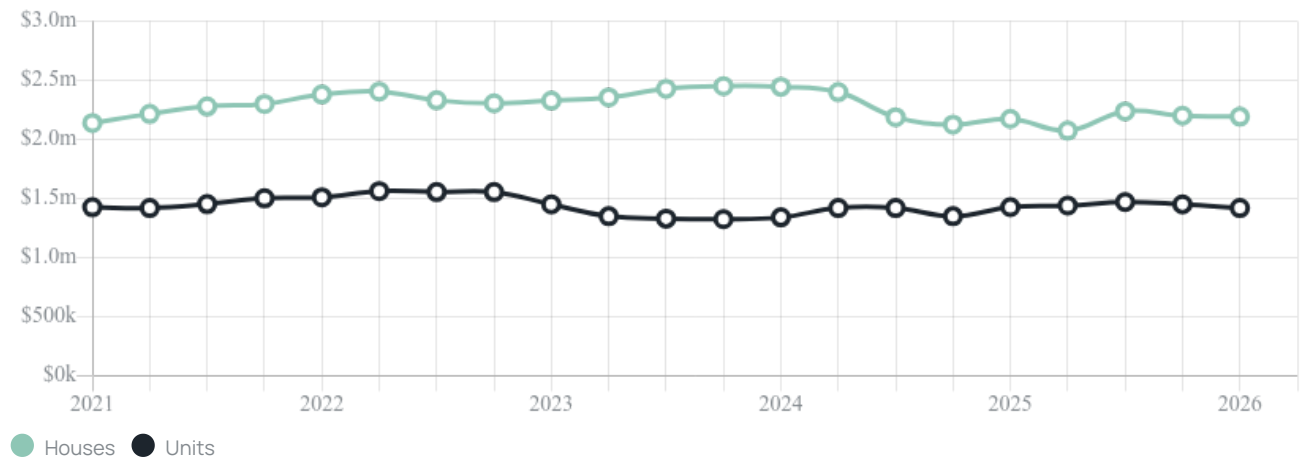
Median

\$1.42m

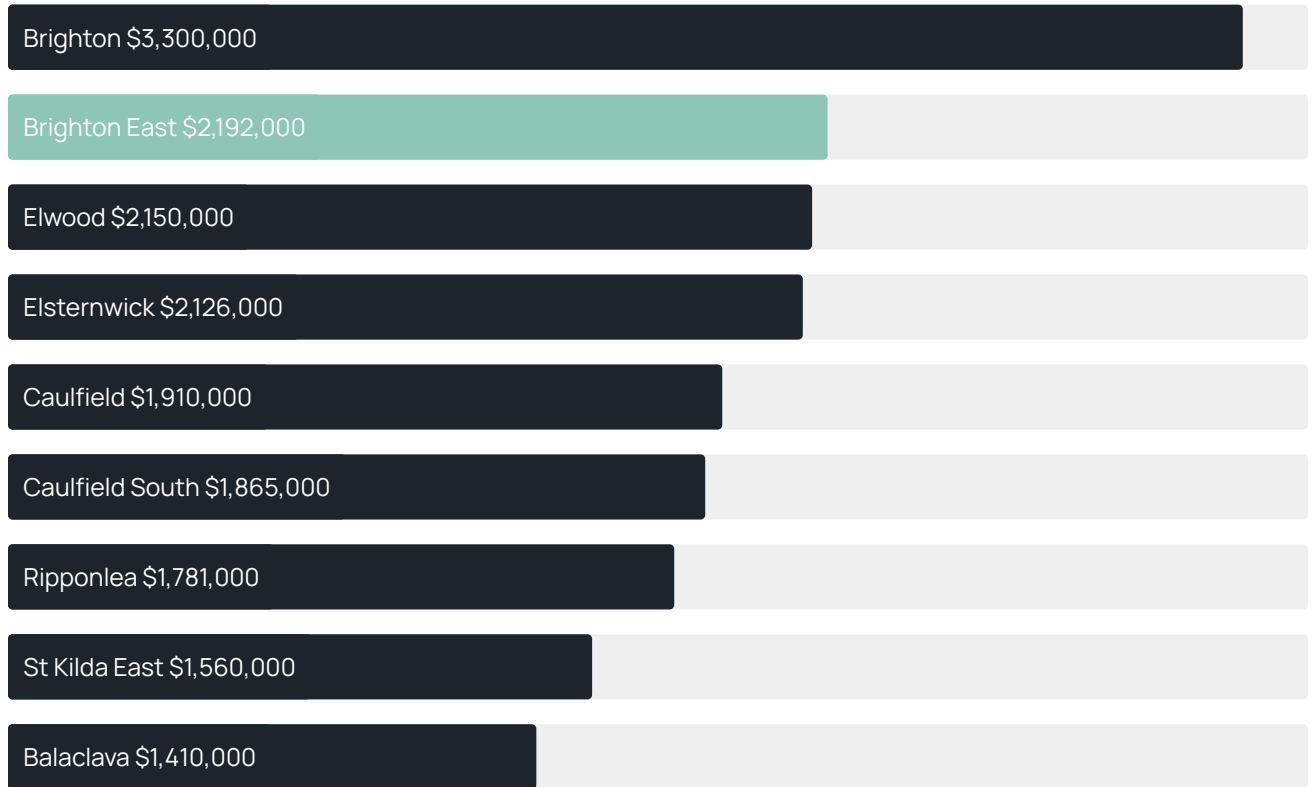
Quarterly price change

-2.06% ↓

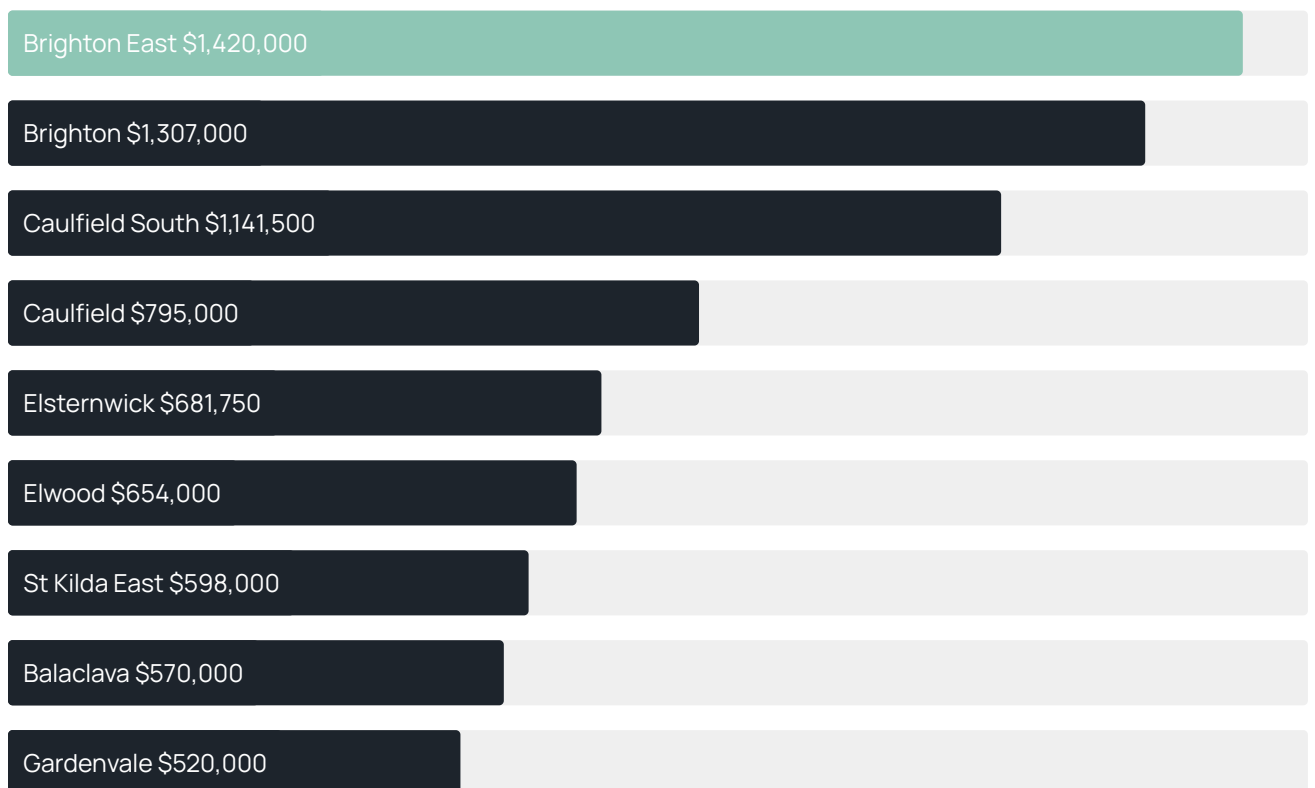
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 63%
- Private 37%

Auction clearance rate<sup>3</sup>

69.81%

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>



- 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







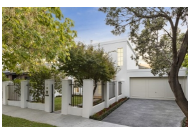



Median household size<sup>5</sup>

2.6 people

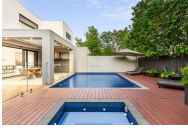









BRIGHTON EAST SUBURB REPORT

## 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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1/724 Hawthorn Rd Brighton East	3	Unit	\$1,000,000	17 Apr 2026
 632a Hawthorn Rd Brighton East	4	Townhouse	\$1,350,000	28 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
 3 Lansdown St Brighton East	2	House	\$2,315,000	21 Mar 2026
 5 Dunoon Ct Brighton East	4	House	\$2,115,000	18 Mar 2026
 7 Carrington Gr Brighton East	3	House	\$1,700,000	15 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
 6a Oxford St Brighton East	3	Townhouse	\$1,400,000	02 Mar 2026

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 50 Lucas St Brighton East	5	Townhouse	\$3,280,000	01 Mar 2026
 43 Baird St Brighton East	4	Townhouse	\$2,050,000	27 Feb 2026
 58 Thomas St Brighton East	6	House	\$1,705,000	23 Feb 2026
 30 Thomas St Brighton East	3	House	\$1,570,000	22 Feb 2026
 9a Hodder St Brighton East	3	Townhouse	\$1,875,000	21 Feb 2026
 1/42 Clonaig St BRIGHTON EAST	3	Townhouse	\$1,495,000	21 Feb 2026
 2/7 Binnie St Brighton East	3	Villa	\$1,306,000	21 Feb 2026
 339 Nepean Hwy Brighton East	4	House	\$1,540,000	20 Feb 2026
 2/90 Comer St Brighton East	2	Flat/Unit/Apartment	\$1,195,000	20 Feb 2026
 2/16a Clonaig St Brighton East	4	Townhouse	\$2,150,000	18 Feb 2026

## BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 86 Canberra Gr Brighton East	4	House	\$2,300,000	11 Feb 2026
 10 Bright St Brighton East	3	House	\$2,360,000	11 Feb 2026
 2/172 Thomas St Brighton East	2	Strata Unit/Flat	\$534,200	10 Feb 2026
 316 North Rd Brighton East	4	House	\$1,845,000	02 Feb 2026
 2a Locke St Brighton East	4	Townhouse	\$1,550,000	29 Jan 2026
 41 Florence St Brighton East	3	Townhouse	\$1,610,000	28 Jan 2026
 2 St Finbars Cr Brighton East	3	House	\$1,800,000	22 Jan 2026
 14 Welwyn Av Brighton East	5	House	\$3,410,000	22 Jan 2026
 7A Charles St Brighton East	3	Townhouse	\$1,400,000	22 Jan 2026
 1/153 Dendy St Brighton East	4	House	\$2,109,000	20 Jan 2026



**Jellis Craig Brighton**  
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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.

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Data is current as of PDF generation date 01/05/2026

- 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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