Brighton East

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$2.10m

Monthly median price change[2]

-0.50% ↓

Median unit price

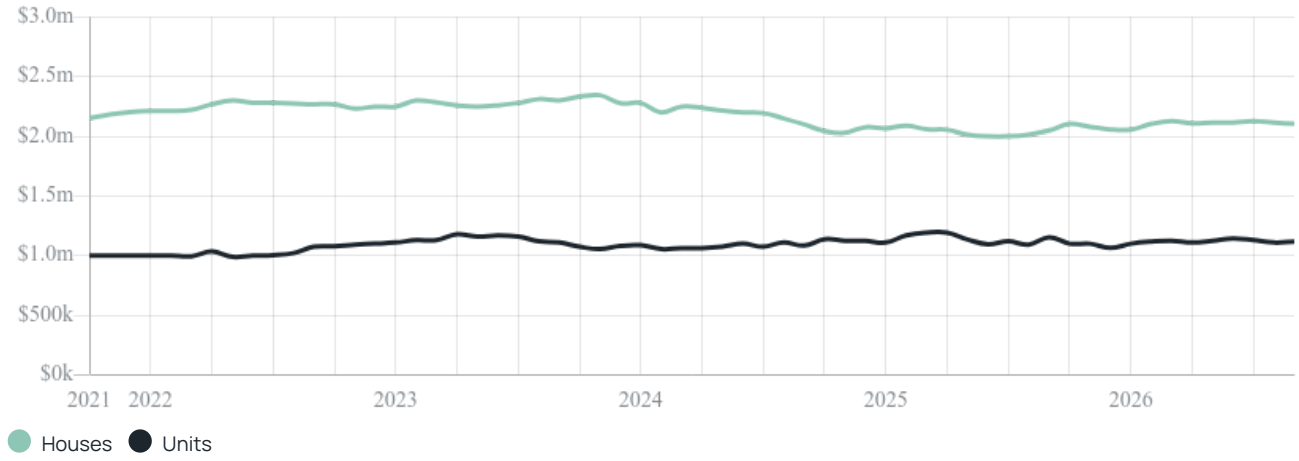
Median[1]

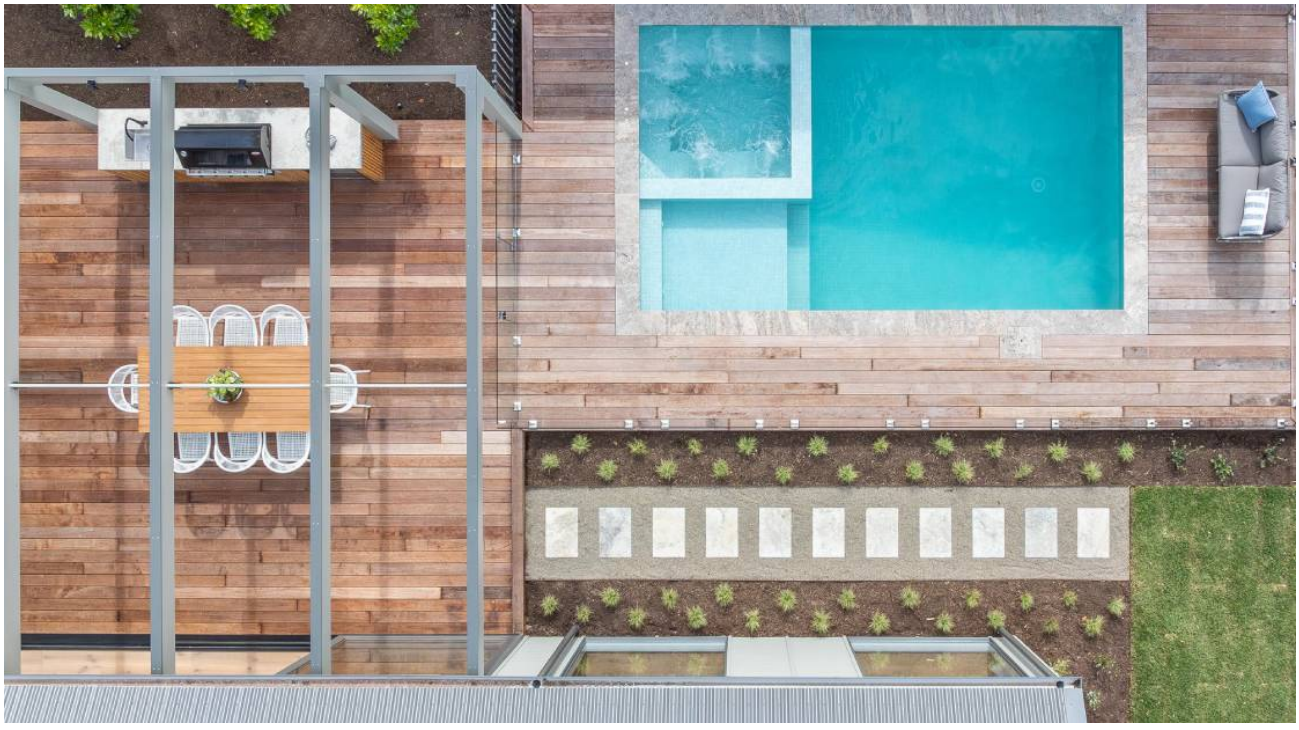
$1.12m

Monthly median price change[2]

0.68% ↑

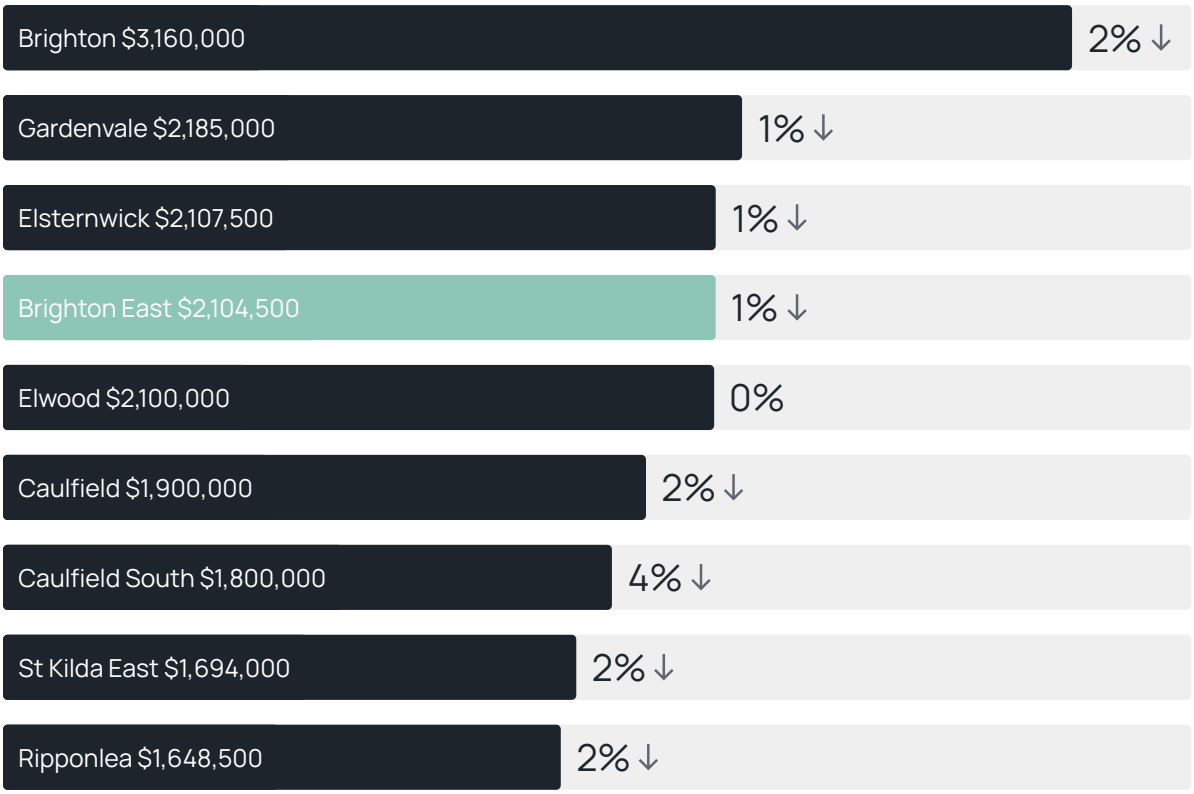
Brighton East monthly median property prices[3]



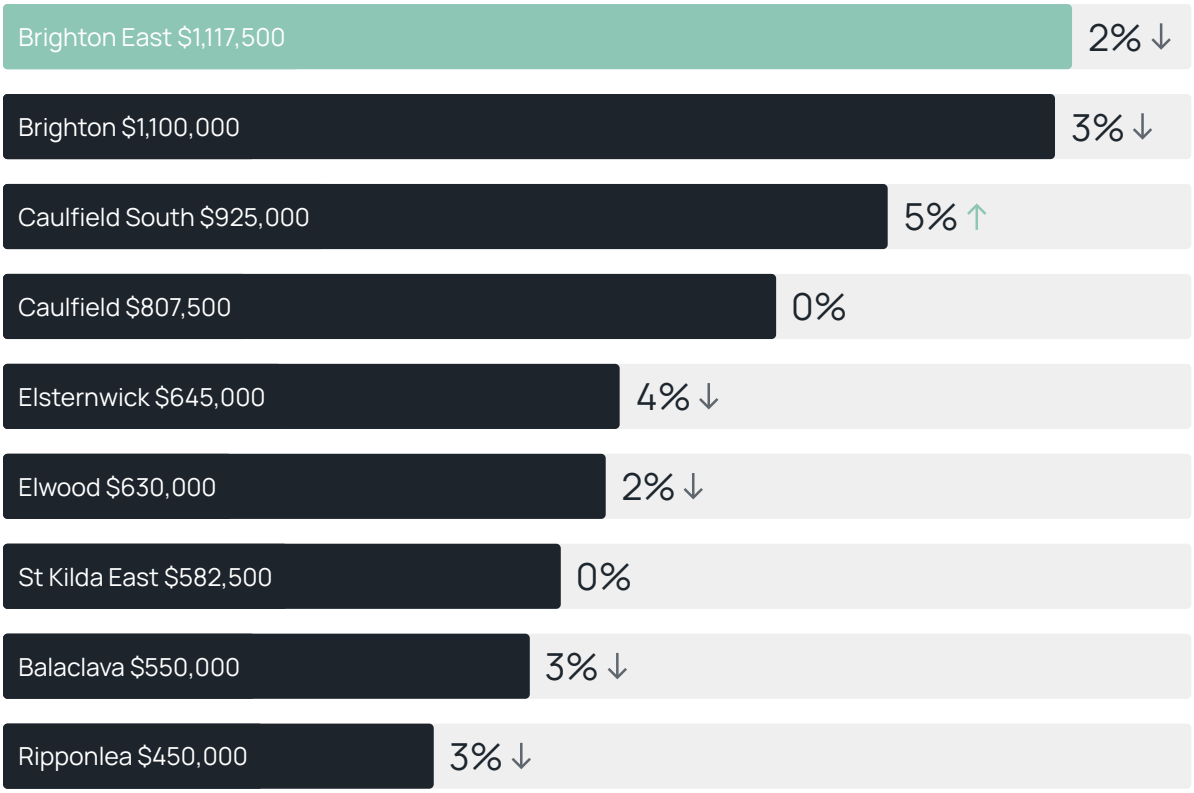


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

49%

Median days on market[5]

House	Unit
29 days	27 days

Average hold period[1]

House	Unit
15.5 years	14.1 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

16,757

Population growth[7]

4.74%

Median age[7]

45 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$1,199	$730

Rental yield[8]

House	Unit
3.38%	3.5%

Sold Properties

Recent Brighton East sales[5]

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
	34 Centre Road Brighton East	2	House	Undisclosed	28 Oct 2026
	33 Bourneville Avenue Brighton East	5	House	$3,600,000	22 Oct 2026
	38 Elizabeth Street Brighton East	4	House	Undisclosed	21 Oct 2026
	6A Eric Street Brighton East	3	Townhouse	$1,325,000	17 Oct 2026
	2B Studley Road Brighton East	3	House	$1,068,888	16 Oct 2026
	12 Ward Street Brighton East	4	Townhouse	Undisclosed	16 Oct 2026
	42 Blanche Street Brighton East	4	House	$2,090,000	15 Oct 2026
	5 Parker Street Brighton East	4	House	$1,625,000	13 Oct 2026
	35A Edro Avenue Brighton East	3	House	$1,510,000	12 Oct 2026
	1-4/16 Dunoon Court Brighton East	8	House	$2,615,000	10 Oct 2026

Address		Bedrooms	Type	Price	Sold
	2/29 Dunoon Court Brighton East	4	Townhouse	$1,810,000	06 Oct 2026
	1/6 Bright Street Brighton East	3	Townhouse	$950,000	05 Oct 2026
	15 Tatong Road Brighton East	2	House	$1,400,000	05 Oct 2026
	72 Hodder Street Brighton East	3	House	$1,406,000	03 Oct 2026
	18a Marriage Road Brighton East	5	House	$3,125,000	30 Sep 2026
	1A Rogers Avenue Brighton East	3	House	$1,130,000	25 Sep 2026
	29 Studley Road Brighton East	5	House	Undisclosed	22 Sep 2026
	3/756 Hawthorn Road Brighton East	3	Townhouse	Undisclosed	21 Sep 2026
	28 Sunlight Crescent Brighton East	4	House	Undisclosed	20 Sep 2026
	26 Ferguson Street Brighton East	4	House	Undisclosed	18 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	21 Alford Street Brighton East	4	House	Undisclosed	18 Sep 2026
	4/745 Hawthorn Road Brighton East	2	Unit	$835,000	17 Sep 2026
	18 Summerhill Road Brighton East	5	House	Undisclosed	16 Sep 2026
	25 Marriage Road Brighton East	6	House	Undisclosed	15 Sep 2026
	31 Collis Street Brighton East	4	House	Undisclosed	12 Sep 2026
	70 Shasta Avenue Brighton East	3	House	$1,750,000	12 Sep 2026
	5 Stradbroke Avenue Brighton East	3	House	Undisclosed	11 Sep 2026
	1/18 Gillard Street Brighton East	2	Townhouse	Undisclosed	09 Sep 2026
	33 Edro Avenue Brighton East	5	House	Undisclosed	09 Sep 2026
	1/2 Montgomery Street Brighton East	3	Townhouse	Undisclosed	09 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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