



Brighton East

Suburb Report



Your connection to property insights



JellisCraig

BRIGHTON EAST SUBURB REPORT

Median house price¹

Median

\$2.13m

Quarterly price change

-0.82% ↓

Median unit price¹

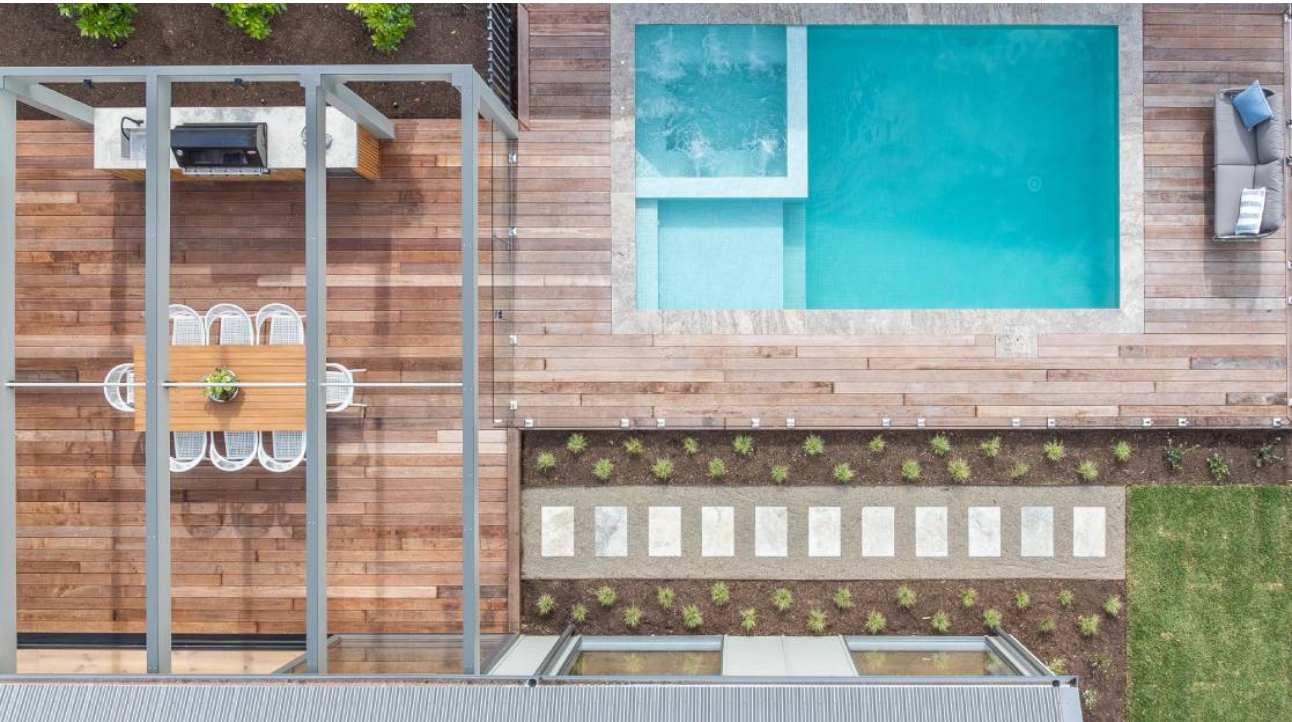
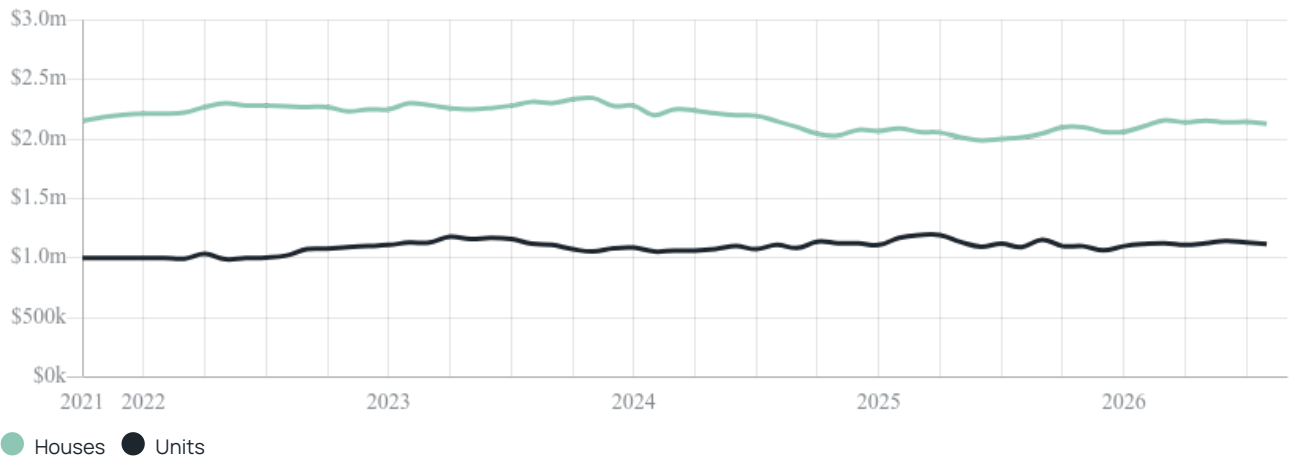
Median

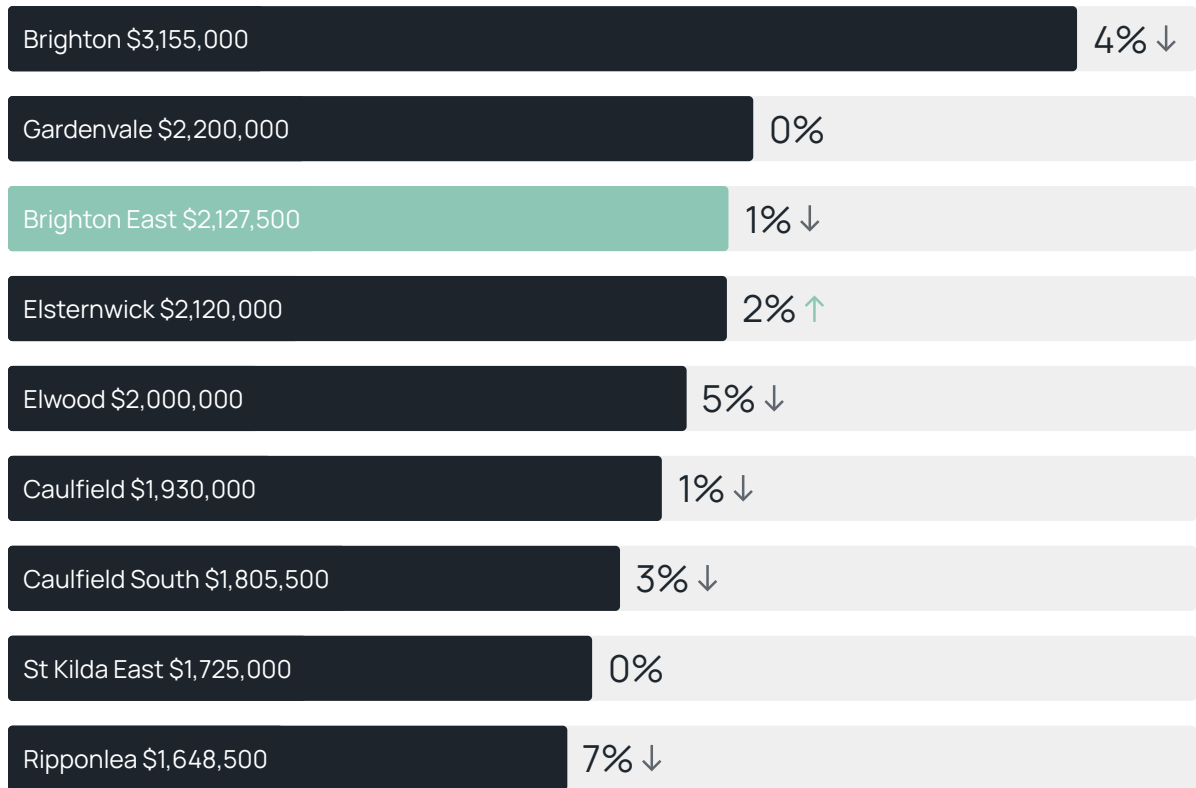
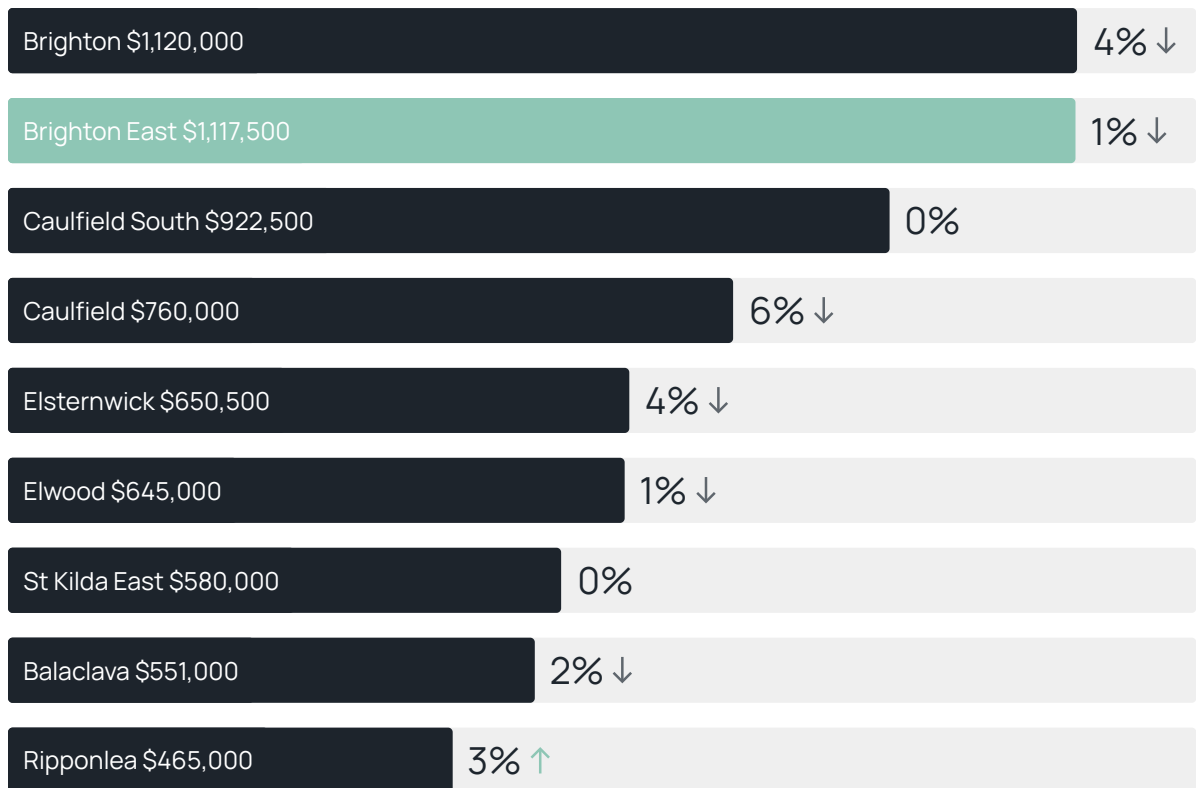
\$1.12m

Quarterly price change

-1.11% ↓

Brighton East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 37%
● Private 63%

Auction clearance rate³

51.43%

Median days on market³

House

Unit

27 days

27 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

House

Unit

15.3 years

14.9 years

Dwelling type⁵

● Houses 90% ● Units 10%

Ownership⁵

● Owned outright 43% ● Mortgaged 36% ● Rented 21%

Population⁵

16,757

Median asking rent per week¹

Unit

\$1,199

\$723

Population growth⁵

4.74%

Rental yield¹

House

Unit

3.16%

3.32%

Median age⁵

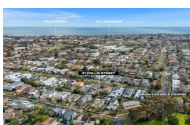
45 years

Median household size⁵

2.6 people

Recent Brighton East sales²

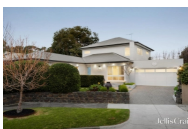
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisecraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 82 Baird Street Brighton East	4	House	Undisclosed	05 Sep 2026
 2A Billson Street Brighton East	3	House	Undisclosed	05 Sep 2026
 9/1-3 Landcox Street Brighton East	3	Unit	\$1,205,000	05 Sep 2026
 18B Margaret Street Brighton East	2	Townhouse	Undisclosed	03 Sep 2026
 8 Bayview Road Brighton East	3	House	Undisclosed	03 Sep 2026
 28B Florence Street Brighton East	4	Townhouse	Undisclosed	02 Sep 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 42 Glencairn Avenue Brighton East	5	House	Undisclosed	02 Sep 2026
 109 Thomas Street Brighton East	5	House	\$1,600,000	31 Aug 2026
 2/377 South Road Brighton East	2	Townhouse	\$875,000	31 Aug 2026
 185A Thomas Street Brighton East	4	Townhouse	Undisclosed	29 Aug 2026
 60 Landcox Street Brighton East	5	House	Undisclosed	29 Aug 2026
 12 Talofa Avenue Brighton East	4	House	\$2,122,500	28 Aug 2026
 83 Thomas Street Brighton East	5	House	Undisclosed	27 Aug 2026
 14 Holmhurst Court Brighton East	5	House	Undisclosed	27 Aug 2026
 3 Roberts Court Brighton East	3	House	\$1,650,000	26 Aug 2026
 8 Louise Street Brighton East	3	House	Undisclosed	25 Aug 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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).