



Brighton East

Suburb Report



Your connection to property insights



JellisCraig

BRIGHTON EAST SUBURB REPORT

Median house price¹

Median

\$2.17m

Quarterly price change

0.23% ↑

Median unit price¹

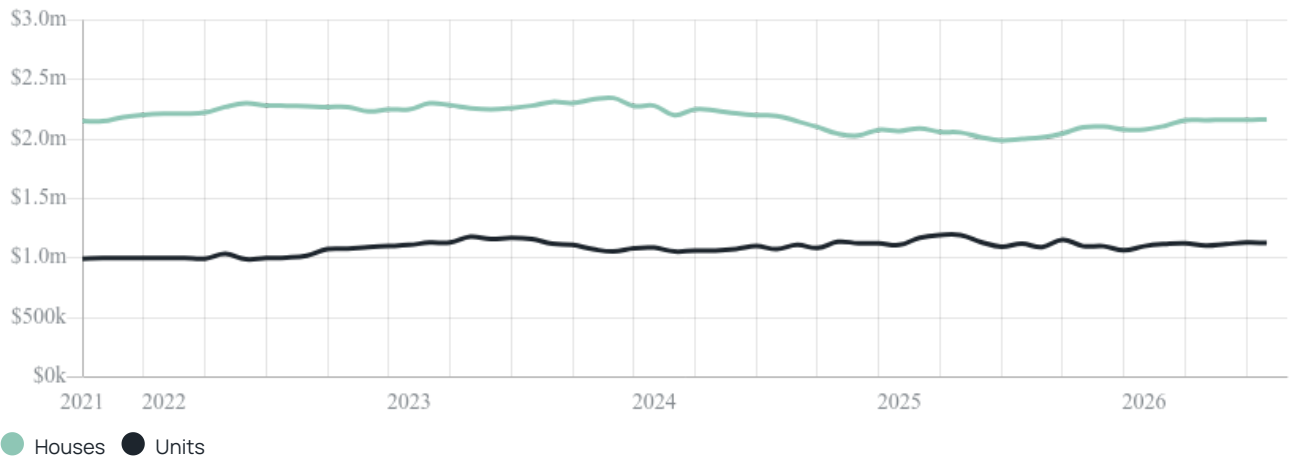
Median

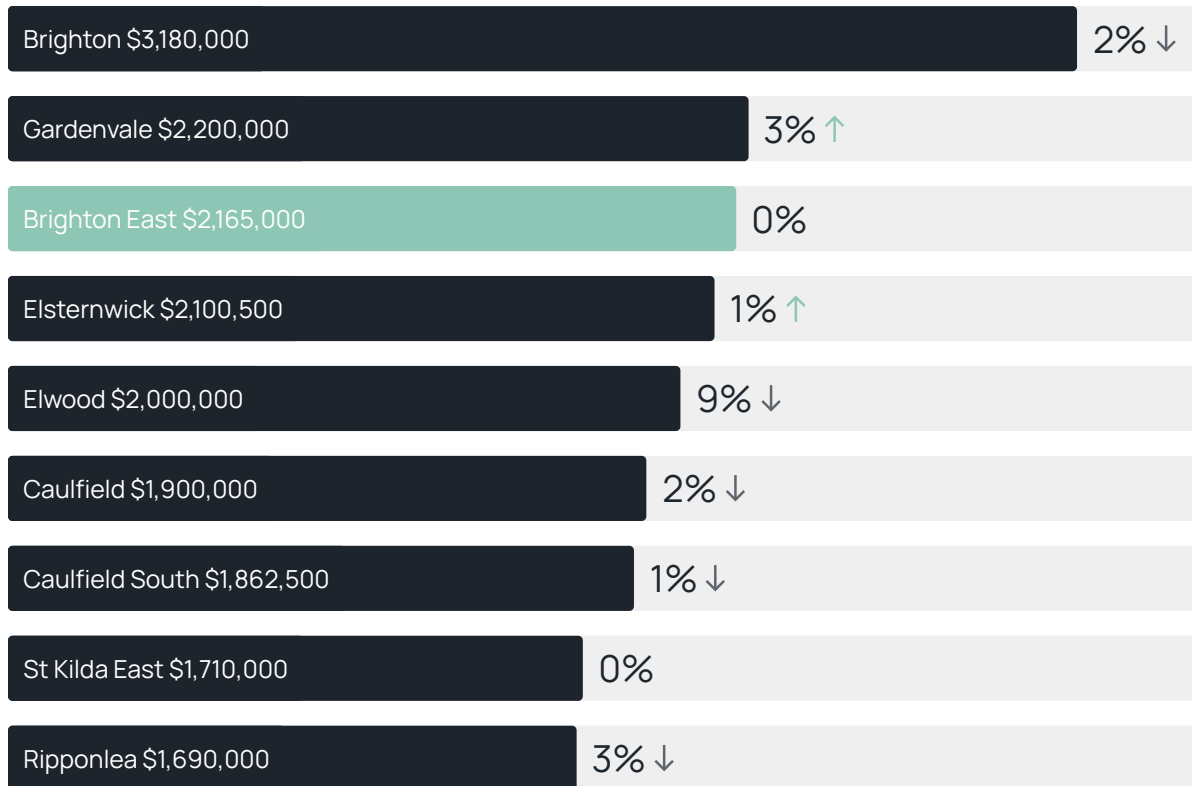
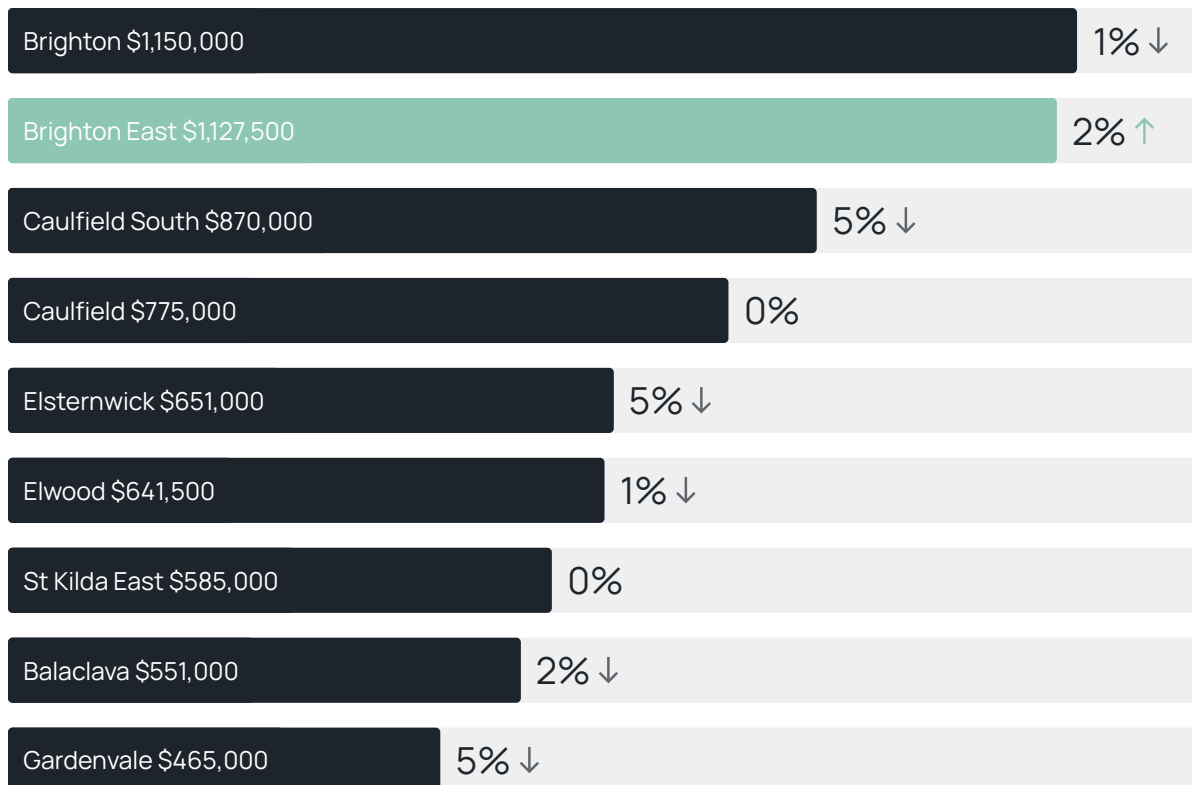
\$1.13m

Quarterly price change

-0.22% ↓

Brighton East quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

42.55%

Median days on market³

House

Unit

26 days

27 days

Jellis Craig average inspection attendance per listing⁴

30 groups

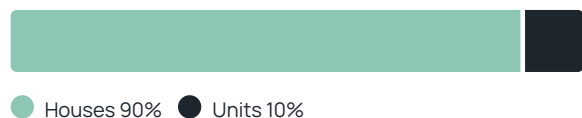
Average hold period¹

House

Unit

15.1 years

14.5 years

Dwelling type⁵Population⁵

16,757

Ownership⁵Median asking rent per week¹

Unit

\$1,185

\$723

Population growth⁵

4.74%

Rental yield¹

House

Unit

3.09%

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 60 Landcox Street Brighton East	0	Residential_land	Undisclosed	29 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
 9 Robinson Street Brighton East	4	House	Undisclosed	24 Aug 2026
 234 Were Street Brighton East	4	House	Undisclosed	19 Aug 2026
 2/349 South Road Brighton East	3	Townhouse	Undisclosed	17 Aug 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 Clive Street Brighton East	3	House	\$1,800,000	17 Aug 2026
 1A Tatong Road Brighton East	3	Townhouse	Undisclosed	15 Aug 2026
 3 Percival Street Brighton East	3	House	\$1,050,000	13 Aug 2026
 356a North Road Brighton East	4	Townhouse	Undisclosed	13 Aug 2026
 1/136 Dendy Street Brighton East	3	Townhouse	Undisclosed	12 Aug 2026
 6 Garden/3 Brewer Road Brighton East	2	Retire	Undisclosed	11 Aug 2026
 76 Terrace/3 Brewer Road Brighton East	2	Retire	Undisclosed	11 Aug 2026
 2/14/3 Brewer Road Brighton East	1	Retire	Undisclosed	11 Aug 2026
 13 Penthouse/3 Brewer Road Brighton East	2	Retire	Undisclosed	11 Aug 2026
 24 Garden/3 Brewer Road Brighton East	2	Retire	Undisclosed	11 Aug 2026

BRIGHTON EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37 Upper/3 Brewer Road Brighton East	2	Retire	Undisclosed	11 Aug 2026
 2/87 Thomas Street Brighton East	2	Unit	Undisclosed	10 Aug 2026
 5/25 Landcox Street Brighton East	2	Unit	Undisclosed	08 Aug 2026
 9 Eise Court Brighton East	4	House	Undisclosed	04 Aug 2026
 20 Florence Street Brighton East	3	House	Undisclosed	01 Aug 2026
 70 Centre Road Brighton East	4	House	Undisclosed	31 Jul 2026
 260A South Road Brighton East	4	Townhouse	\$1,420,000	31 Jul 2026
 22 Plunket Street Brighton East	4	House	Undisclosed	29 Jul 2026
 113 Centre Road Brighton East	0	Residential_land	Undisclosed	28 Jul 2026
 12 Balfour Street Brighton East	5	House	Undisclosed	27 Jul 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 01/09/2026

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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

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