



Brighton

Suburb Report



Your connection to property insights



JellisCraig

BRIGHTON SUBURB REPORT

Median house price¹

Median

\$3.25m

Quarterly price change

-0.61% ↓

Median unit price¹

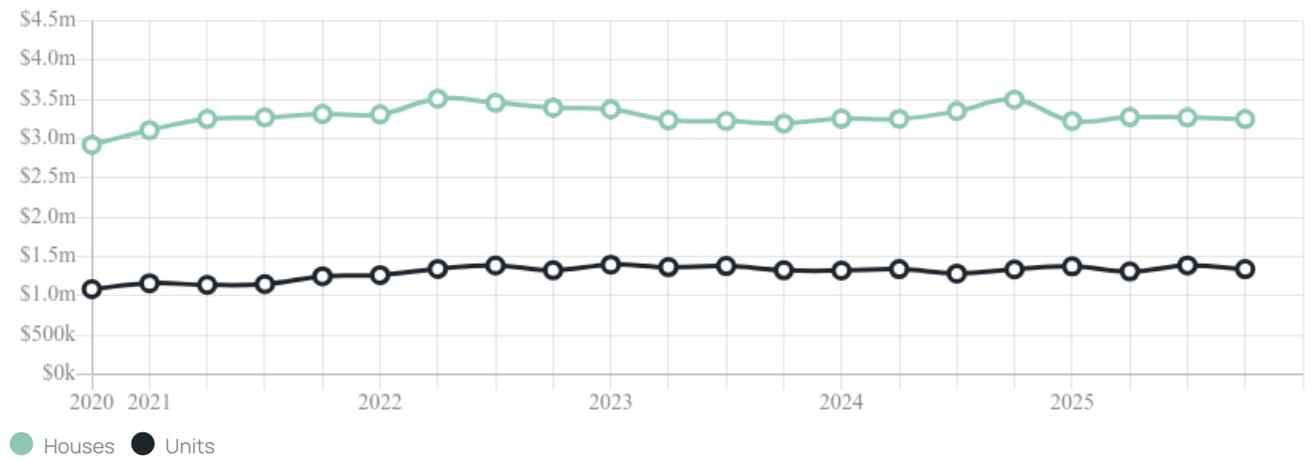
Median

\$1.34m

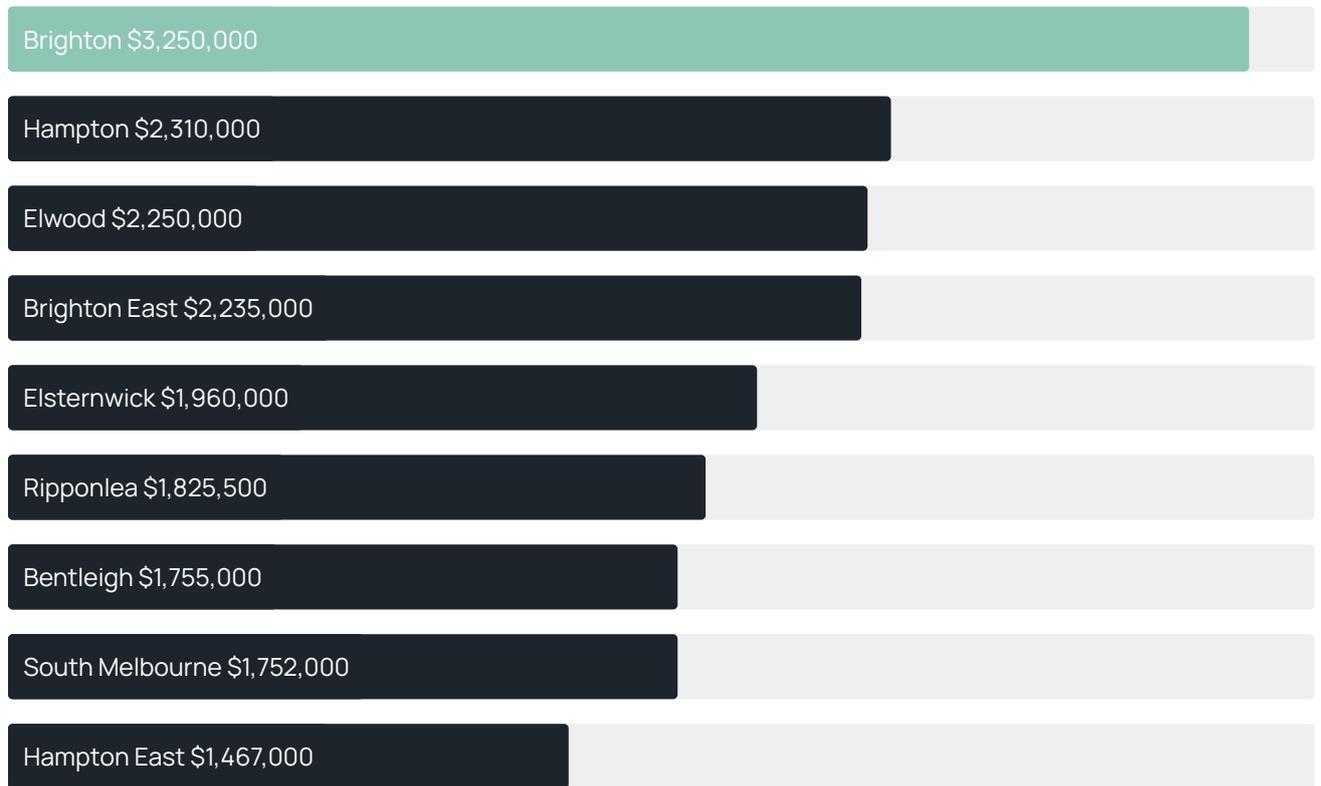
Quarterly price change

-3.38% ↓

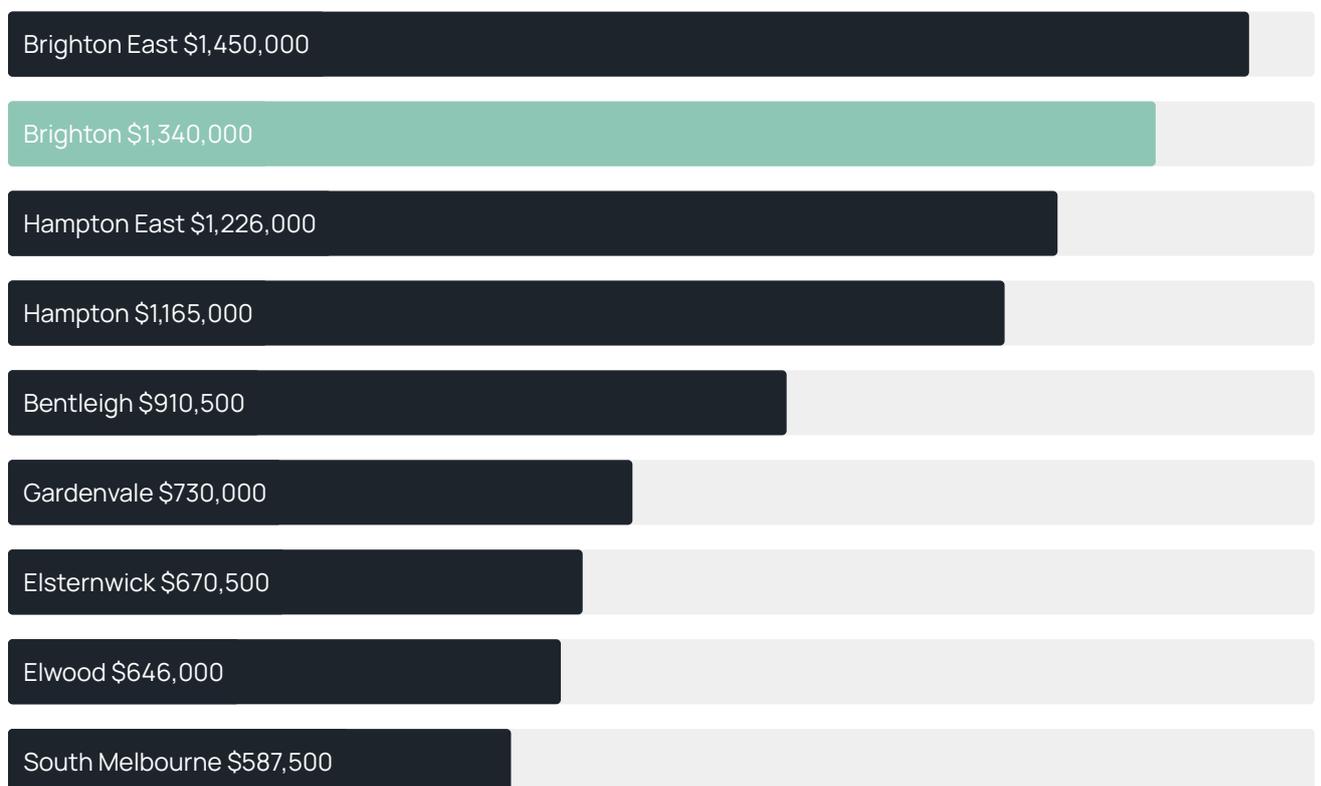
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 38%
● Private 63%

Auction clearance rate³

76.19%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

7.1 years

Dwelling type⁵



● Houses 57% ● Units 43%

Ownership⁵



● Owned outright 49% ● Mortgaged 30% ● Rented 21%

Population⁵

23,252

Median asking rent¹

\$1,450 per week

Population growth⁵

0.00%

Rental yield¹

2.05%

Median age⁵

48 years

Median household size⁵

2.4 people

BRIGHTON SUBURB REPORT

Recent Brighton 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

Address	Bedrooms	Type	Price	Sold
 3 Bagley St Brighton	4	House	\$3,675,000	28 Mar 2026
 2/25 Roslyn St Brighton	3	Townhouse	\$1,991,000	28 Mar 2026
 1/72 Dendy St Brighton	3	Unit	\$1,400,000	28 Mar 2026
 7 Whyte St Brighton	3	House	\$3,320,000	26 Mar 2026
 3 Barkly St Brighton	3	House	\$2,070,000	24 Mar 2026
 301/209-211 Bay St Brighton	2	Apartment	\$766,000	05 Mar 2026
 36/18 Cochrane St Brighton	2	Apartment	\$462,000	05 Mar 2026
 109/26 Warleigh Gr Brighton	2	Apartment	\$820,000	02 Mar 2026
 102/211 Bay St Brighton	2	Flat/Unit/Apartment	\$575,000	01 Mar 2026
 106/5 Adamson St Brighton	2	Strata Unit/Flat	\$2,175,000	28 Feb 2026

BRIGHTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 33 Bridge St Brighton	4	House	\$2,010,000	28 Feb 2026
 702 Hampton St Brighton	4	House	\$1,780,000	27 Feb 2026
 8/110 Martin St Brighton	3	Townhouse	\$1,250,000	27 Feb 2026
 3/109 Asling St Brighton	2	Townhouse	\$1,025,000	24 Feb 2026
 6/18 Normanby St Brighton	3	Townhouse	\$1,625,000	21 Feb 2026
 32 Lawrence St Brighton	4	House	\$2,071,000	21 Feb 2026
 2/34 Bridge St Brighton	2	Apartment	\$610,000	18 Feb 2026
 775 Hampton St Brighton	3	House	\$1,479,000	18 Feb 2026
 28/15 Cochrane St Brighton	2	Flat/Unit/Apartment	\$700,000	17 Feb 2026
 216/116 Martin St Brighton	1	Flat/Unit/Apartment	\$435,000	16 Feb 2026

BRIGHTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/30 Warleigh Gr Brighton	2	Apartment	\$1,100,000	16 Feb 2026
 1/111 Dendy St Brighton	4	Townhouse	\$4,345,000	13 Feb 2026
 5/301 St Kilda St Brighton	2	Apartment	\$910,000	12 Feb 2026
 3/182 Bay St BRIGHTON	2	Apartment	\$890,000	09 Feb 2026
 3/2 Wilson St Brighton	2	Unit	\$975,000	07 Feb 2026
 4/1A Were St Brighton	3	Flat/Unit/Apartment	\$1,800,000	04 Feb 2026
 109/103 Bay St Brighton	2	Subdivided Flat - Single OYO Flat	\$653,000	02 Feb 2026
 5/22 Willansby Av Brighton	2	Apartment	\$2,020,000	02 Feb 2026
 189 Church St Brighton	4	House	\$100,000	29 Jan 2026
 7/21 Dawson Av Brighton	2	Apartment	\$835,000	23 Jan 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 01/04/2026

- 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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