

Brighton

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BRIGHTON SUBURB REPORT

Median house price¹

Median
\$3.25m

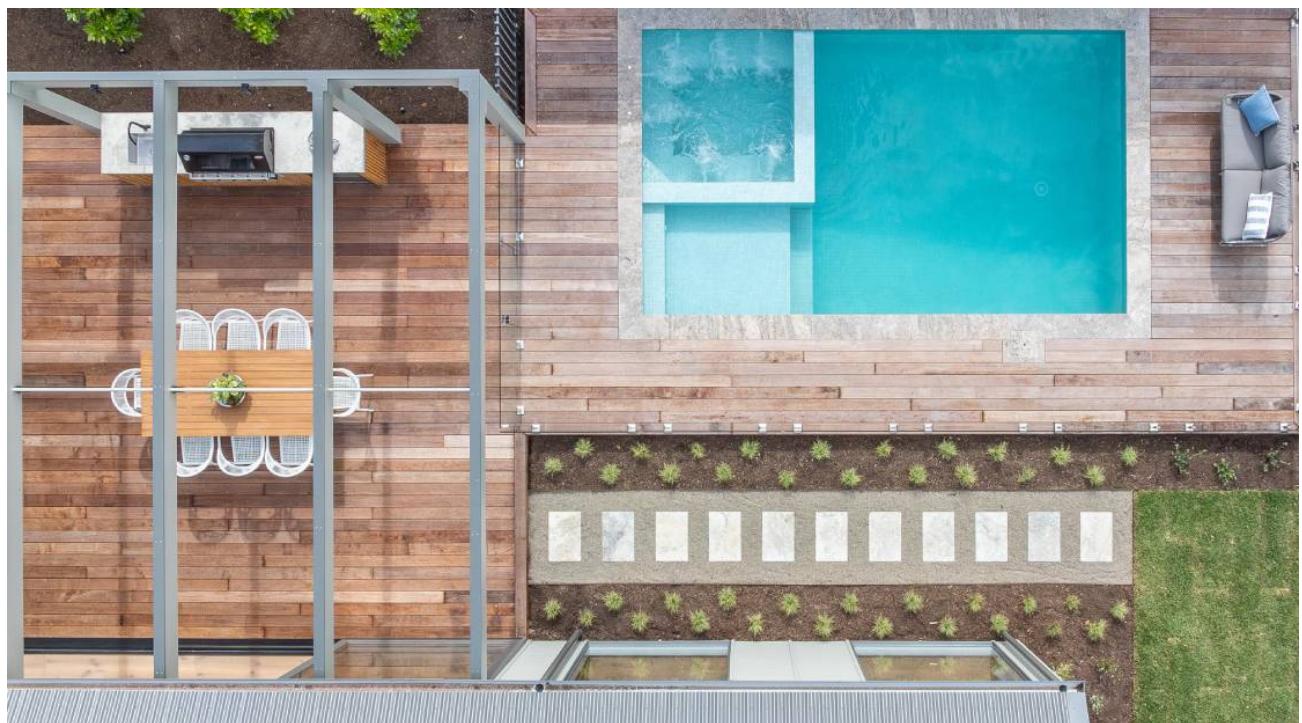
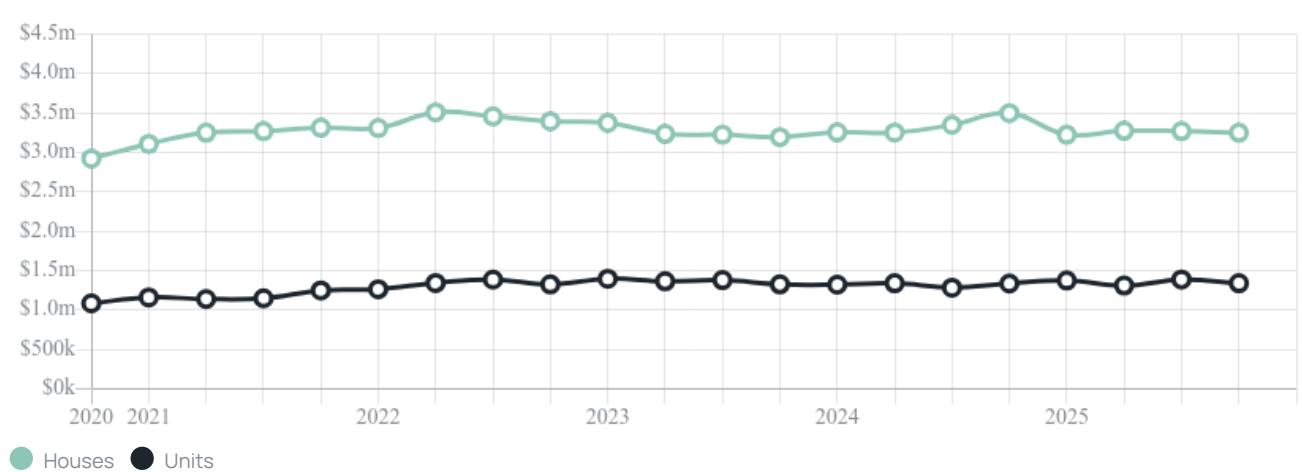
Quarterly price change
-0.61% 

Median unit price¹

Median
\$1.34m

Quarterly price change
-3.38% 

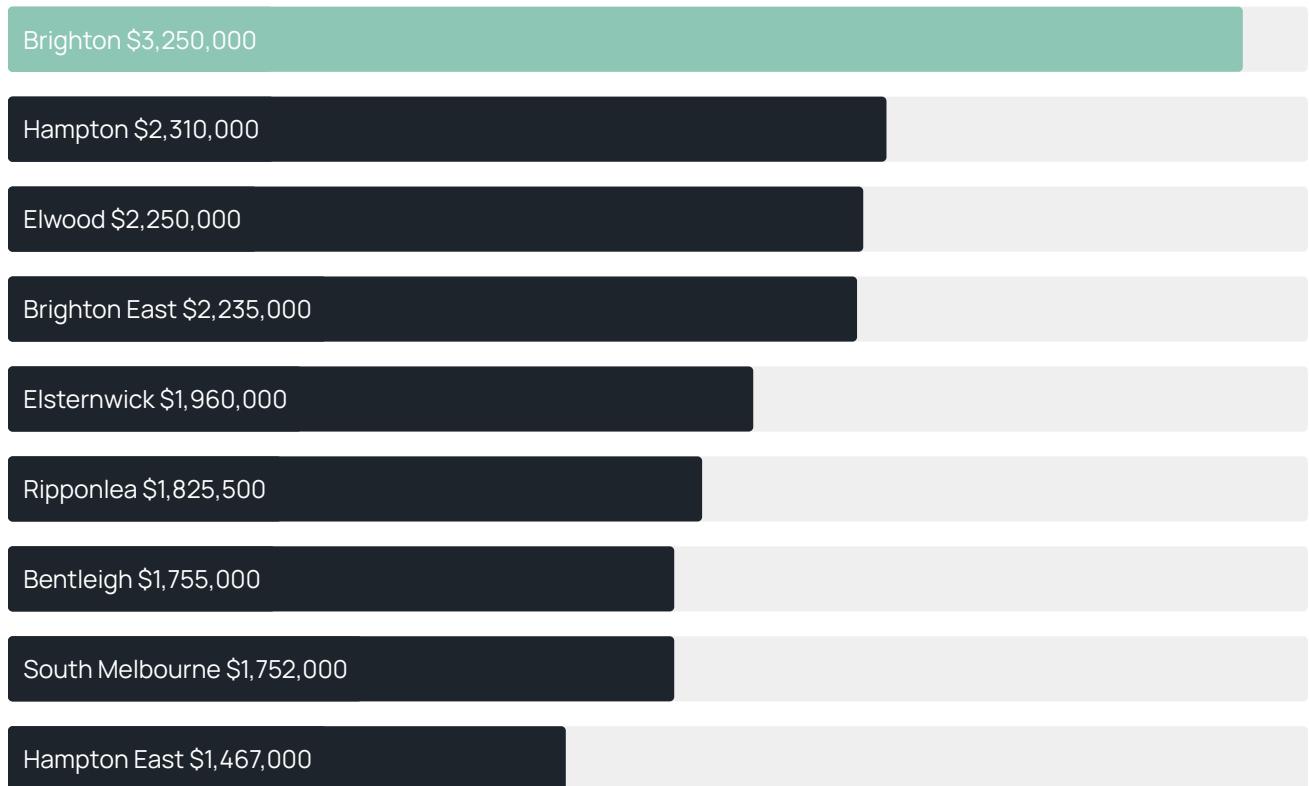
Quarterly price change¹



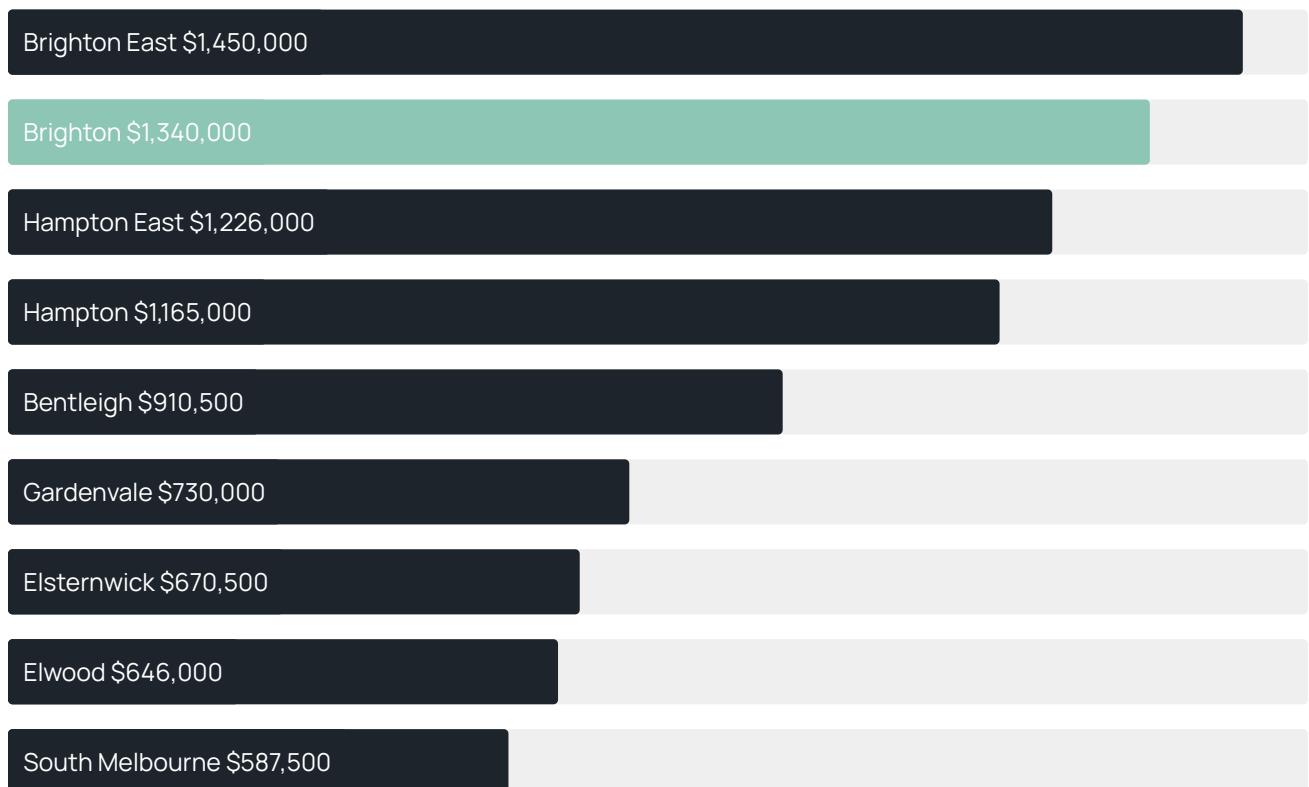
Surrounding Suburbs

BRIGHTON SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BRIGHTON SUBURB REPORT

Sale method²



● Auction 31%
● Private 69%

Auction clearance rate³

80.95%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.1 years

Insights

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 jelliscraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  3/11 Grosvenor St Brighton | 3 | Apartment | \$1,200,000 | 22 Jan 2026 |
|  3/8 Manor St Brighton | 2 | Apartment | \$805,000 | 29 Dec 2025 |
|  17/18 Cochrane St Brighton | 1 | Apartment | \$420,000 | 23 Dec 2025 |
|  7 Halifax St Brighton | 5 | House | \$7,500,000 | 20 Dec 2025 |
|  12/7 Cowra St Brighton | 2 | Apartment | \$600,000 | 18 Dec 2025 |
|  15 Foote St Brighton | 3 | House | \$2,800,000 | 17 Dec 2025 |
|  36 Middle Cr Brighton | 4 | House | \$8,000,000 | 15 Dec 2025 |
|  14/7 Cowra St Brighton | 3 | Apartment | \$739,000 | 11 Dec 2025 |
|  9 Lasswade Ct Brighton | 1 | Flat/Unit/Apartment | \$2,110,000 | 09 Dec 2025 |
|  211/211 Bay St Brighton | 1 | Apartment | \$380,000 | 08 Dec 2025 |

Sold Properties

BRIGHTON SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  3/128 North Rd Brighton | 3 | Townhouse | \$2,100,000 | 08 Dec 2025 |
|  215/380 Bay St Brighton | 2 | Apartment | \$711,000 | 08 Dec 2025 |
|  7/20 Outer Cr Brighton | 2 | Unit | \$1,180,000 | 06 Dec 2025 |
|  4/125 St Andrews St Brighton | 3 | Townhouse | \$1,615,000 | 05 Dec 2025 |
|  11A Manor St Brighton | 4 | House | \$5,800,000 | 05 Dec 2025 |
|  1/66 Asling St Brighton | 2 | Flat/Unit/Apartment | \$950,000 | 04 Dec 2025 |
|  101 Cochrane St Brighton | 4 | House | \$6,000,000 | 03 Dec 2025 |
|  4/344 New St Brighton | 2 | Apartment | \$650,000 | 03 Dec 2025 |
|  28 South Rd Brighton | 4 | House | \$2,390,000 | 03 Dec 2025 |
|  101/49 Montclair Av Brighton | 2 | Apartment | \$1,100,000 | 03 Dec 2025 |

Sold Properties

BRIGHTON SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  168 Church St Brighton | 4 | House | \$4,780,000 | 02 Dec 2025 |
|  15/18 Cochrane St Brighton | 2 | Apartment | \$565,000 | 01 Dec 2025 |
|  2/105 Cochrane St Brighton | 2 | Villa | \$1,080,000 | 29 Nov 2025 |
|  67 Durrant St Brighton | 4 | House | \$1,210,000 | 29 Nov 2025 |
|  17 Rusden St Brighton | 4 | House | \$2,200,000 | 29 Nov 2025 |
|  141 Cole St Brighton | 4 | House | \$2,400,000 | 29 Nov 2025 |
|  65 Were St Brighton | 5 | House | \$4,230,000 | 29 Nov 2025 |
|  306/317 New St Brighton | 2 | Apartment | \$805,000 | 28 Nov 2025 |
|  3/35 Black St Brighton | 3 | Townhouse | \$1,710,000 | 27 Nov 2025 |
|  1/102 Male St Brighton | 4 | Townhouse | \$2,085,000 | 27 Nov 2025 |



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 01/02/2026

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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