



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

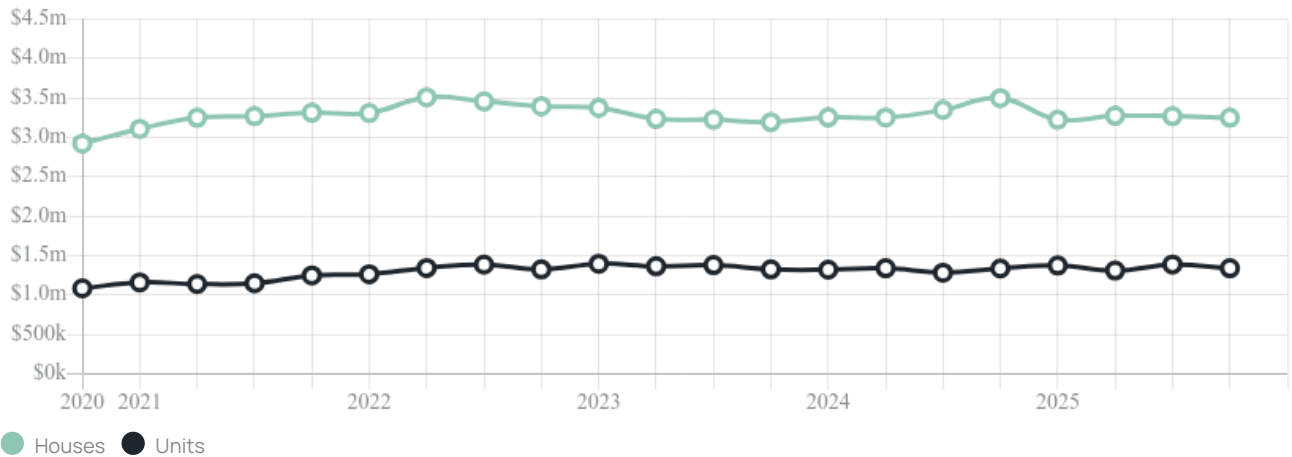
Median

\$1.34m

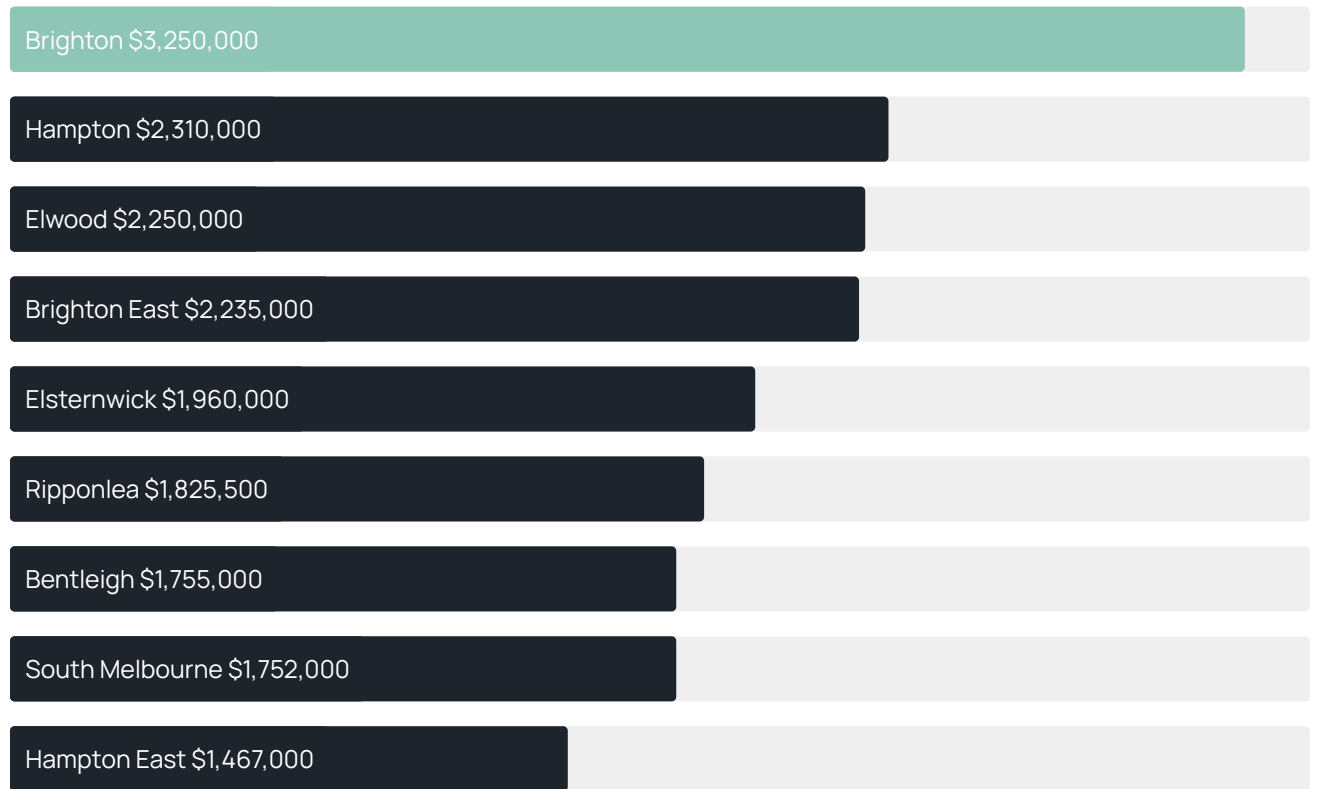
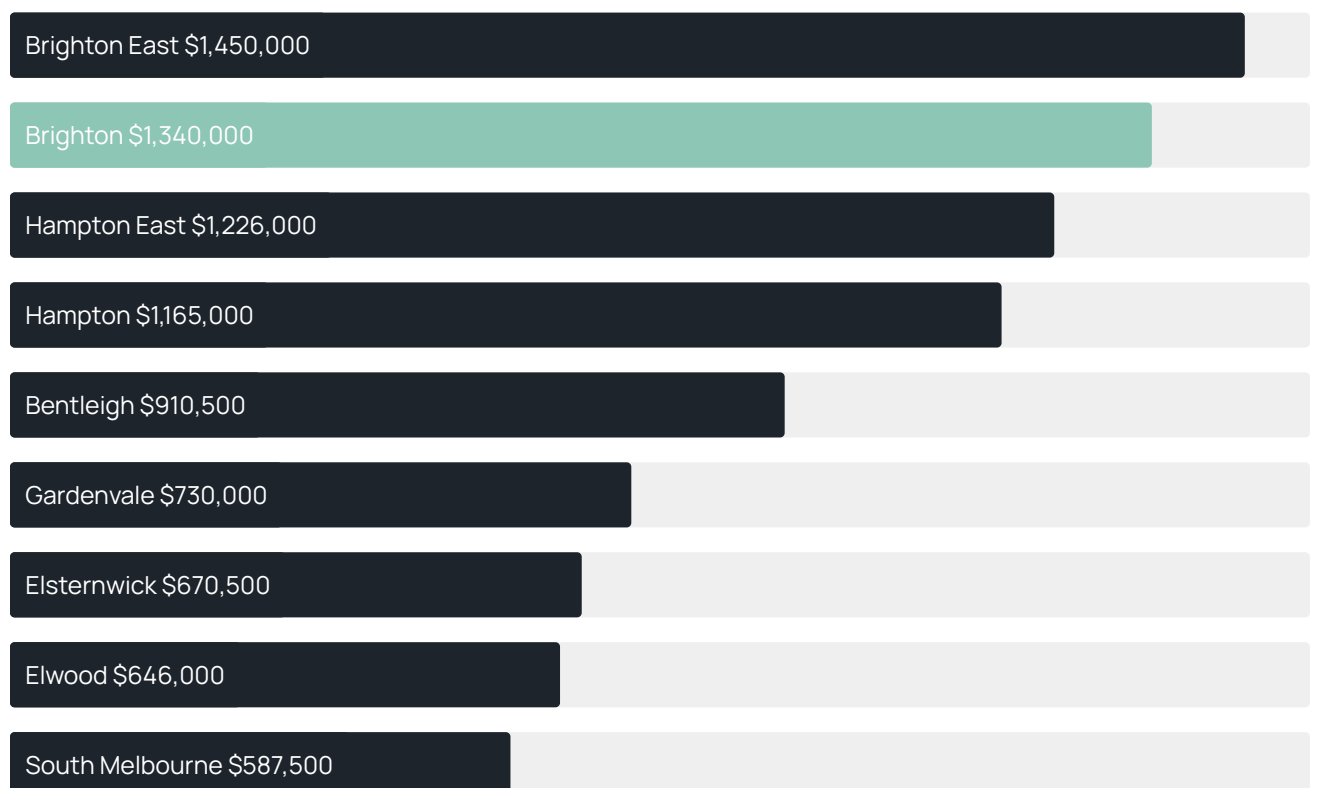
Quarterly price change

-3.38% ↓

Quarterly price change¹



BRIGHTON SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 31%
● Private 69%

Auction clearance rate³

80.95%Median days on market³

29 daysJellis Craig average inspection attendance per listing⁴

29 groupsAverage hold period¹

7.1 yearsDwelling type⁵

● Houses 57% ● Units 43%

Ownership⁵

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

Population⁵

23,252Median asking rent¹

\$1,450 per weekPopulation growth⁵

0.00%Rental yield¹

2.05%Median age⁵






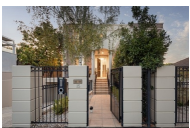

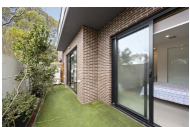


48 yearsMedian household size⁵

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 jellisicraig.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

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

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
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 01/02/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.