



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

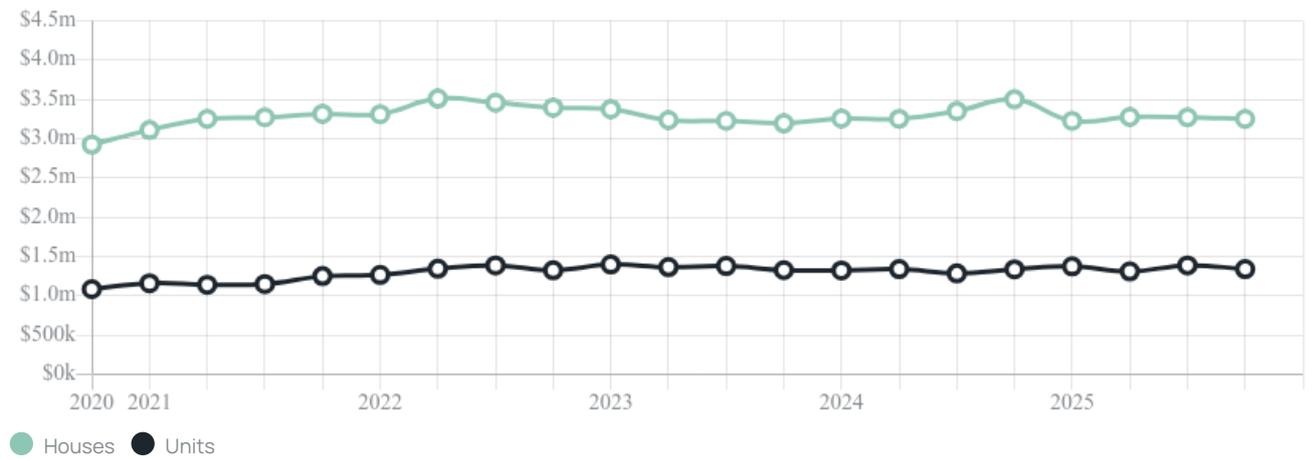
Median

\$1.34m

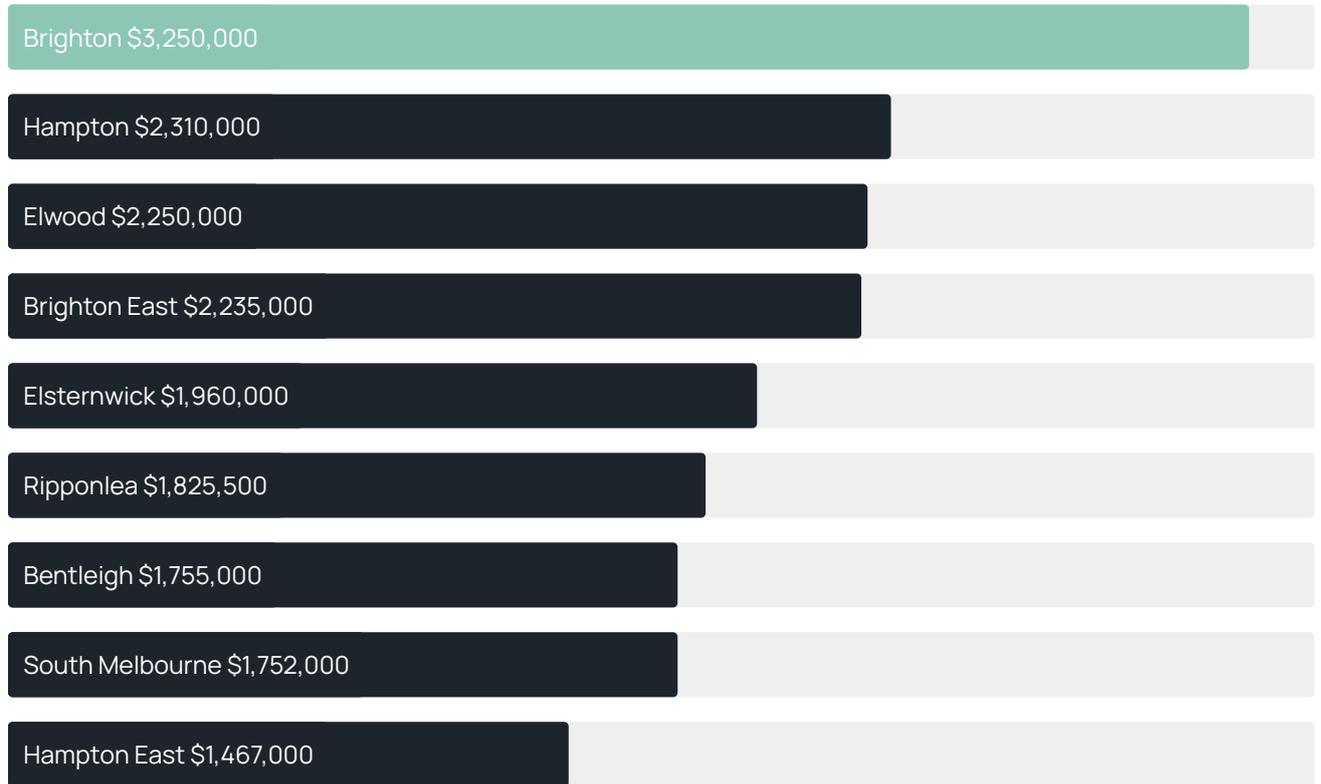
Quarterly price change

-3.38% ↓

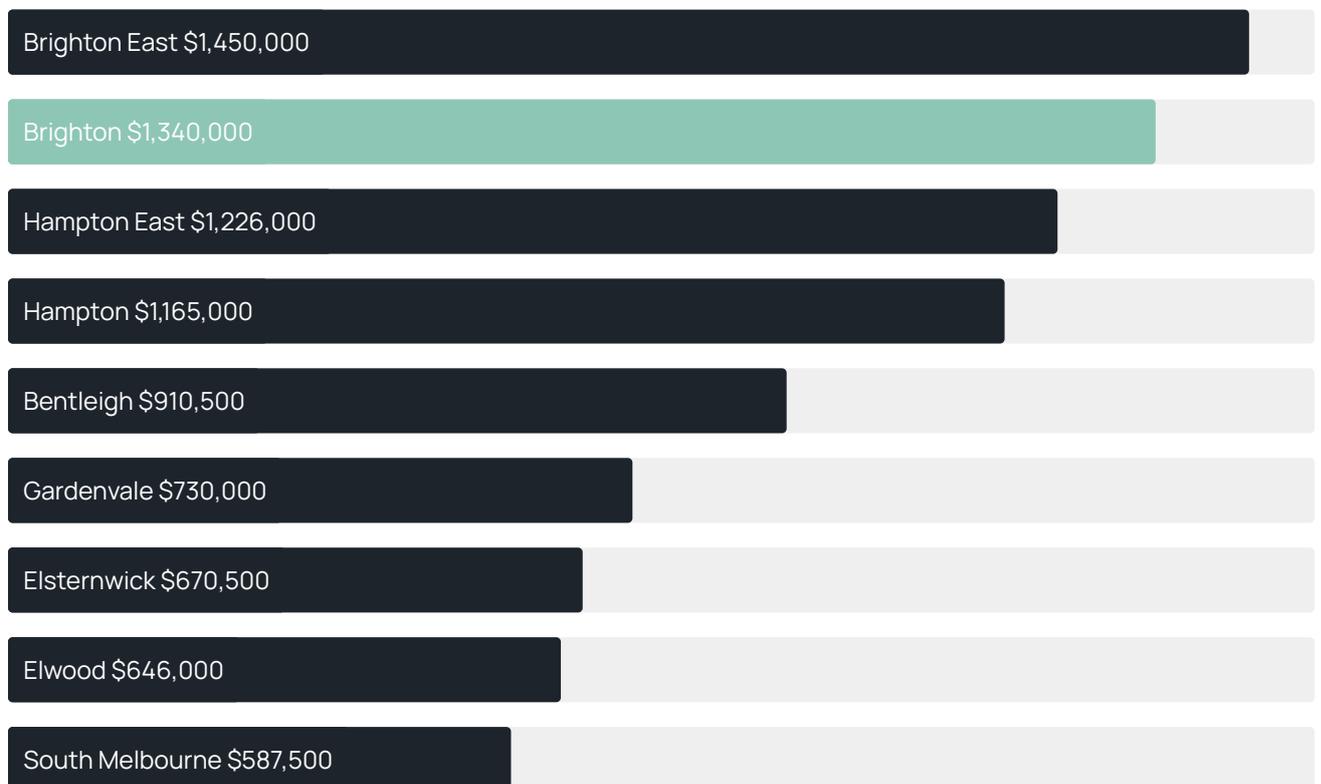
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 34%
● Private 66%

Auction clearance rate³

78.38%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 33 Bridge St Brighton	4	House	\$2,010,000	28 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
 28/15-17 Cochrane St Brighton	2	Apartment	\$700,000	17 Feb 2026
 5/301 St Kilda St Brighton	2	Apartment	\$910,000	12 Feb 2026
 3/2 Wilson St Brighton	2	Unit	\$975,000	07 Feb 2026
 189 Church St Brighton	4	House	\$100,000	29 Jan 2026
 3/11 Grosvenor St Brighton	3	Apartment	\$1,200,000	22 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 31 Huntingfield Rd Brighton	6	House	\$7,352,600	19 Jan 2026
 1/21 Birdwood Av Brighton	3	Apartment	\$5,300,000	19 Jan 2026
 3/8 Manor St Brighton	2	Apartment	\$805,000	29 Dec 2025
 103/2 Well St Brighton	2	Apartment	\$1,400,000	24 Dec 2025
 17/18 Cochrane St Brighton	1	Apartment	\$420,000	23 Dec 2025
 324/380 Bay St Brighton	2	Apartment	\$880,000	22 Dec 2025
 1/270 St Kilda St Brighton	2	Flat/Unit/Apartment	\$850,000	22 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

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Address	Bedrooms	Type	Price	Sold
 6/42 Grosvenor St BRIGHTON	2	Apartment	\$695,000	17 Dec 2025
 227/211 Bay St Brighton	2	Flat/Unit/Apartment	\$536,500	16 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
 4/781 Hampton St Brighton	2	Unit	\$916,000	10 Dec 2025
 23 Rusden St Brighton	4	Townhouse	\$1,885,000	09 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
 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



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 01/03/2026

- 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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