



Brighton

Suburb Report



Your connection to property insights



JellisCraig

BRIGHTON SUBURB REPORT

Median house price¹

Median

\$3.16m

Quarterly price change

-0.79% ↓

Median unit price¹

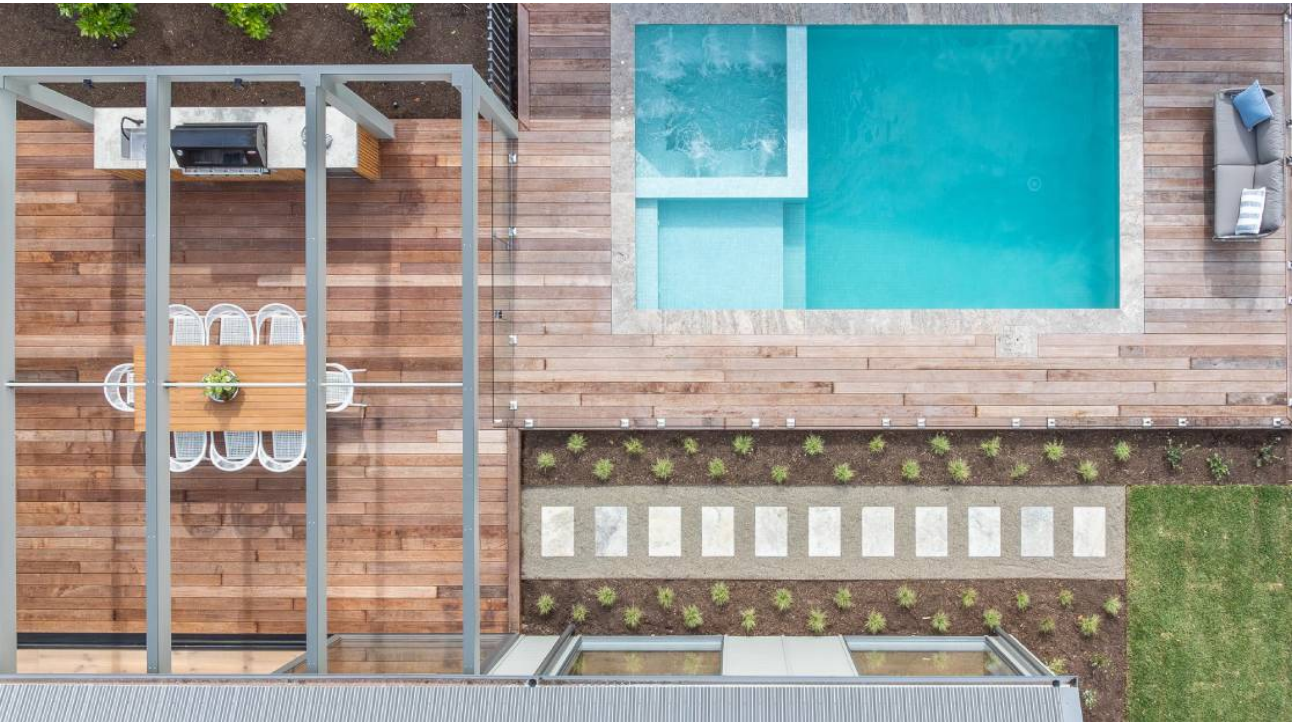
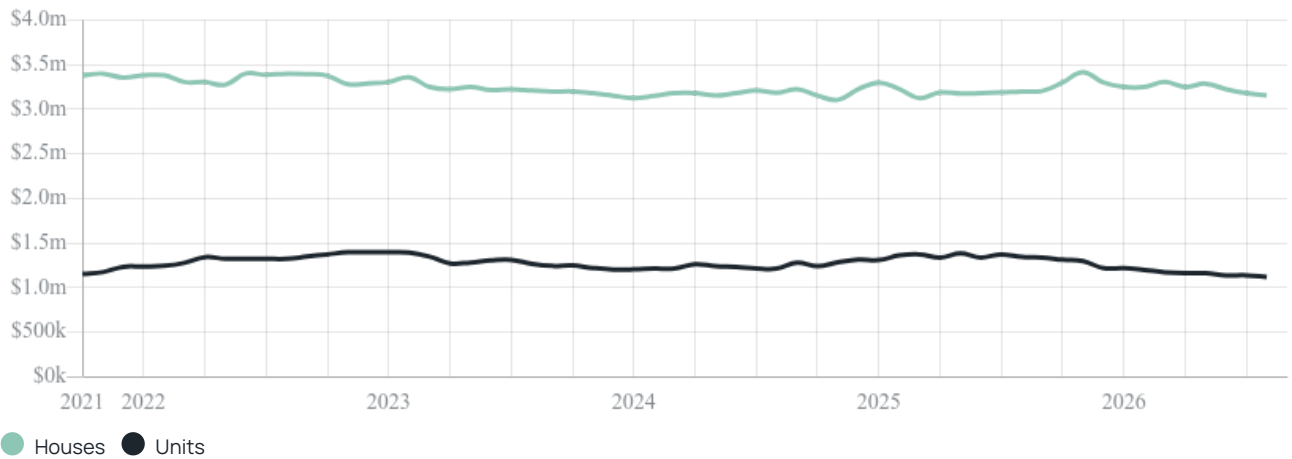
Median

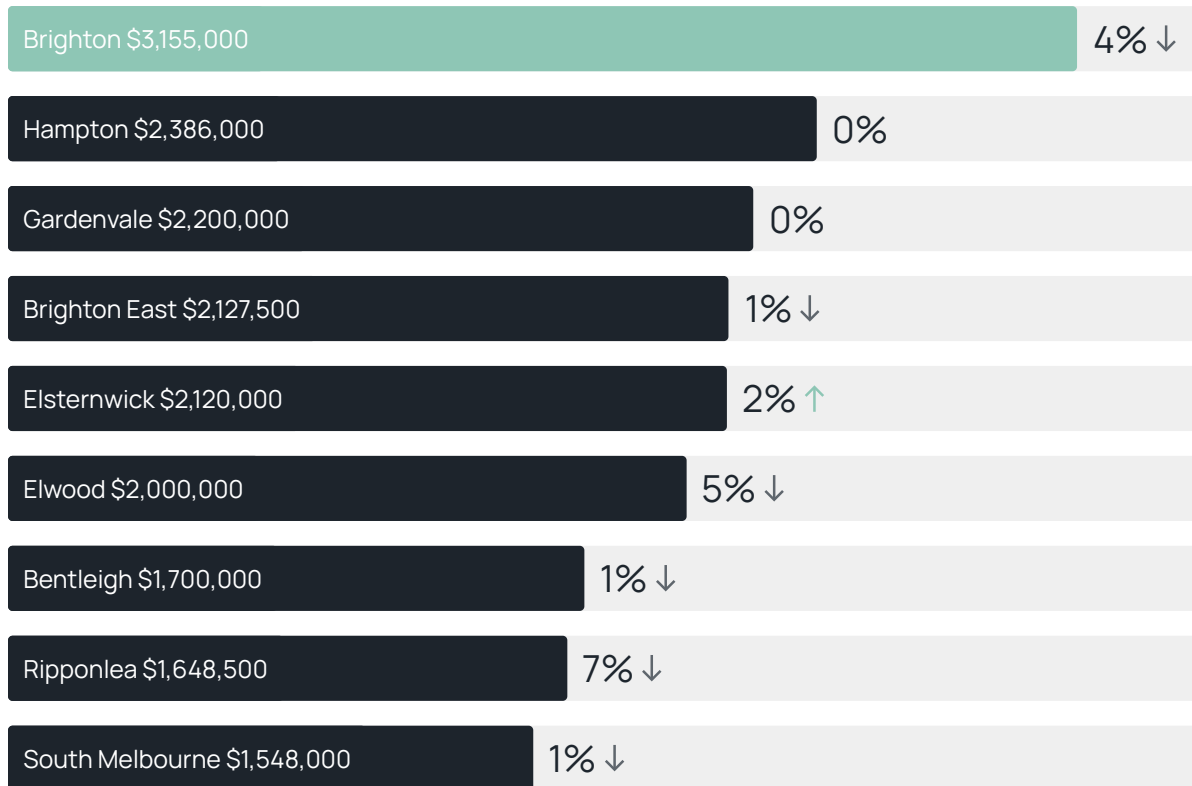
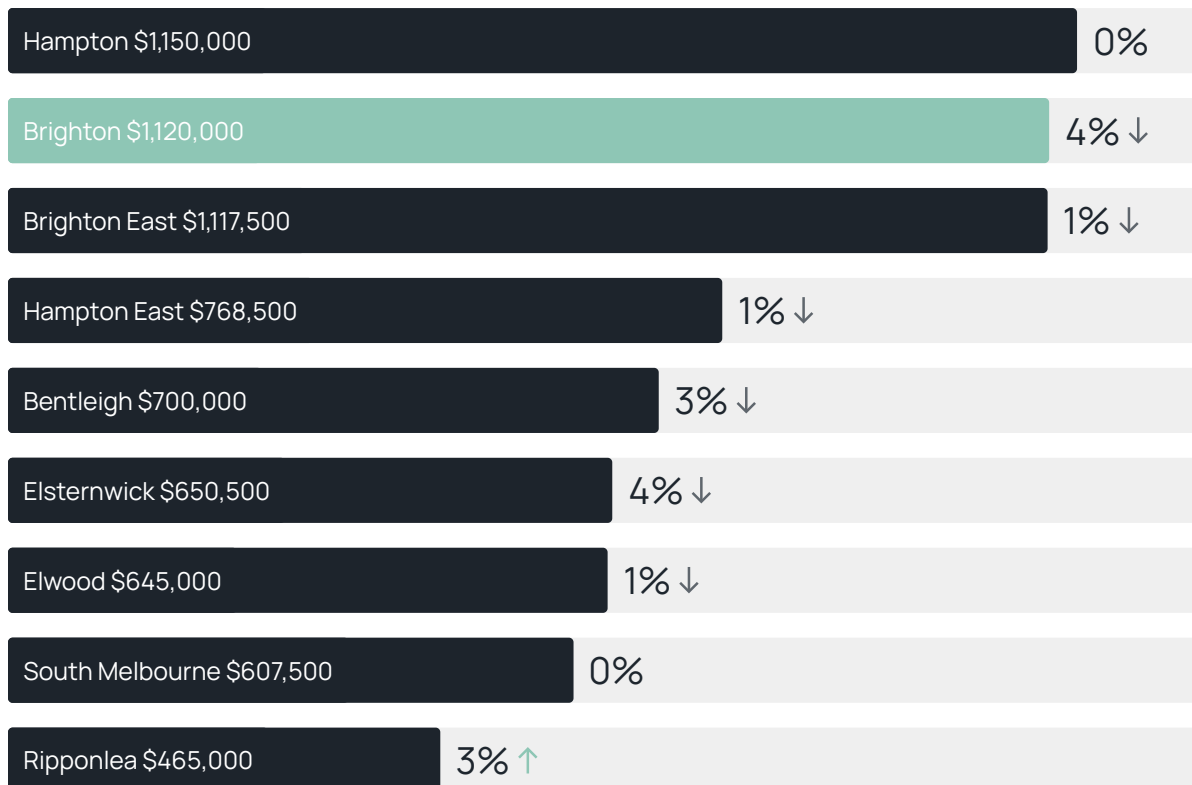
\$1.12m

Quarterly price change

-1.75% ↓

Brighton quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 23%
● Private 77%

Auction clearance rate³

54.55%

Median days on market³

House

31 days

Unit

31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

House

13.7 years

Unit

11.3 years

Dwelling type⁵

● Houses 74% ● Units 26%

Ownership⁵

● Owned outright 47% ● Mortgaged 29% ● Rented 24%

Population⁵

23,252

Median asking rent per week¹

Unit

\$1,400

\$750

Population growth⁵

0.00%

Rental yield¹

House

2.57%

Unit

3.83%

Median age⁵

48 years

Median household size⁵

2.4 people

Recent Brighton 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
 2/5 Webb Street Brighton	3	Townhouse	Undisclosed	22 Sep 2026
 7 Mulgoa Street Brighton	0	Residential_land	Undisclosed	22 Sep 2026
 4/24 South Road Brighton	3	Unit	Undisclosed	21 Sep 2026
 15 Park Street Brighton	6	House	Undisclosed	19 Sep 2026
 81 William Street Brighton	4	House	Undisclosed	19 Sep 2026
 1/12 Bent Street Brighton	3	Unit	Undisclosed	18 Sep 2026
 3/18 North Road Brighton	3	Apartment	Undisclosed	16 Sep 2026
 G01/50-52 Well Street Brighton	3	Apartment	Undisclosed	16 Sep 2026
 6/8 Wright Street Brighton	2	Villa	Undisclosed	16 Sep 2026
 6 Maroona Road Brighton	5	House	Undisclosed	14 Sep 2026

BRIGHTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Norwood Avenue Brighton	4	House	Undisclosed	14 Sep 2026
 6/28 Black Street Brighton	3	Apartment	Undisclosed	12 Sep 2026
 28B Sussex Street Brighton	3	House	\$4,250,000	12 Sep 2026
 43 Elm Grove Brighton	4	House	\$1,855,000	12 Sep 2026
 114A Esplanade Brighton	4	House	Undisclosed	12 Sep 2026
 2/12 Canterbury Place Brighton	2	Villa	Undisclosed	12 Sep 2026
 2 Moule Avenue Brighton	5	House	Undisclosed	11 Sep 2026
 9 Hillcrest Avenue Brighton	5	House	Undisclosed	11 Sep 2026
 4/57 Carpenter Street Brighton	4	Townhouse	Undisclosed	11 Sep 2026
 126 Cochrane Street Brighton	4	House	Undisclosed	10 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 147A Male Street Brighton	2	Townhouse	Undisclosed	10 Sep 2026
 23 Wolseley Grove Brighton	4	House	Undisclosed	09 Sep 2026
 1/68-70 Wilson Street Brighton	2	Unit	Undisclosed	09 Sep 2026
 2/52 Black Street Brighton	3	Apartment	\$4,455,000	07 Sep 2026
 69 Brickwood Street Brighton	4	House	Undisclosed	06 Sep 2026
 204/18-20 Willansby Avenue Brighton	3	Apartment	Undisclosed	05 Sep 2026
 103 Wilson Street Brighton	4	House	Undisclosed	05 Sep 2026
 5/17 Tennyson Street Brighton	2	Apartment	Undisclosed	05 Sep 2026
 31 Manor Street Brighton	3	House	Undisclosed	04 Sep 2026
 279A St Kilda Street Brighton	3	Townhouse	Undisclosed	04 Sep 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 01/10/2026

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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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