ADVISEABLE

SUBURB FLYOVER REPORT

BRIGHTON (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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BRIGHTON - Suburb Map

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BRIGHTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	223	$ 300,000	0.0 %	$ 99,941	$ 1,220,000
2007	244	$ 348,000	16.0 %	$ 200,000	$ 1,650,000
2008	168	$ 397,500	14.2 %	$ 252,219	$ 1,025,000
2009	245	$ 390,000	-1.9 %	$ 214,000	$ 1,575,000
2010	153	$ 412,000	5.6 %	$ 151,750	$ 1,512,700
2011	134	$ 393,500	-4.5 %	$ 240,000	$ 1,050,000
2012	135	$ 400,000	1.7 %	$ 235,000	$ 1,425,000
2013	179	$ 410,000	2.5 %	$ 250,000	$ 1,480,000
2014	205	$ 440,000	7.3 %	$ 272,000	$ 1,240,000
2015	192	$ 455,000	3.4 %	$ 275,000	$ 1,130,000
2016	203	$ 495,000	8.8 %	$ 320,000	$ 1,600,000
2017	175	$ 525,000	6.1 %	$ 335,000	$ 1,450,000
2018	180	$ 550,000	4.8 %	$ 370,000	$ 1,470,000
2019	214	$ 550,000	0.0 %	$ 355,000	$ 1,700,000
2020	204	$ 575,000	4.5 %	$ 369,000	$ 1,310,000
2021	207	$ 778,000	35.3 %	$ 380,000	$ 2,650,000
2022	145	$ 895,000	15.0 %	$ 480,000	$ 2,615,000
2023	189	$ 856,250	-4.3 %	$ 555,000	$ 4,000,000
2024	141	$ 975,000	13.9 %	$ 520,000	$ 4,350,000

Median Sale Price

$950k

Based on 191 recorded House sales within the last 12 months (Oct '23 - Sep '24)

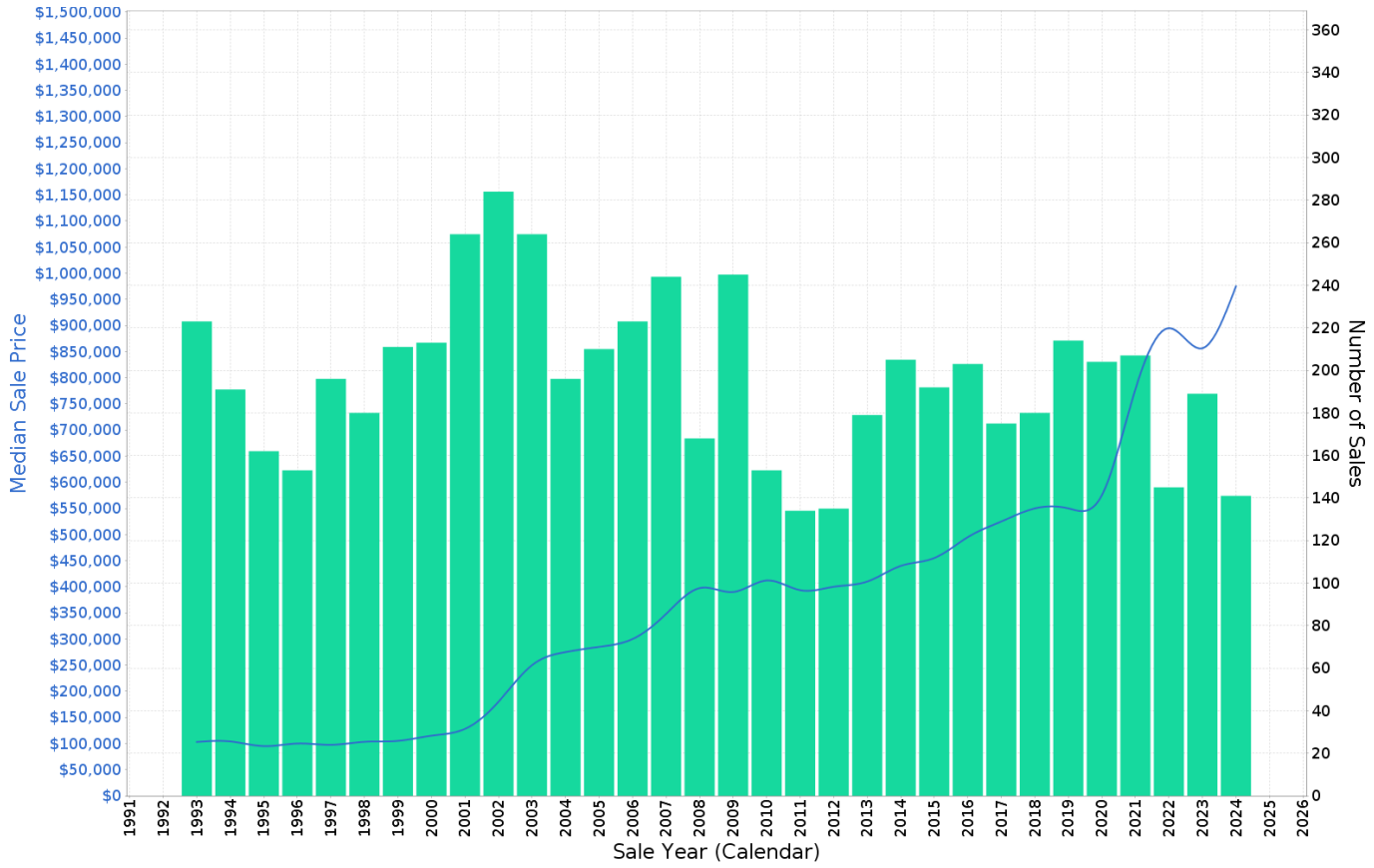
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.8%

Current Median Price: $950,000
Previous Median Price: $827,500

Based on 364 recorded House sales compared over the last two rolling 12 month periods



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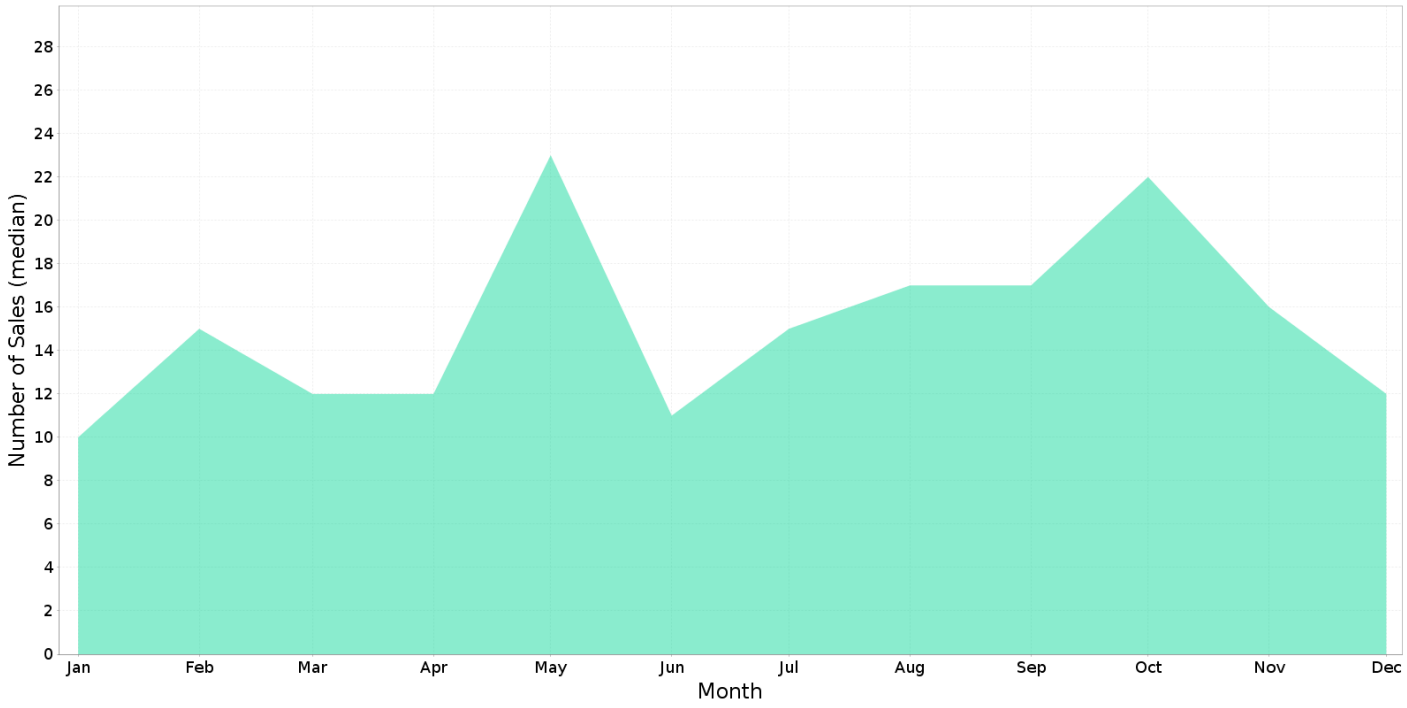
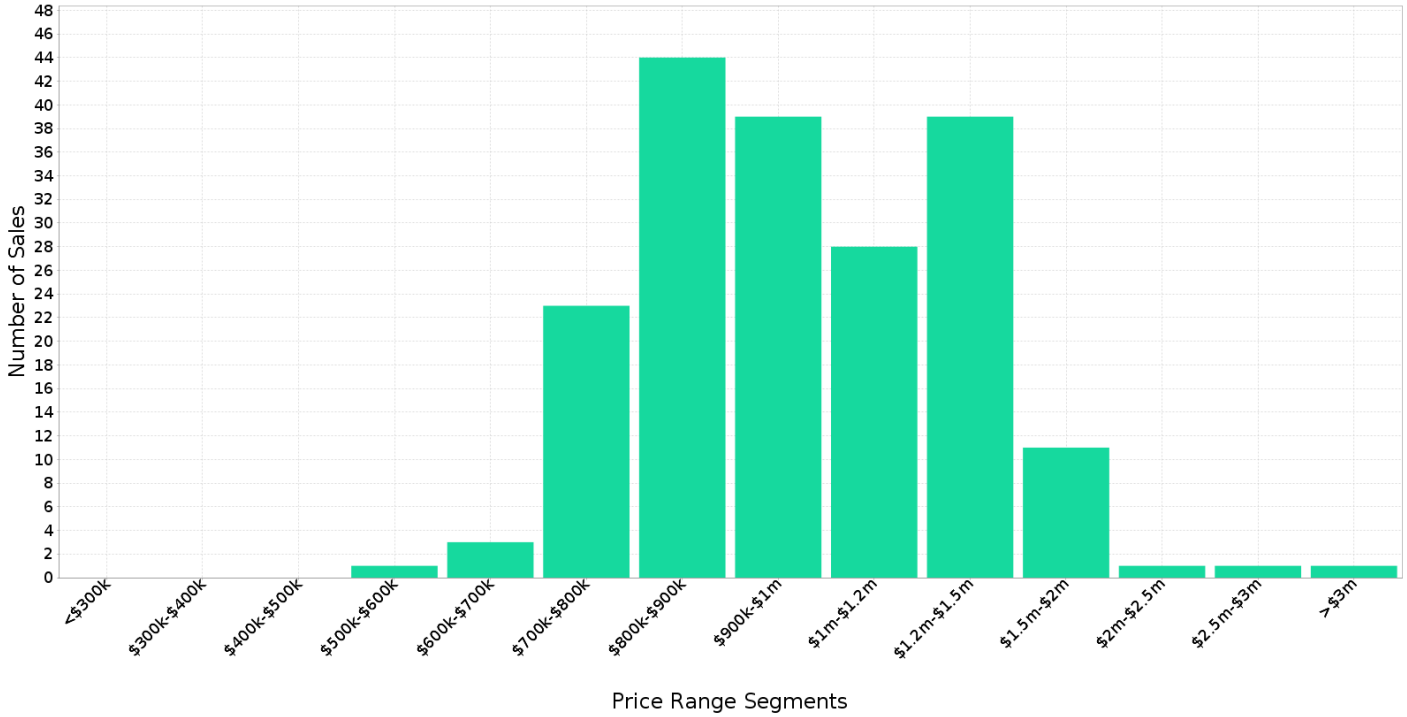
BRIGHTON - Peak Selling Periods (3 years)



BRIGHTON - Price Range Segments (12 months)



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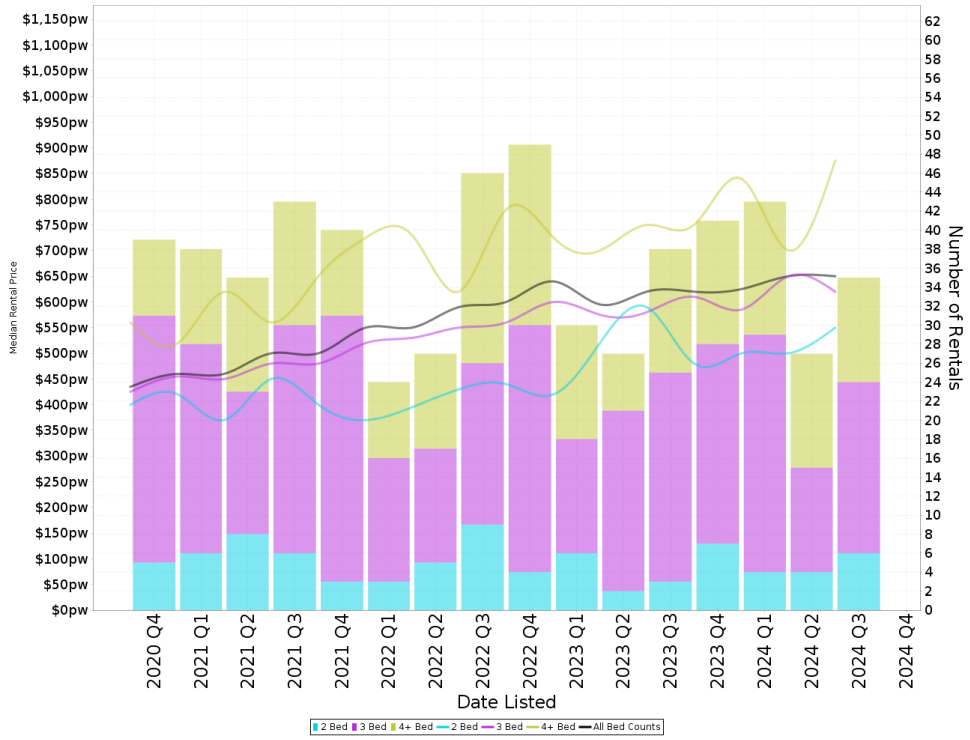
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.8%

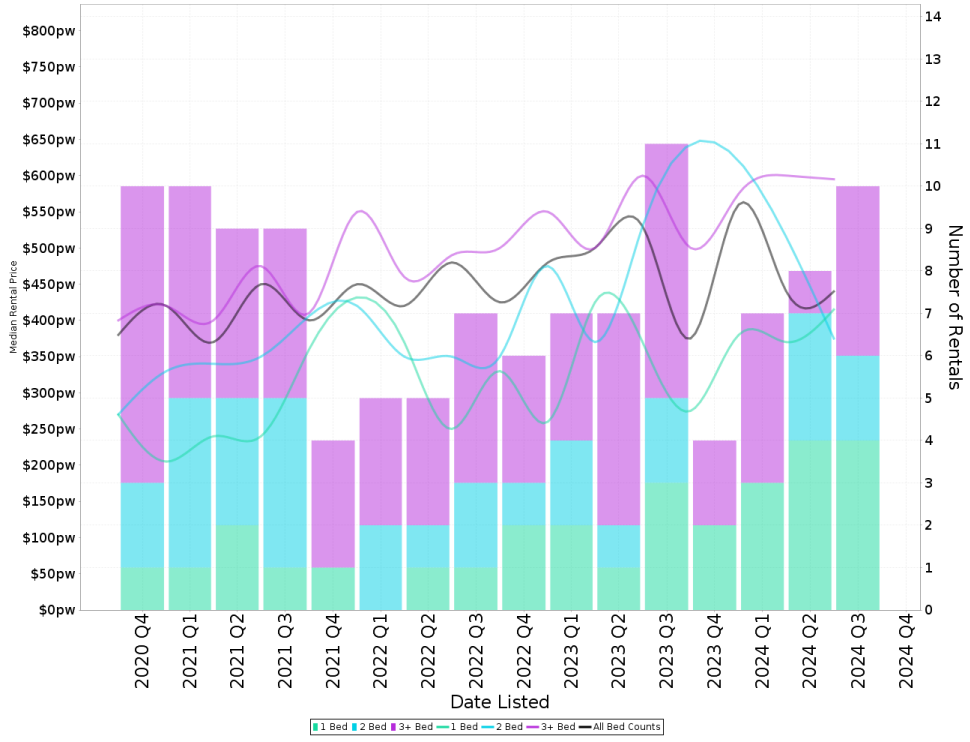
Current Median Price: $950,000
Previous Median Price: $827,500
Based on 364 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: $950,000
Current Median Rent: $650
Based on 146 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.1%

Current Median Price: $720,000
Previous Median Price: $580,000
Based on 48 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: $720,000
Current Median Rent: $460
Based on 29 registered Unit rentals compared over the last 12 months.

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BRIGHTON - Recently Sold Properties

Median Sale Price

$950k

Based on 191 recorded House sales within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.8%

Current Median Price: $950,000
Previous Median Price: $827,500

Based on 364 recorded House sales compared over the last two rolling 12 month periods

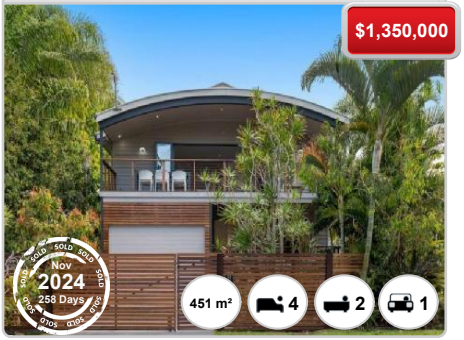
Sold Properties

191

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

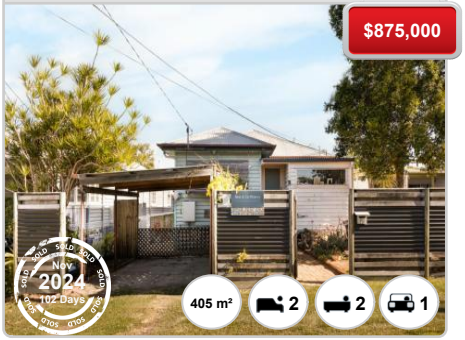
Based on a rolling 12 month period and may differ from calendar year statistics

21 STANLEY TCE

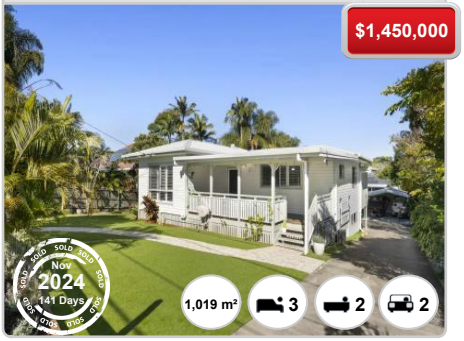


40 HERBERT ST

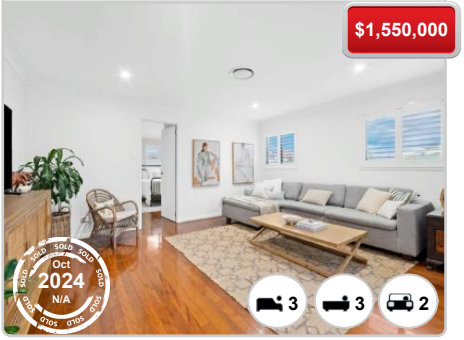
19 ARUNDAL ST



248 QUEENS PDE

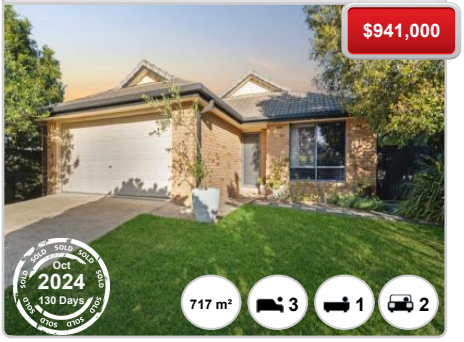


14 FOURTEENTH AVE

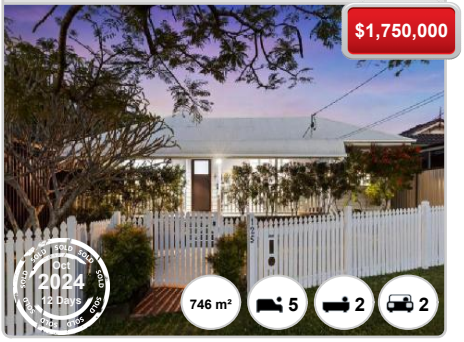


92 DUNNE ST

87A SPEIGHT ST



125 PAUL ST



22 SANDOWN ST

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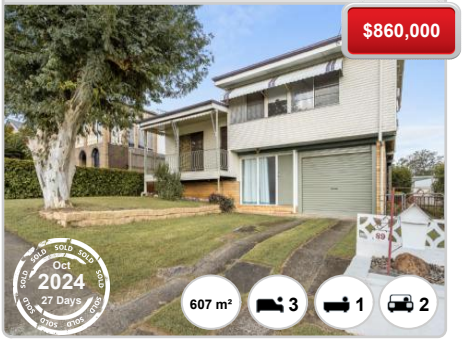
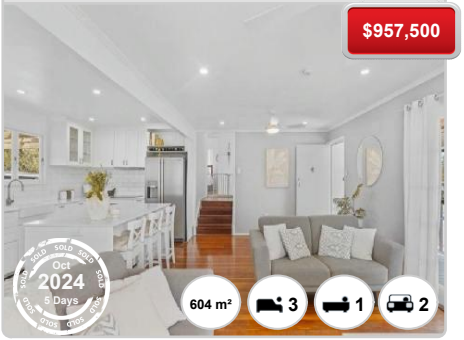
9 ROLT ST

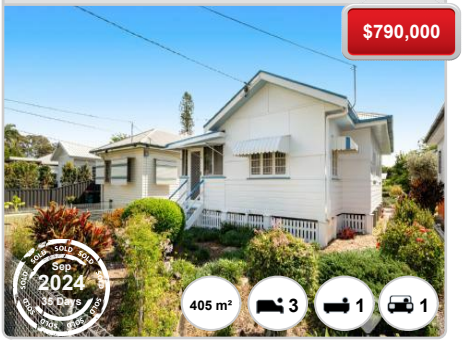


3 PALINA ST



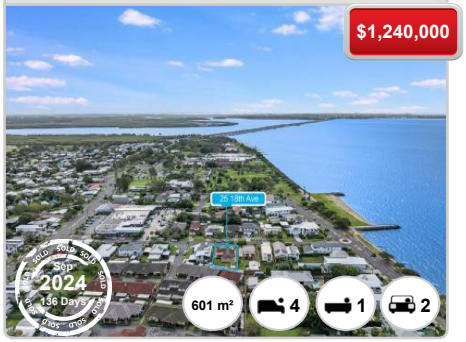
59 GREENWOOD ST

22 MORCOMBE ST



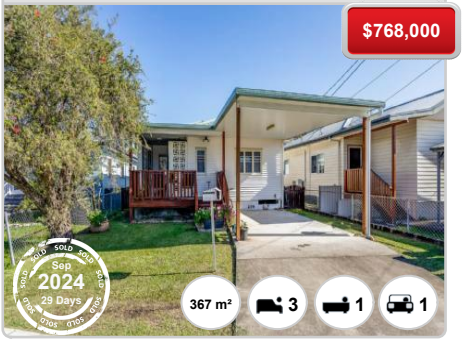
15 FLORENCE ST

25 EIGHTEENTH AVE



9 POLLARD ST

29 PRINCE ST

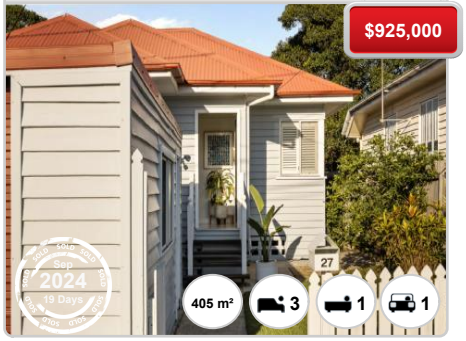


133 DUNNE ST

32 LLOYD ST

34 BAYVIEW RD

27 ARUNDAL ST



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BRIGHTON - Properties For Rent

Median Rental Price

$650 /w

Based on 146 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.6%

Current Median Price: $950,000
Current Median Rent: $650

Based on 191 recorded House sales and 146 House rentals compared over the last 12 months

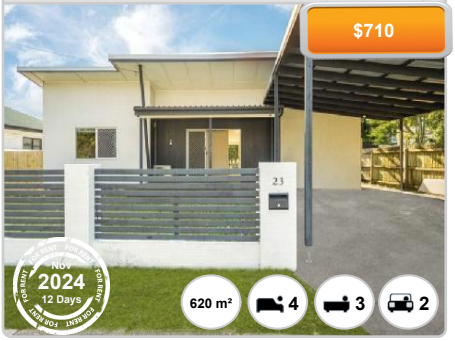
Number of Rentals

146

Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

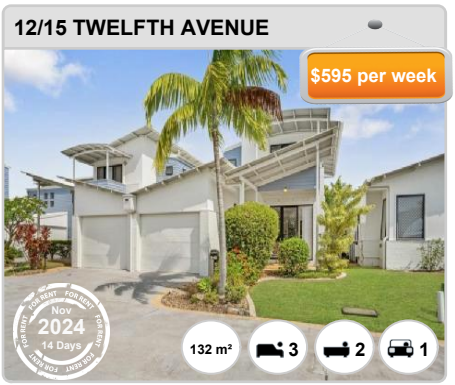
23 LASCELLES STREET



14 JOYCELAND STREET

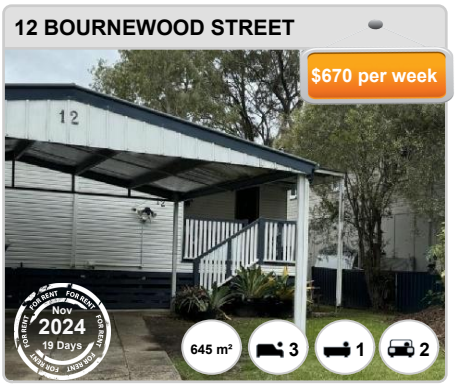
33 LONCROFT STREET

12/15 TWELFTH AVENUE

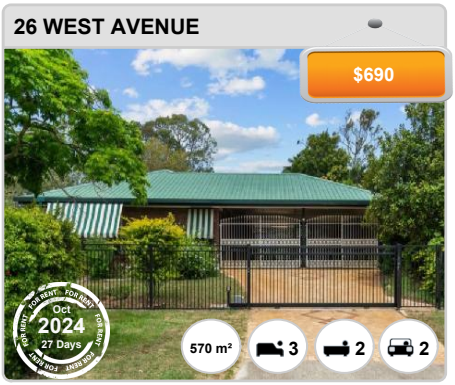


4 BERNARD STREET

12 BOURNEWOOD STREET



26 WEST AVENUE



7 PALINA STREET

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