



QUARTERLY SALES REPORT

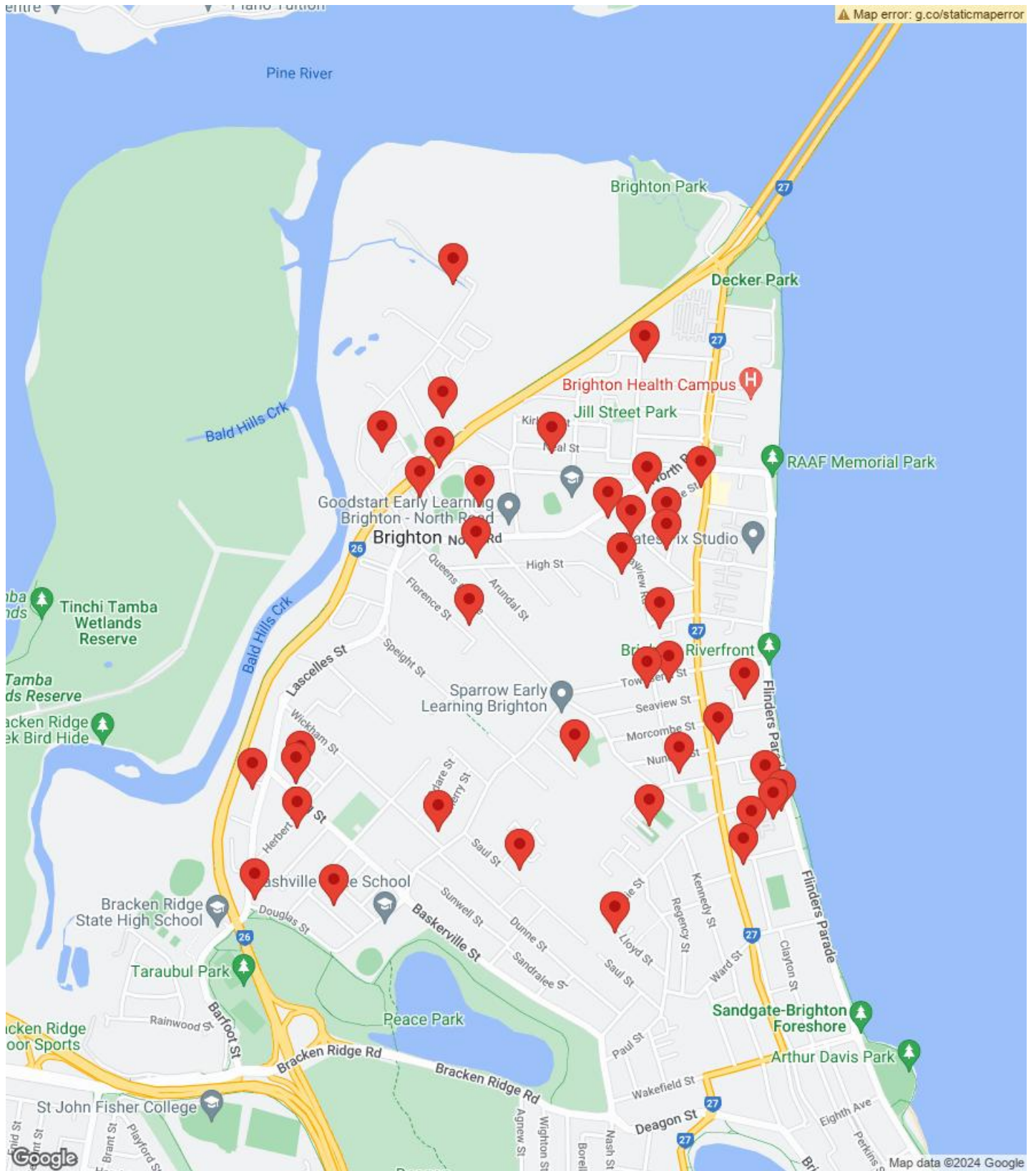


BRIGHTON

JAN-MAR 2023



Sales Map



Prepared on 29/01/2024 by Mick O'Keefe, 0434 413 454 at atrealty - Mick O'Keefe. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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Sales Search Report - Image Report

Search Criteria

Locality: BRIGHTON
Postcode: 4017

Sale Date: 01/01/2023 to 31/03/2023
Sale Price: Any
Land Size: Any
Attributes: Any
Property Type: House, Unit, Vacant Land

Search Summary

Records: 39

	Price	Days	Area
Lowest	\$ 470,000	6	126 m ²
Highest	\$ 4,000,000	228	5,139 m ²
Average	\$ 917,918	67	751 m ²
Median	\$ 775,000	38	589 m ²



23 PRINCE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M13 3 1 1



Property Type: House
Area: 433 m²
Area \$/m2: \$1,911
RPD: L125 RP29077

Features:

Sale Price: **\$827,500 (Normal Sale)**
Sale Date: 30/03/2023 **Days to Sell:** 19 Days
Last Price: Under Contract! (Under **Chg %:**
First Price: Inviting All Offers! **Chg %:**



65 TOWNSEND ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M16 2 1 -



Property Type: House
Area: 405 m²
Area \$/m2: \$1,605
RPD: L127 RP29101

Features: LOWSET, CONTEMPORARY, FULLY FENCED

Sale Price: **\$650,000 (Normal Sale)**
Sale Date: 27/03/2023 **Days to Sell:** 40 Days
Last Price: UNDER OFFER (Under **Chg %:**
First Price: For Sale By Negotiation **Chg %:**



32 TWENTY-THIRD AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M11 5 2 2



Property Type: House
Area: 599 m²
Area \$/m2: \$1,294
RPD: L18 S2750

Features:

Sale Price: **\$775,000 (Normal Sale)**
Sale Date: 21/03/2023 **Days to Sell:** 131 Days
Last Price: For Sale Now (Under **Chg %:**
First Price: Contact Agent (Under **Chg %:** **-8.7%**



27 LONCROFT ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G17 3 1 3



Property Type: House
Area: 607 m²
Area \$/m2: \$1,252
RPD: L26 RP92932

Features: STUDY, IMPROVEMENTS: INTERNAL LAUNDRY

Sale Price: **\$760,000 (Normal Sale)**
Sale Date: 16/03/2023 **Days to Sell:** 22 Days
Last Price: Offers over \$769,000 **Chg %:** **-1.2%**
First Price: For Sale (Under Offer) **Chg %:**



125 SAUL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K18 3 1 2



Property Type: House
 Area: 647 m²
 Area \$/m2: \$1,127
 RPD: L4 RP75126

Features:

Sale Price: **\$729,000 (Normal Sale)**
 Sale Date: 15/03/2023 Days to Sell: **131 Days**
 Last Price: \$749,000 Chg %: **-2.7%**
 First Price: \$749,000 (Under Offer) Chg %: **-2.7%**



17/145 NORTHCOTE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M18 2 2 1



Property Type: Unit
 Area: 207 m²
 Area \$/m2: \$2,639
 RPD: L17 SP210763

Features: AIR CONDITIONED, IMPROVEMENTS: SECURE PARKING

Sale Price: **\$546,321 (Normal Sale)**
 Sale Date: 13/03/2023 Days to Sell: **227 Days**
 Last Price: Offers Over \$510K Chg %:
 First Price: Mid \$600,000's Chg %: **-8.9%**



11/21 RENSBURG ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J12 3 2 2



Property Type: Unit
 Area: 161 m²
 Area \$/m2: \$3,106
 RPD: L11 SP256957

Features:

Sale Price: **\$500,000 (Normal Sale)**
 Sale Date: 10/03/2023 Days to Sell:
 Last Price: UNDER CONTRACT Chg %:
 First Price: Offers Over \$480,000 Chg %:



18/15 TWELFTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 P18 3 2 1



Property Type: Unit
 Area: 126 m²
 Area \$/m2: \$5,198
 RPD: L18 SP152381

Features: BUILT IN ROBES, IMPROVEMENTS: INTERNAL LAUNDRY

Sale Price: **\$655,000 (Normal Sale)**
 Sale Date: 09/03/2023 Days to Sell: **6 Days**
 Last Price: Offers Over \$645,000 Chg %:
 First Price: Offers Over \$645,000 Chg %:



20 CRETON ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L17 3 2 4



Property Type: House
 Area: 741 m²
 Area \$/m2: \$958
 RPD: L11 RP78376

Features:

Sale Price: **\$710,000 (Normal Sale)**
 Sale Date: 06/03/2023 Days to Sell: **228 Days**
 Last Price: Offers Welcome (Under Chg %:
 First Price: For Sale (Under Offer) Chg %:



179 BEACONSFIELD TCE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N17 3 2 1



Property Type: House
 Area: 405 m²
 Area \$/m2: \$2,000
 RPD: L123 RP29100

Sale Price: **\$810,000 (Normal Sale)**
 Sale Date: 05/03/2023 Days to Sell: **170 Days**
 Last Price: OFFERS OVER Chg %:
 First Price: Price by Negotiation Chg %:

Features: DOUBLE STOREY, POST WAR, DECK, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



392 FLINDERS PDE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 P18 5 5 5



Property Type: House
 Area: 837 m²
 Area \$/m2: \$4,779
 RPD: L15-16 RP29100

Sale Price: **\$4,000,000 (Normal Sale)**
 Sale Date: 03/03/2023 Days to Sell: **225 Days**
 Last Price: EXPRESSIONS OF Chg %:
 First Price: FROM \$5,000,000 Chg %: **-23.1%**

Features: STUDY



29 HERBERT ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G18 3 2 2



Property Type: House
 Area: 698 m²
 Area \$/m2: \$1,196
 RPD: L29 RP97855

Sale Price: **\$835,000 (Normal Sale)**
 Sale Date: 02/03/2023 Days to Sell: **7 Days**
 Last Price: Offers Over \$790,000 Chg %:
 First Price: Offers Over \$790,000 Chg %:

Features:



24 LONGSTAFF ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M13 3 1 1



Property Type: House
 Area: 405 m²
 Area \$/m2: \$1,420
 RPD: L250 RP29076

Sale Price: **\$575,000 (Normal Sale)**
 Sale Date: 01/03/2023 Days to Sell: **167 Days**
 Last Price: Under Contract! (Under Chg %:
 First Price: Offers Over \$649,000 Chg %: **-11.4%**

Features: LOWSET, POST WAR



25 CLAUDETTE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J12 3 2 2



Property Type: House
 Area: 4,918 m²
 Area \$/m2: \$366
 RPD: L11 RP171635

Sale Price: **\$1,800,000 (Normal Sale)**
 Sale Date: 01/03/2023 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features:



135 NORTH RD, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L13 3 2 2



Property Type: House
 Area: 407 m²
 Area \$/m2: \$1,757
 RPD: L138 RP29077

Features:

Sale Price: **\$715,000 (Normal Sale)**
 Sale Date: 28/02/2023 Days to Sell: **15 Days**
 Last Price: \$730,000 Chg %: **-2.1%**
 First Price: \$730,000 (Under Offer) Chg %: **-2.1%**



12 SANDOWN ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G19 3 1 2



Property Type: House
 Area: 642 m²
 Area \$/m2: \$981
 RPD: L6 RP82939

Features:

Sale Price: **\$630,000 (Normal Sale)**
 Sale Date: 28/02/2023 Days to Sell: **13 Days**
 Last Price: SOLD PRIOR TO Chg %:
 First Price: AUCTION Chg %:



28 TWELFTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 P17 6 2 2



Property Type: House
 Area: 506 m²
 Area \$/m2: \$2,866
 RPD: L76 RP29100

Features: BUILT IN ROBES

Sale Price: **\$1,450,000 (Normal Sale)**
 Sale Date: 24/02/2023 Days to Sell: **29 Days**
 Last Price: Interest Over \$1,450,000 Chg %:
 First Price: Interest Over \$1,450,000 Chg %:



120 HIGH ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 L14 3 1 1



Property Type: House
 Area: 804 m²
 Area \$/m2: \$944
 RPD: L7 RP83840

Features: LOWSET, POST WAR, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED

Sale Price: **\$759,000 (Normal Sale)**
 Sale Date: 22/02/2023 Days to Sell: **45 Days**
 Last Price: Offers Over \$769,000 Chg %: **-1.3%**
 First Price: For Sale (Under Offer) Chg %:



5 VICTORIA ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M17 2 1 1



Property Type: House
 Area: 405 m²
 Area \$/m2: \$1,481
 RPD: L50 RP29101

Features:

Sale Price: **\$600,000 (Normal Sale)**
 Sale Date: 21/02/2023 Days to Sell: **7 Days**
 Last Price: Under Offer With Daniel Chg %:
 First Price: \$649,000+ (Under Offer) Chg %: **-7.6%**



24 HIGH ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J14 3 1 1



Property Type: House
Area: 405 m²
Area \$/m2: \$1,370
RPD: L32 RP29078

Features:

Sale Price: **\$555,000 (Normal Sale)**
Sale Date: 21/02/2023 Days to Sell: **6 Days**
Last Price: UNDER OFFER (Under Chg %:
First Price: For Sale by Negotiation Chg %:



14/25 HOLMES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H13 3 1 2



Property Type: Unit
Area: 246 m²
Area \$/m2: \$1,911
RPD: L14 GTP106342

Features:

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 20/02/2023 Days to Sell: **N/A**
Last Price: Offers Over \$460,000 Chg %:
First Price: Offers Over \$460,000 Chg %:



165 NORTH RD, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M13 5 4 2



Property Type: House
Area: 435 m²
Area \$/m2: \$2,828
RPD: L268 RP29076

Features: DECK, FULLY FENCED, IMPROVEMENTS: DISHWASHER, OUTDOOR SPA

Sale Price: **\$1,230,000 (Normal Sale)**
Sale Date: 19/02/2023 Days to Sell: **98 Days**
Last Price: FOR SALE Chg %:
First Price: FOR SALE (Under Chg %:



22 DICKSON ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N18 3 2 3



Property Type: House
Area: 405 m²
Area \$/m2: \$1,926
RPD: L180 RP29100

Features: LOWSET, POST WAR, DECK, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED, SHED/S

Sale Price: **\$780,000 (Normal Sale)**
Sale Date: 16/02/2023 Days to Sell: **35 Days**
Last Price: Offers over \$800,000 Chg %: **-2.5%**
First Price: Auction - Onsite Chg %:



20 FOURTEENTH AVE, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N16 3 1 4



Property Type: House
Area: 607 m²
Area \$/m2: \$1,483
RPD: L2 RP110672

Features:

Sale Price: **\$900,000 (Normal Sale)**
Sale Date: 14/02/2023 Days to Sell: **84 Days**
Last Price: Offers Over \$899,000 Chg %:
First Price: Auction (Under Offer) Chg %:



10 MARGARET CL, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 H12 5 2 3



Property Type: House
Area: 710 m²
Area \$/m2: \$1,479
RPD: L5 SP147464

Sale Price: **\$1,050,000 (Normal Sale)**
Sale Date: 11/02/2023 Days to Sell: **97 Days**
Last Price: Under Contract Chg %: **-4.5%**
First Price: Inviting All Offers! Chg %:

Features: DECK, STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS,



17 NEAL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 K12 4 3 5



Property Type: House
Area: 594 m²
Area \$/m2: \$2,584
RPD: L13 RP90453

Sale Price: **\$1,535,000 (Normal Sale)**
Sale Date: 10/02/2023 Days to Sell: **52 Days**
Last Price: \$1,650,000 Chg %: **-1.0%**
First Price: \$1,650,000 (Under Chg %: **-7.0%**

Features: IMPROVEMENTS: DISHWASHER, SECURE PARKING, FLOORBOARDS



85 CRAIG ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 G17 3 1 2



Property Type: House
Area: 607 m²
Area \$/m2: \$1,260
RPD: L14 RP92932

Sale Price: **\$765,000 (Normal Sale)**
Sale Date: 07/02/2023 Days to Sell: **89 Days**
Last Price: Offers Over \$795,000 Chg %: **-3.8%**
First Price: Offers Over \$865,000 Chg %: **-13.1%**

Features:



47 DICKSON ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 N18 5 2 1



Property Type: House
Area: 467 m²
Area \$/m2: \$2,698
RPD: L14 SP265100

Sale Price: **\$1,260,000 (Normal Sale)**
Sale Date: 07/02/2023 Days to Sell: **25 Days**
Last Price: Offers over \$1,250,000 Chg %:
First Price: Offers Over \$1,399,000 Chg %: **-9.9%**

Features:



11 GREIL ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J13 3 1 2



Property Type: House
Area: 610 m²
Area \$/m2: \$1,516
RPD: L23 RP99952

Sale Price: **\$925,000 (Normal Sale)**
Sale Date: 31/01/2023 Days to Sell: **6 Days**
Last Price: UNDER CONTRACT in Chg %:
First Price: Property Launch 9-10am Chg %:

Features: STOREYS: 2, HIGHSET, POST WAR, DECK, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

450 BEACONSFIELD TCE, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 N13 3 1 2
 Also known as: 53 DUKE STREET



Property Type: House
 Area: 576 m²
 Area \$/m2: \$1,424
 RPD: L1 SP101191

Sale Price: **\$820,000 (Normal Sale)**
 Sale Date: 30/01/2023 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features:

38 LLOYD ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 L19 3 1 2



Property Type: House
 Area: 607 m²
 Area \$/m2: \$951
 RPD: L3 RP83108

Sale Price: **\$577,000 (Normal Sale)**
 Sale Date: 30/01/2023 Days to Sell: **14 Days**
 Last Price: For Sale \$699,000 Chg %: **-17.5%**
 First Price: Offers over \$699,000 Chg %: **-17.5%**

Features:

233 LASCELLES ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 F17 3 1 1



Property Type: House
 Area: 607 m²
 Area \$/m2: \$1,153
 RPD: L8 RP97077

Sale Price: **\$700,000 (Normal Sale)**
 Sale Date: 28/01/2023 Days to Sell: **17 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: For Sale Now (Under Chg %:

Features: BUILD YR: 1969, ROOF TYPE: SUPER 6, SPLIT-LEVEL, CONTEMPORARY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS,

66 VICTORIA ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 M16 3 1 1



Property Type: House
 Area: 405 m²
 Area \$/m2: \$1,975
 RPD: L139 RP29101

Sale Price: **\$800,000 (Normal Sale)**
 Sale Date: 28/01/2023 Days to Sell: **32 Days**
 Last Price: Auction 28/01/23 Chg %:
 First Price: Auction (Under Offer) Chg %:

Features:

7 WICKHAM ST, BRIGHTON, QLD 4017 UBD Ref: Brisbane - 100 J18 3 2 5



Property Type: House
 Area: 607 m²
 Area \$/m2: \$1,812
 RPD: L5 RP79779

Sale Price: **\$1,100,000 (Normal Sale)**
 Sale Date: 23/01/2023 Days to Sell: **9 Days**
 Last Price: Under Contract (Under Chg %:
 First Price: Inviting All Offers! Chg %:

Features:



72 PRINCE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M14 3 1 1



Property Type: House
 Area: 564 m²
 Area \$/m2: \$1,427
 RPD: L221 RP29076

Features:

Sale Price: **\$805,000 (Normal Sale)**
 Sale Date: 19/01/2023 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



64 FLORENCE ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J15 3 2 1



Property Type: House
 Area: 607 m²
 Area \$/m2: \$1,186
 RPD: L1 RP75723

Features: HIGHSET, IMPROVEMENTS: SIDE ACCESS, NEAT AND TIDY

Sale Price: **\$720,000 (Normal Sale)**
 Sale Date: 18/01/2023 Days to Sell: **105 Days**
 Last Price: \$759,000 (Under Offer) Chg %: **-5.1%**
 First Price: \$799,000 (Under Offer) Chg %: **-9.9%**



18 SHEPHERD ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 M15 3 2 5



Property Type: House
 Area: 551 m²
 Area \$/m2: \$1,760
 RPD: L2 RP119690

Features:

Sale Price: **\$970,000 (Normal Sale)**
 Sale Date: 18/01/2023 Days to Sell: **11 Days**
 Last Price: Under Contract! (Under Chg %:
 First Price: Inviting All Offers! Chg %:



228 HOLMES ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 J10 - - -



Property Type: Vacant Land
 Area: 5,139 m²
 Area \$/m2: \$156
 RPD: L3 SP333908

Features:

Sale Price: **\$800,000 (Normal Sale)**
 Sale Date: 11/01/2023 Days to Sell: **64 Days**
 Last Price: Offers over \$829,000 Chg %: **-3.5%**
 First Price: Offers over \$829,000 Chg %:



89 DOUGLAS ST, BRIGHTON, QLD 4017

UBD Ref: Brisbane - 100 F19 3 1 2



Property Type: House
 Area: 589 m²
 Area \$/m2: \$1,205
 RPD: L18 RP96046

Features:

Sale Price: **\$710,000 (Normal Sale)**
 Sale Date: 09/01/2023 Days to Sell: **68 Days**
 Last Price: UNDER OFFER (Under Chg %:
 First Price: For Sale by Negotiation Chg %: