

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$763k**

Quarterly Price Change

**1.70% ↑**

## Median Unit Price\*

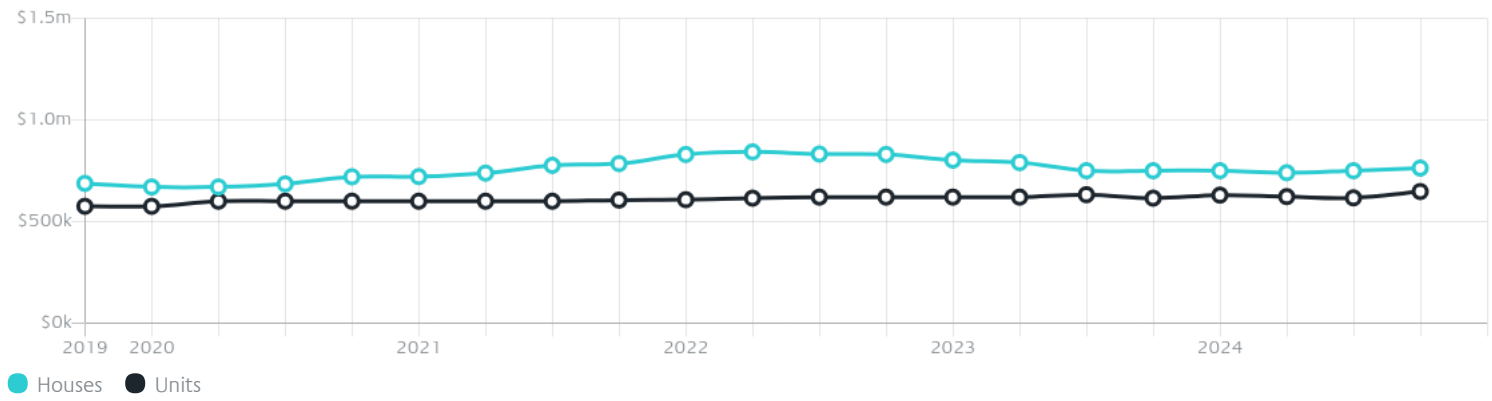
Median

**\$648k**

Quarterly Price Change

**5.02% ↑**

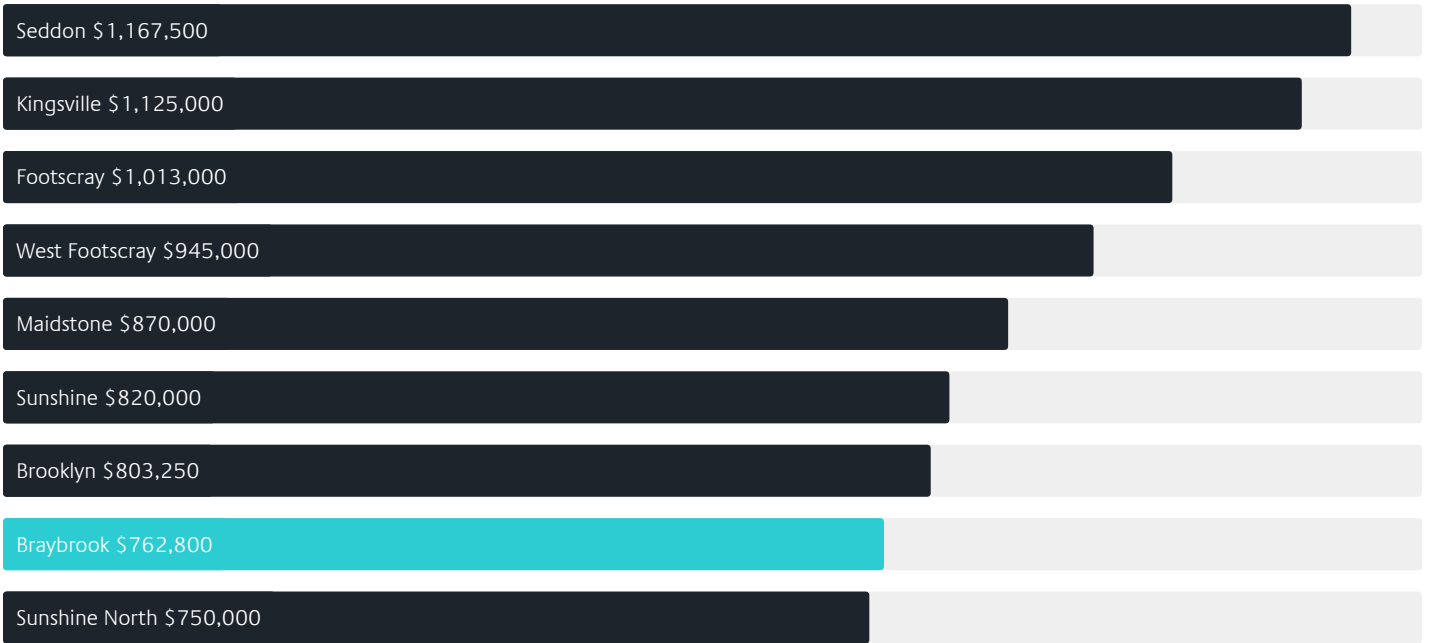
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 27%  
● Private 73%

## Auction Clearance Rate<sup>\*</sup>

80%

## Median Days on Market<sup>^</sup>

78 days

## Average Hold Period<sup>\*</sup>

5.1 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 47% ● Units 53%

## Ownership<sup>^</sup>



● Owned Outright 22% ● Mortgaged 34% ● Rented 44%

## Population<sup>^</sup>

9,682

## Median Asking Rent per week<sup>\*</sup>

\$480

## Population Growth<sup>^</sup>

5.30%

## Rental Yield<sup>\*</sup>

3.17%

## Median Age<sup>^</sup>







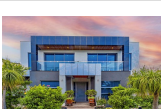

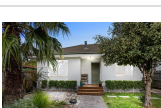
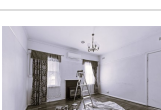
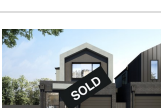
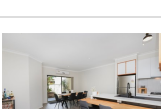
34 years

## Median Household Size<sup>^</sup>













2.7 people

# Sold Properties~










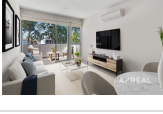


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  22/15 Mullenger Rd<br>Braybrook     | 3        | Townhouse | \$600,000   | 27 Mar 2025 |
|  2/5 Howell Pl<br>Braybrook          | 2        | Townhouse | \$635,000   | 26 Mar 2025 |
|  14 Ravenhall St<br>Braybrook        | 3        | House     | \$750,000   | 22 Mar 2025 |
|  10 Hotham St<br>Braybrook           | 5        | House     | \$727,000   | 22 Mar 2025 |
|  1/9 Balmoral St<br>Braybrook      | 3        | Townhouse | \$600,000   | 21 Mar 2025 |
|  2/8 Dedrick Gr<br>BRAYBROOK       | 3        | House     | \$685,000   | 19 Mar 2025 |
|  18 Joy St<br>Braybrook            | 6        | House     | \$1,560,000 | 12 Mar 2025 |
|  158/160 Churchill Av<br>Braybrook | 1        | House     | \$1,220,000 | 12 Mar 2025 |
|  1/20 Melrose St<br>Braybrook      | 2        | House     | \$635,100   | 12 Mar 2025 |
|  1/34 Treloar Cr<br>Braybrook      | 2        | Unit      | \$400,000   | 07 Mar 2025 |
|  9 Ellis Ct<br>Braybrook           | 4        | Townhouse | \$920,000   | 04 Mar 2025 |
|  4/233 Ballarat Rd<br>Braybrook    | 3        | Townhouse | \$637,500   | 04 Mar 2025 |

# Sold Properties~

| Address   | Bedrooms | Type                | Price     | Sold        |
|---|----------|---------------------|-----------|-------------|
|  7b Hughes St<br>Braybrook        | 4        | House               | \$900,000 | 01 Mar 2025 |
|  7 Turner Cr<br>Braybrook         | 2        | House               | \$685,000 | 01 Mar 2025 |
|  84 Lawn Cr<br>Braybrook          | 3        | House               | \$635,000 | 01 Mar 2025 |
|  218/251 Ballarat Rd<br>Braybrook | 1        | Strata Unit/Flat    | \$300,000 | 28 Feb 2025 |
|  12 Hughes St<br>Braybrook       | 2        | House               | \$660,000 | 27 Feb 2025 |
|  34 Vine St<br>Braybrook        | 2        | House               | \$770,000 | 27 Feb 2025 |
|  2/3 Stewart St<br>Braybrook    | 2        | Flat/Unit/Apartment | \$510,000 | 27 Feb 2025 |
|  3 Middleton St<br>Braybrook    | 3        | House               | \$810,000 | 22 Feb 2025 |
|  2/14 Rose St<br>Braybrook      | 2        | Townhouse           | \$640,000 | 19 Feb 2025 |
|  22 Balmoral St<br>Braybrook    | 3        | House               | \$860,000 | 15 Feb 2025 |
|  4/83 Darnley St<br>Braybrook   | 2        | Townhouse           | \$620,000 | 14 Feb 2025 |
|  291 Ballarat Rd<br>Braybrook   | 4        | House               | \$700,000 | 11 Feb 2025 |

# Sold Properties~

| Address   | Bedrooms | Type                | Price     | Sold        |
|---|----------|---------------------|-----------|-------------|
|  21 Hines Way<br>Braybrook          | 3        | Townhouse           | \$663,000 | 10 Feb 2025 |
|  62 Hines Way<br>Braybrook          | 4        | Townhouse           | \$800,000 | 07 Feb 2025 |
|  2/114 Duke St<br>Braybrook         | 2        | Unit                | \$495,000 | 04 Feb 2025 |
|  54 Darnley St<br>Braybrook         | 4        | House               | \$745,000 | 01 Feb 2025 |
|  2/17 Mullenger Rd<br>Braybrook    | 2        | Strata Unit/Flat    | \$457,000 | 31 Jan 2025 |
|  3/83 Melon St<br>Braybrook       | 3        | Townhouse           | \$695,000 | 30 Jan 2025 |
|  7/3 Hargreaves Cr<br>Braybrook   | 1        | Strata Unit/Flat    | \$270,000 | 30 Jan 2025 |
|  2/21 Lawn Cr<br>Braybrook        | 3        | Townhouse           | \$670,000 | 16 Jan 2025 |
|  1/15 Mullenger Rd<br>Braybrook   | 3        | Townhouse           | \$660,000 | 15 Jan 2025 |
|  203/251 Ballarat Rd<br>Braybrook | 1        | Apartment           | \$290,000 | 31 Dec 2024 |
|  2/20 Rennison St<br>Braybrook    | 3        | Flat/Unit/Apartment | \$640,000 | 26 Dec 2024 |
|  15B Moama St<br>Braybrook        | 4        | Townhouse           | \$892,000 | 24 Dec 2024 |

# Jellis Craig

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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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