

JellisCraig

BRAYBROOK

Suburb Report

Know your neighbourhood.



BRAYBROOK SUBURB REPORT

Median House Price*

Median

\$770k

Quarterly Price Change

3.35% ↑

Median Unit Price*

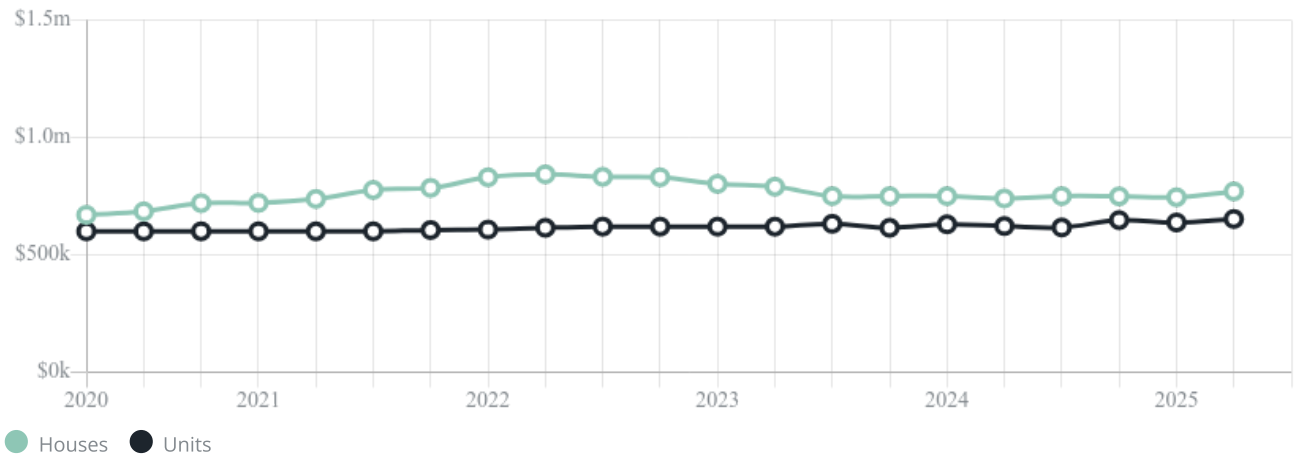
Median

\$653k

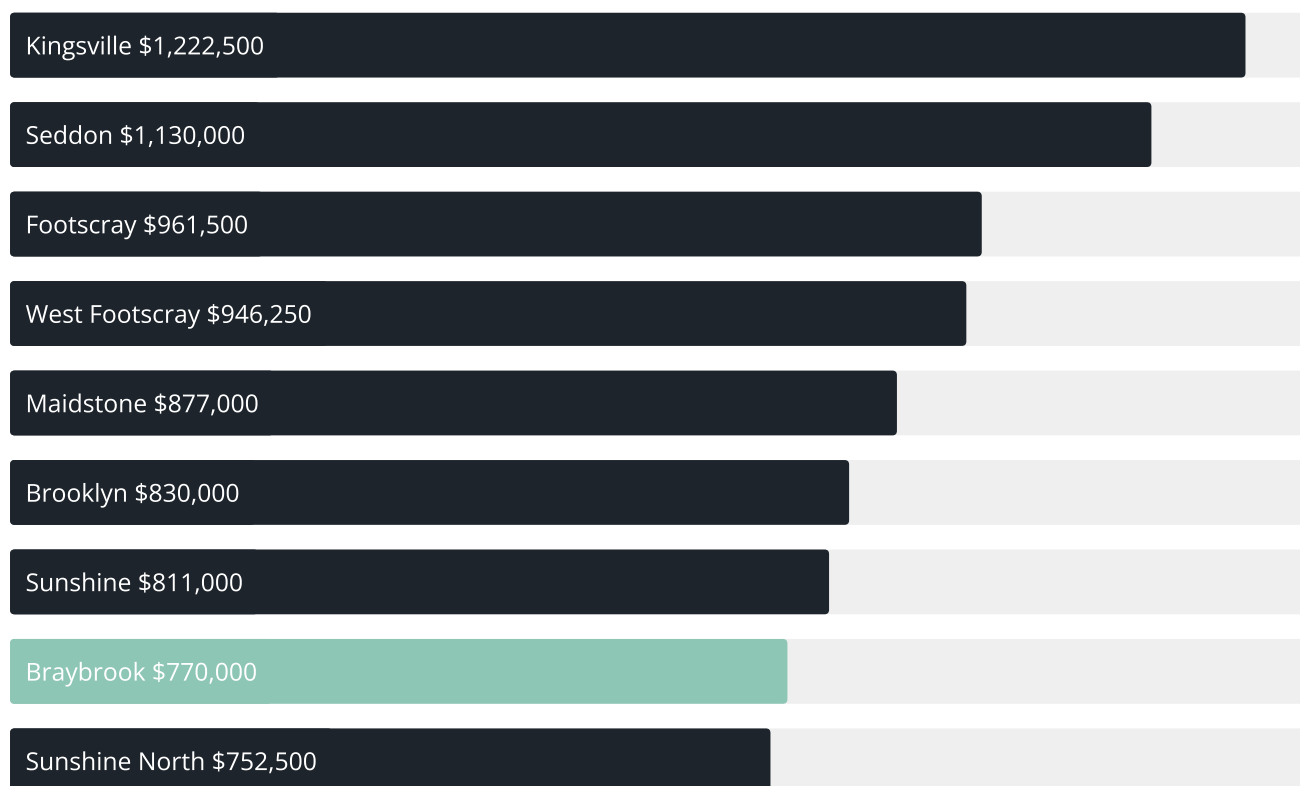
Quarterly Price Change

2.35% ↑

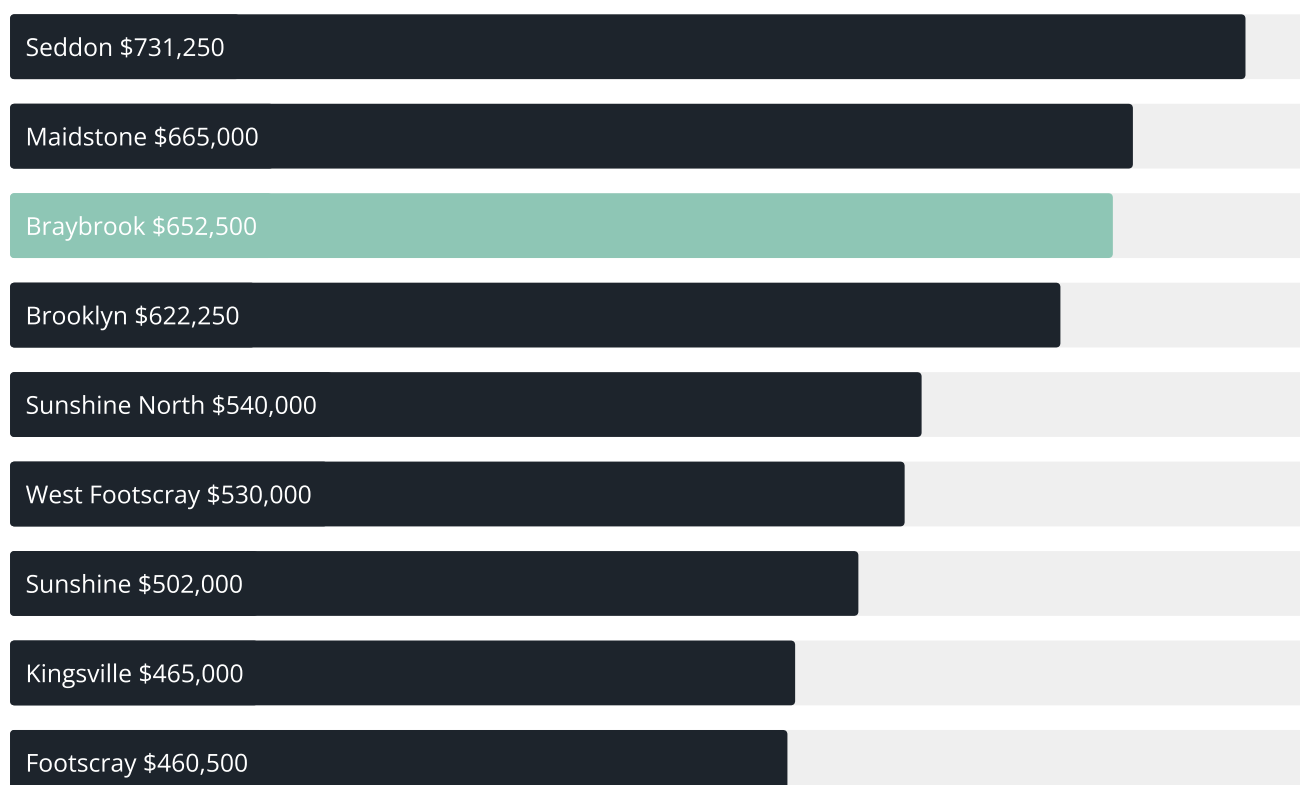
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BRAYBROOK SUBURB REPORT

Sale Method*



Auction Clearance Rate*

61.54%

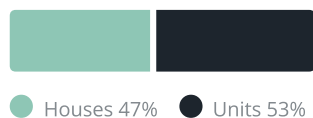
Median Days on Market^

57 days

Average Hold Period*

5.1 years

Dwelling Type^



Ownership^



Population^

9,682

Median Asking Rent per week*

\$475

Population Growth^

5.30%

Rental Yield*

3.17%

Median Age^











34 years

Median Household Size^











2.7 people

BRAYBROOK SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12 Teague Cr Braybrook	3	Townhouse	\$712,000	29 Jul 2025
 7/29 South Rd BRAYBROOK	2	Apartment	\$420,000	28 Jul 2025
 8 Dillon St Braybrook	3	House	\$799,000	26 Jul 2025
 3/6 Bradford Ct Braybrook	2	Townhouse	\$626,000	22 Jul 2025
 308/251 Ballarat Rd Braybrook	2	Apartment	\$365,000	21 Jul 2025
 306/251 Ballarat Rd Braybrook	2	Apartment	\$367,000	21 Jul 2025
 2 Treloar Ct Braybrook	3	House	\$640,000	19 Jul 2025
 96 Duke St BRAYBROOK	2	House	\$515,000	16 Jul 2025
 25b Lily St Braybrook	4	House	\$990,000	07 Jul 2025
 14 Arthur St Braybrook	3	House	\$760,000	05 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 22 Riley Ct Braybrook	2	House	\$808,000	02 Jul 2025
 7 Bradford Ct Braybrook	4	House	\$910,000	01 Jul 2025
 2/144 Churchill Av Braybrook	2	Unit	\$555,000	25 Jun 2025
 302/251 Ballarat Rd Braybrook	2	Apartment	\$330,000	24 Jun 2025
 1/33 Mclellan St Braybrook	3	Townhouse	\$750,000	21 Jun 2025
 155 Devonshire Rd Braybrook	2	House	\$520,000	21 Jun 2025
 3A Carlton St Braybrook	4	House	\$950,000	19 Jun 2025
 14 Middleton St Braybrook	3	House	\$862,500	13 Jun 2025
 3/144 Churchill Av Braybrook	2	Unit	\$580,000	11 Jun 2025
 14b Hughes St Braybrook	3	House	\$835,000	07 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 65 Royal Rd Braybrook	2	Townhouse	\$580,000	03 Jun 2025
 102 Lawn Cr Braybrook	3	Townhouse	\$745,000	31 May 2025
 10 Holzer Cr Braybrook	3	Townhouse	\$725,000	31 May 2025
 289 Ballarat Rd Braybrook	5	House	\$735,000	30 May 2025
 6/27 Marnoo St Braybrook	4	Townhouse	\$780,000	26 May 2025
 1/1A Myamyn St Braybrook	3	Flat/Unit/Apartment	\$698,000	26 May 2025
 36 Melon St Braybrook	3	House	\$810,000	23 May 2025
 16 Hines Way Braybrook	3	Townhouse	\$705,000	21 May 2025
 19 Dedrick Gr Braybrook	2	House	\$580,000	19 May 2025
 3/27 Balmoral St Braybrook	4	Townhouse	\$730,000	19 May 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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