

Suburb **INSIGHTS**

3019
BRAYBROOK



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$756k

Quarterly Price Change

2.21% ↑

Median Unit Price*

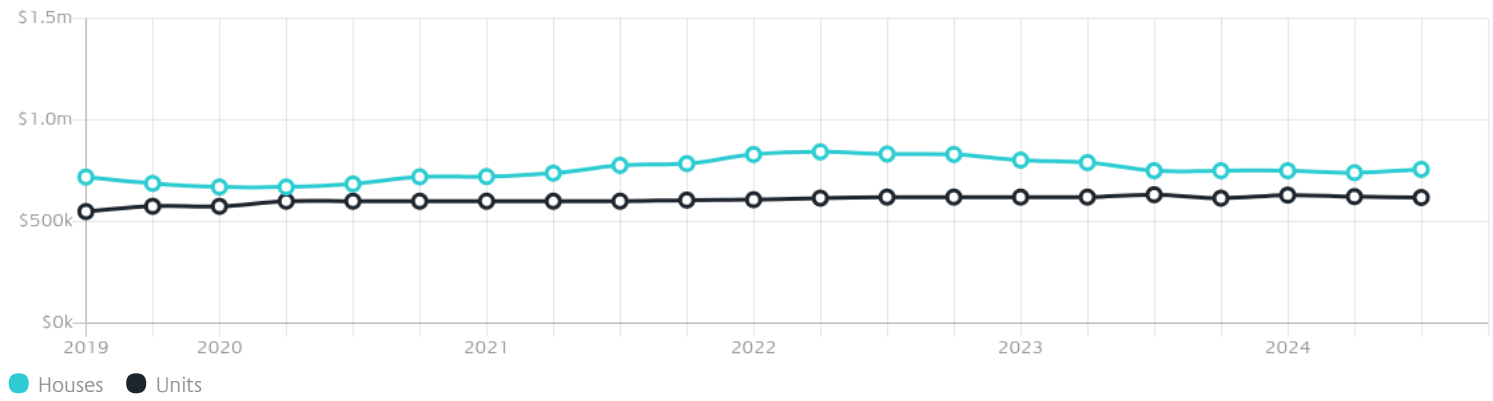
Median

\$618k

Quarterly Price Change

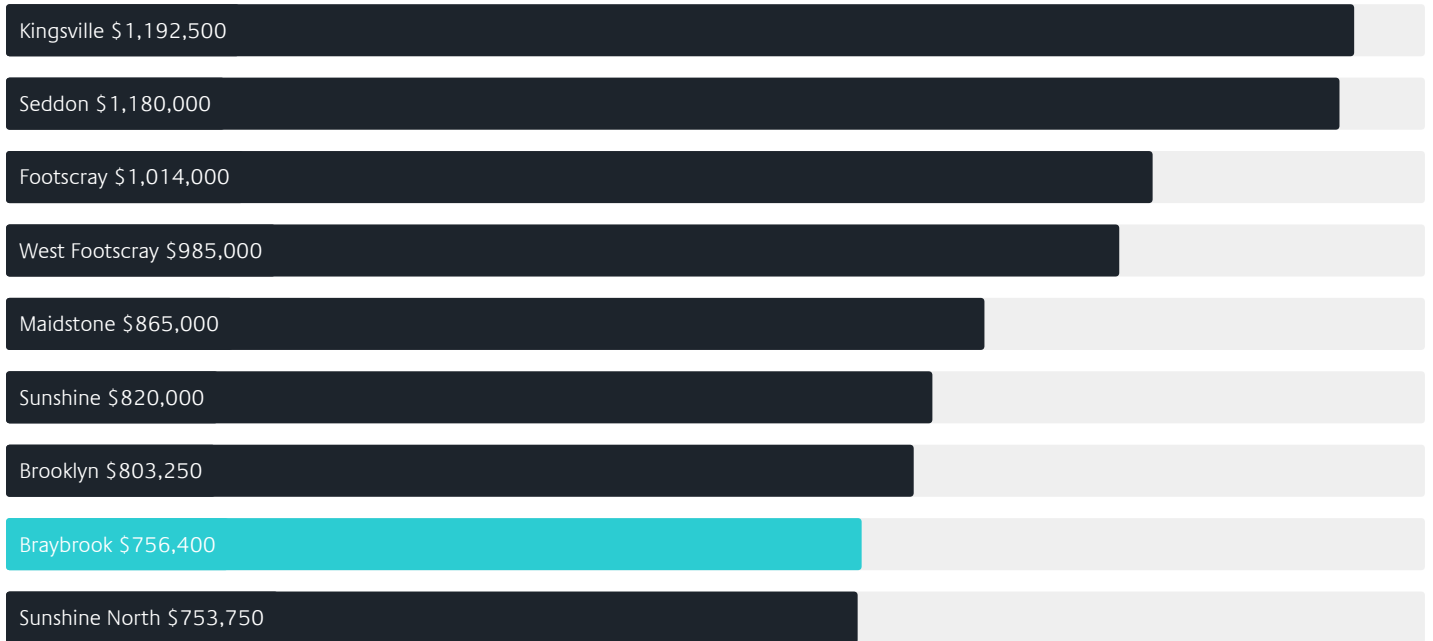
-0.72% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 44%
● Private 56%

Auction Clearance Rate*

60%

Median Days on Market^

36 days

Average Hold Period*

5.1 years

Insights

Dwelling Type^



● Houses 47% ● Units 53%

Ownership^



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

Population^

9,682

Median Asking Rent per week*

\$460

Population Growth^

5.30%

Rental Yield*

3.17%

Median Age^









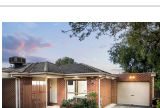
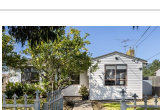

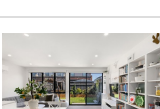
34 years

Median Household Size^













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

Address	Bedrooms	Type	Price	Sold
 28 Ruby Way Braybrook	4	House	\$1,464,000	30 Nov 2024
 1/51 Pritchard Av BRAYBROOK	4	Townhouse	\$845,000	25 Nov 2024
 12/19 Mullenger Rd Braybrook	3	Townhouse	\$628,000	16 Nov 2024
 14 Enderby Ct Braybrook	3	House	\$875,000	08 Nov 2024
 9 Royal Rd Braybrook	3	Townhouse	\$740,000	07 Nov 2024
 10 Kent St Braybrook	3	House	\$703,000	07 Nov 2024
 3/138 Duke St Braybrook	2	Unit	\$581,150	07 Nov 2024
 15A Hotham St Braybrook	3	Townhouse	\$765,000	02 Nov 2024
 2/78 Duke St Braybrook	2	House	\$560,000	30 Oct 2024
 18 Hotham St Braybrook	3	House	\$670,000	26 Oct 2024
 2/79 Hargreaves Cr Braybrook	3	Townhouse	\$687,500	26 Oct 2024
 18 Hines Way Braybrook	3	Townhouse	\$672,000	25 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19 Hinkler St Braybrook	3	House	\$810,000	23 Oct 2024
 6/1 Marnoo St Braybrook	2	Unit	\$370,000	21 Oct 2024
 18/11 Kent St BRAYBROOK	2	Apartment	\$380,000	18 Oct 2024
 2/6 Windsor St BRAYBROOK	3	Townhouse	\$751,000	18 Oct 2024
 203/17 Mullenger Rd Braybrook	2	Apartment	\$450,000	14 Oct 2024
 2 Dedrick Gr Braybrook	2	House	\$721,000	12 Oct 2024
 21 Treloar Cr Braybrook	2	House	\$805,000	09 Oct 2024
 2/3 Daisy Ct Braybrook	2	Townhouse	\$640,000	07 Oct 2024
 54 Cole St Braybrook	3	House	\$658,000	04 Oct 2024
 43 Royal Rd Braybrook	4	Townhouse	\$749,000	03 Oct 2024
 19 Moama St Braybrook	3	House	\$765,000	01 Oct 2024
 94a Hargreaves Cr Braybrook	2	House	\$680,000	25 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Winjeel Ct Braybrook	4	House	\$1,395,000	18 Sep 2024
 110/251 Ballarat Rd Braybrook	2	Strata Unit/Flat	\$350,000	18 Sep 2024
 41 Hines Way Braybrook	3	House	\$666,500	18 Sep 2024
 3/37 Hargreaves Cr Braybrook	2	Townhouse	\$610,000	17 Sep 2024
 8 Ravenhall St Braybrook	3	House	\$720,000	12 Sep 2024
 3/30 Myamyn St Braybrook	3	Townhouse	\$680,000	11 Sep 2024
 4/14 Riley Ct Braybrook	2	Townhouse	\$620,000	05 Sep 2024
 10/1 Marnoo St Braybrook	2	Apartment	\$360,000	02 Sep 2024
 29 Royal Rd Braybrook	3	Townhouse	\$700,000	27 Aug 2024
 96 Churchill Av Braybrook	3	House	\$792,000	24 Aug 2024
 11 Kenross Ct Braybrook	3	House	\$970,000	24 Aug 2024
 2/18 Marnoo St Braybrook	2	Townhouse	\$627,000	22 Aug 2024

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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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