

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$763k**

Quarterly Price Change

**1.70% ↑**

## Median Unit Price\*

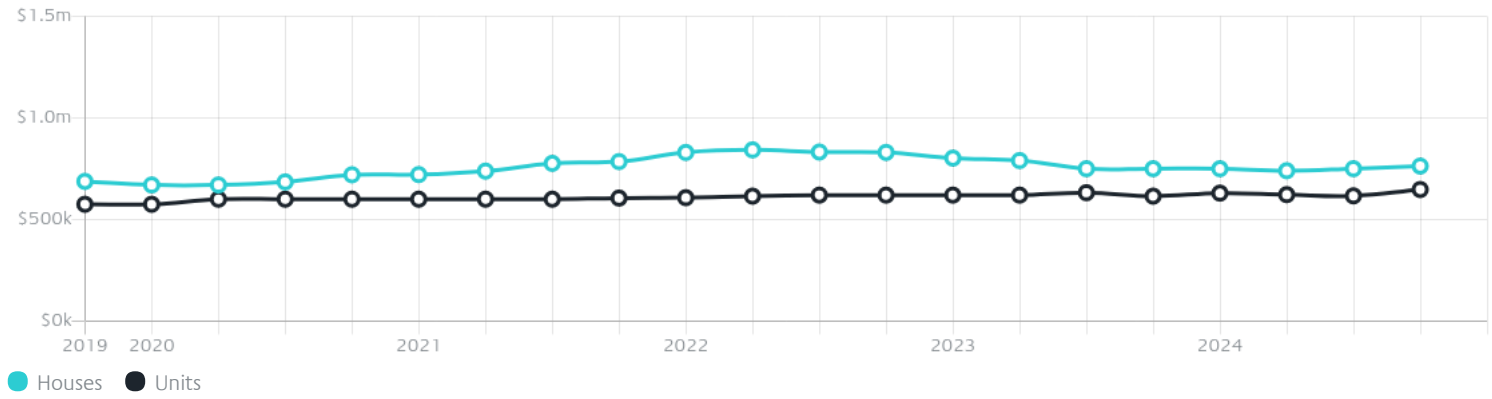
Median

**\$648k**

Quarterly Price Change

**5.02% ↑**

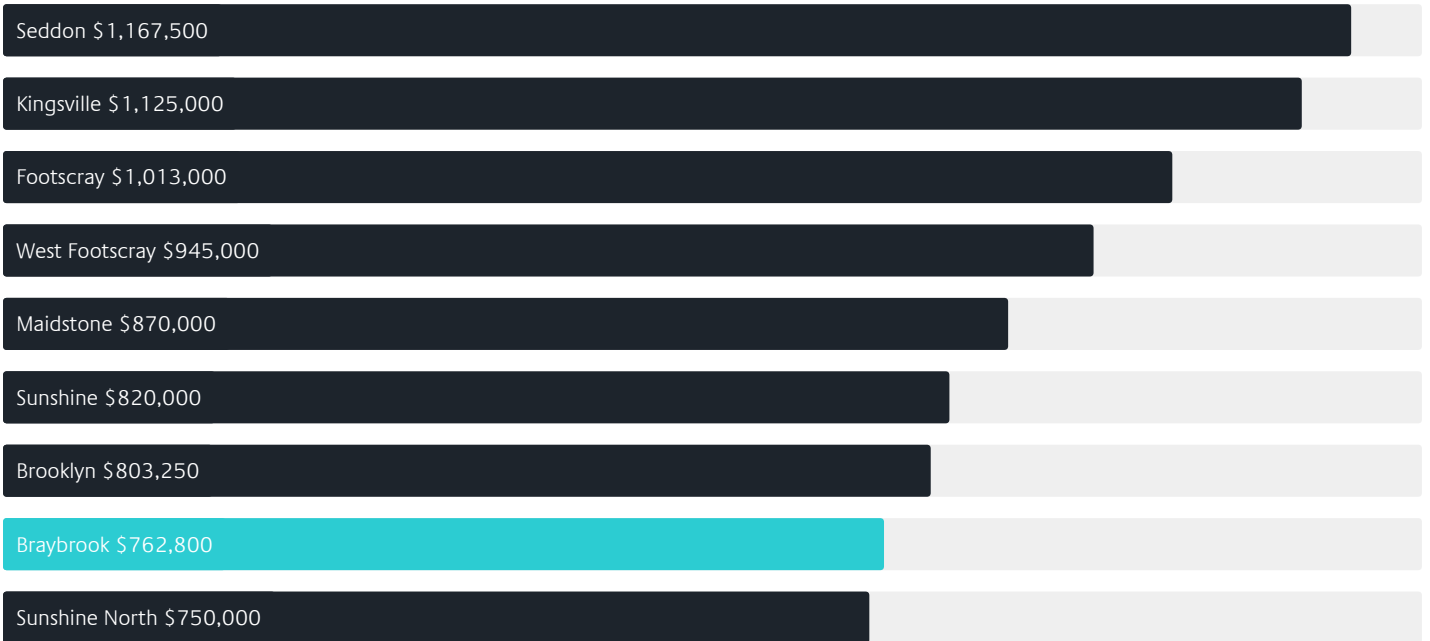
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 46%  
● Private 54%

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

50%

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

36 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>











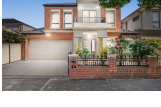

34 years

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













2.7 people

# Sold Properties~











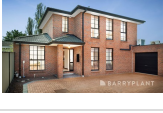

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/21 Lawn Cr Braybrook	3	Townhouse	\$670,000	16 Jan 2025
 1/15 Mullenger Rd Braybrook	3	Townhouse	\$660,000	15 Jan 2025
 203/251 Ballarat Rd Braybrook	1	Apartment	\$290,000	31 Dec 2024
 15B Moama St Braybrook	4	Townhouse	\$892,000	24 Dec 2024
 88 South Rd Braybrook	4	House	\$1,040,000	23 Dec 2024
 3/75-77 Darnley St Braybrook	4	Townhouse	\$655,000	19 Dec 2024
 2/27 Marnoo St Braybrook	3	Townhouse	\$615,000	18 Dec 2024
 26b Showers St Braybrook	3	House	\$905,000	17 Dec 2024
 2/3 Elva Ct Braybrook	2	House	\$550,000	10 Dec 2024
 6 Dodd St Braybrook	3	House	\$873,000	10 Dec 2024
 1 Stores Ct Braybrook	4	House	\$1,105,000	07 Dec 2024
 1B Darnley St Braybrook	2	Townhouse	\$602,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Teague Cr Braybrook	3	Townhouse	\$682,000	06 Dec 2024
 28 Ruby Way Braybrook	4	House	\$1,464,000	30 Nov 2024
 7/25 Marnoo St Braybrook	3	Townhouse	\$598,000	26 Nov 2024
 1/51 Pritchard Av BRAYBROOK	4	Townhouse	\$845,000	25 Nov 2024
 5/7 Transport St Braybrook	3	Unit	\$660,000	22 Nov 2024
 3 Dora St Braybrook	3	House	\$775,000	21 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
 3/138 Duke St Braybrook	2	Unit	\$581,150	07 Nov 2024
 10 Kent St Braybrook	3	House	\$703,000	07 Nov 2024
 9 Royal Rd Braybrook	3	Townhouse	\$740,000	07 Nov 2024
 20A Marnoo St Braybrook	3	House	\$665,000	06 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15A Hotham St Braybrook	3	Townhouse	\$765,000	02 Nov 2024
 3/22 Hampden St Braybrook	2	Flat/Unit/Apartment	\$600,000	31 Oct 2024
 2/83 Darnley St Braybrook	2	Strata Unit/Flat	\$640,000	30 Oct 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
 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

# Jellis Craig

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Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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