

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$745k

Quarterly Price Change

-0.52% ↓

Median Unit Price*

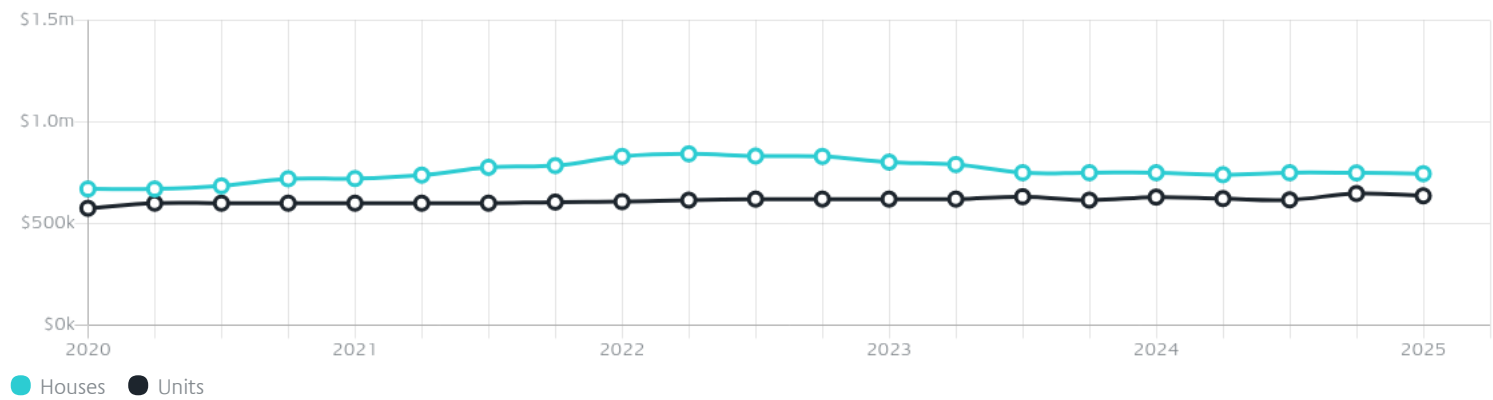
Median

\$636k

Quarterly Price Change

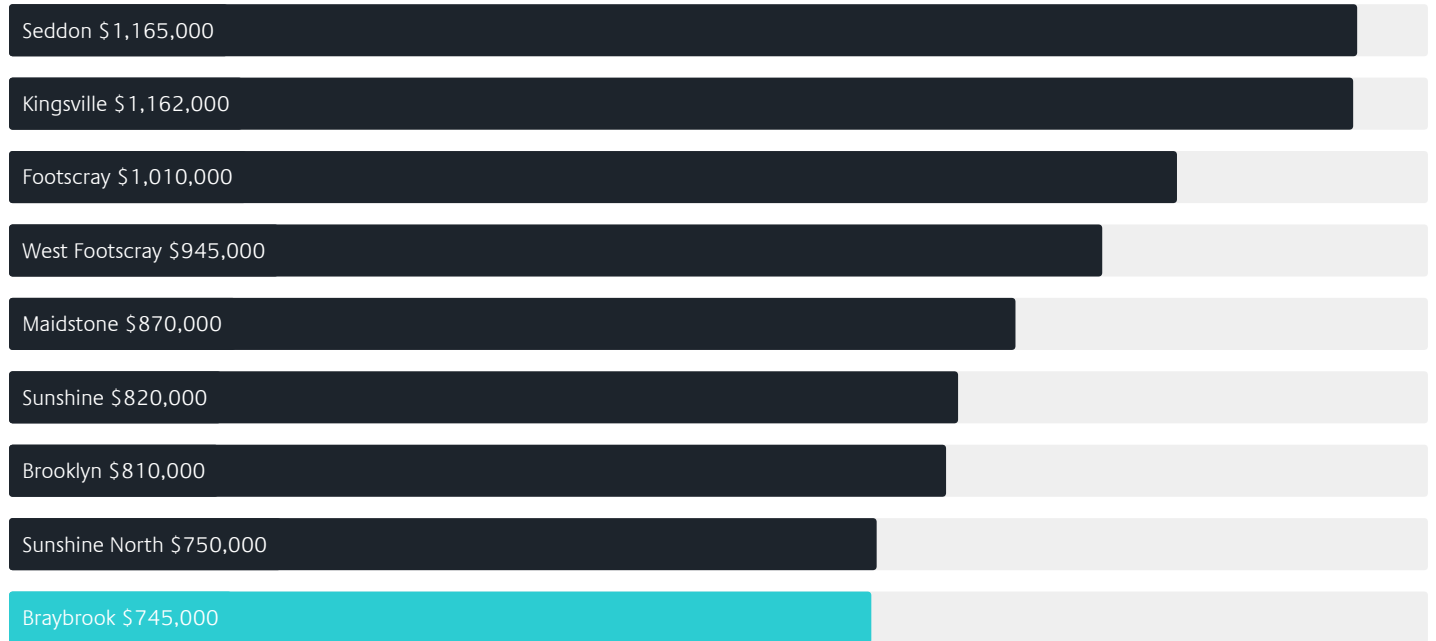
-1.73% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 31%
● Private 69%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

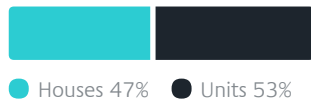
51 days

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^{*}

\$480

Population Growth[^]

5.30%

Rental Yield^{*}

3.17%

Median Age[^]







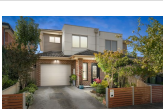

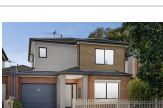

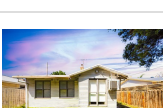
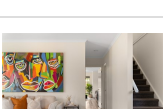
34 years

Median Household Size[^]









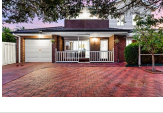



2.7 people

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
 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 McLennan St Braybrook	3	Townhouse	\$750,000	21 Jun 2025
 155 Devonshire Rd Braybrook	2	House	\$520,000	21 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 48 Duke St Braybrook	5	House	\$990,000	17 May 2025
 8 Hughes St Braybrook	3	House	\$708,000	16 May 2025
 2/6 Wilson St Braybrook	2	House	\$455,000	16 May 2025
 36b Joy St Braybrook	3	House	\$860,000	16 May 2025
 19 Cremorne St Braybrook	4	House	\$930,000	15 May 2025
 319 Ballarat Rd Braybrook	3	House	\$560,000	15 May 2025
 2/6 Bradford Ct Braybrook	2	House	\$630,000	13 May 2025
 13 Lawn Cr Braybrook	4	House	\$1,065,000	12 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Shepherd St Braybrook	2	House	\$615,000	12 May 2025
 39 Shepherd St Braybrook	3	House	\$800,000	08 May 2025
 2/26 Hancock Cr Braybrook	2	Townhouse	\$582,000	06 May 2025
 6 Sergeant Wlk Braybrook	4	Townhouse	\$730,000	03 May 2025
 42 Teague Cr Braybrook	3	Townhouse	\$750,000	03 May 2025
 82 Royal Rd Braybrook	3	Townhouse	\$672,500	02 May 2025
 11b Kenneth St Braybrook	3	Townhouse	\$670,000	29 Apr 2025
 12 Middleton St Braybrook	5	House	\$1,590,000	21 Apr 2025
 2/11 Dodd St Braybrook	2	Flat/Unit/Apartment	\$606,000	20 Apr 2025
 287 Ballarat Rd Braybrook	2	House	\$610,000	14 Apr 2025
 7 Stores Ct Braybrook	5	House	\$1,310,000	12 Apr 2025
 62 Churchill Av Braybrook	2	House	\$835,000	12 Apr 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.