

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$745k

Quarterly Price Change

-0.52% ↓

Median Unit Price*

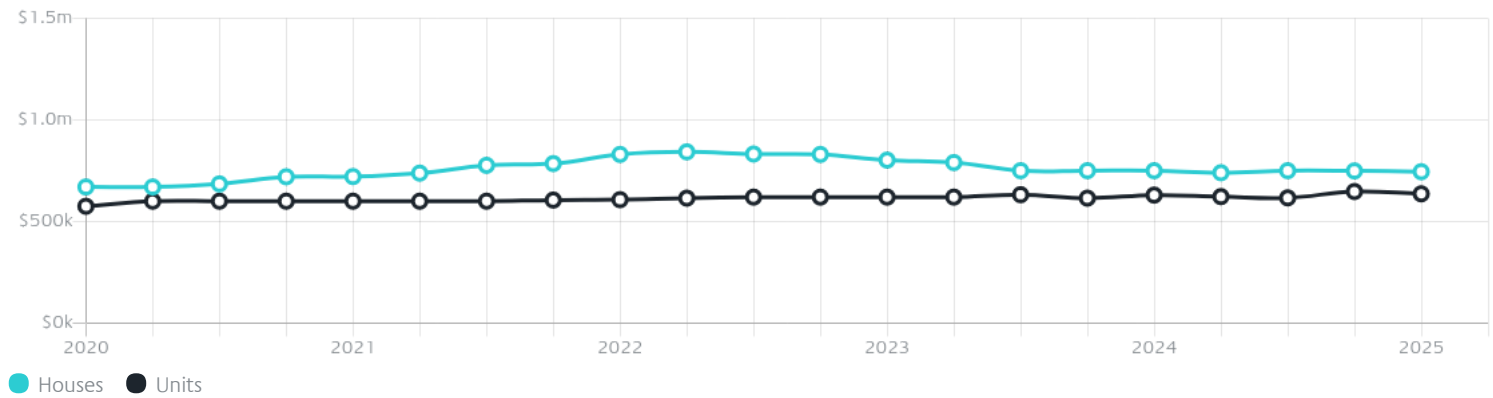
Median

\$636k

Quarterly Price Change

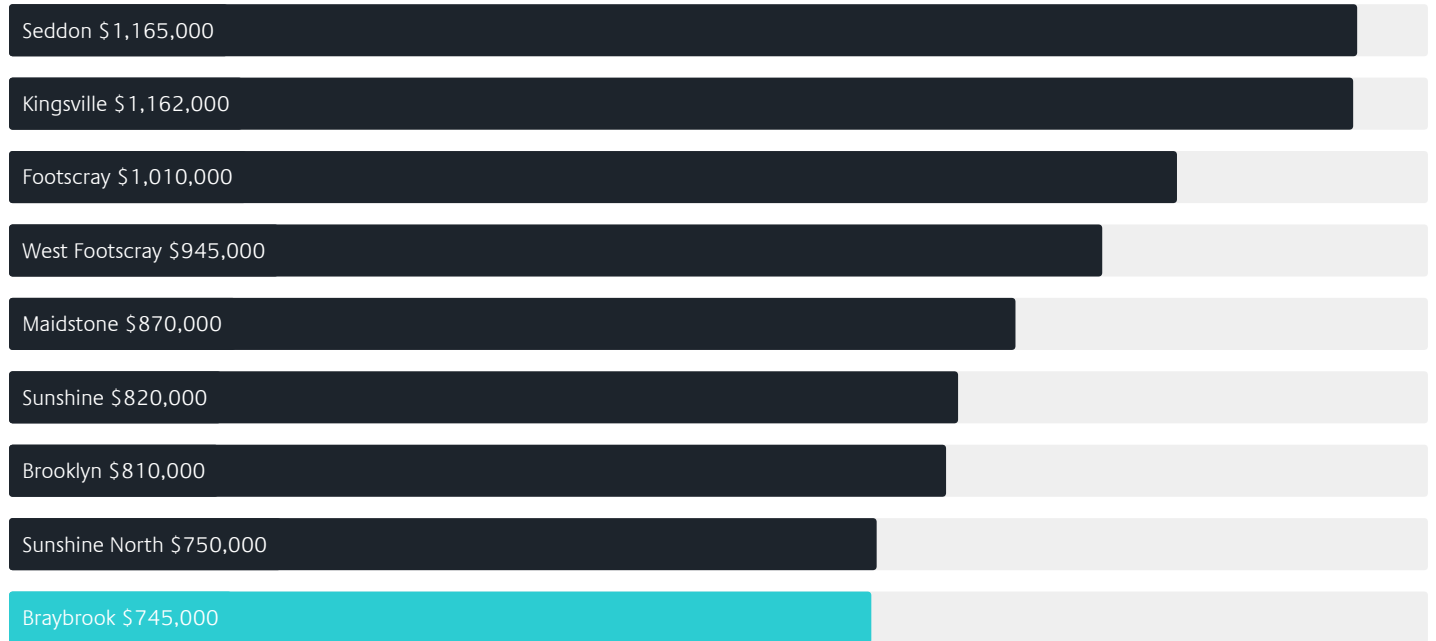
-1.73% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 31%
● Private 69%

Auction Clearance Rate*

87.5%

Median Days on Market^

52 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~










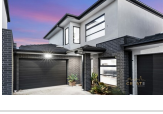


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 102 Lawn Cr Braybrook	3	Townhouse	\$745,000	31 May 2025
 10 Holzer Cr Braybrook	3	Townhouse	\$725,000	31 May 2025
 6/27 Marnoo St Braybrook	4	Townhouse	\$780,000	27 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
 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

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
 42 Teague Cr Braybrook	3	Townhouse	\$750,000	03 May 2025
 6 Sergeant Wlk Braybrook	4	Townhouse	\$730,000	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
 287 Ballarat Rd Braybrook	2	House	\$610,000	14 Apr 2025
 62 Churchill Av Braybrook	2	House	\$835,000	12 Apr 2025
 7 Stores Ct Braybrook	5	House	\$1,310,000	12 Apr 2025
 51 Hargreaves Cr Braybrook	2	House	\$777,000	12 Apr 2025
 3/18 Lawn Cr Braybrook	2	Apartment	\$345,000	11 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102 Darnley St Braybrook	4	House	\$775,000	08 Apr 2025
 12 Oak Ct Braybrook	3	House	\$786,000	07 Apr 2025
 34 Cremorne St Braybrook	2	House	\$620,000	07 Apr 2025
 19A Kent St Braybrook	4	House	\$845,000	07 Apr 2025
 2 Adamson St Braybrook	3	House	\$620,500	05 Apr 2025
 35 Royal Rd Braybrook	3	House	\$660,000	03 Apr 2025
 2/38A Melon St Braybrook	3	Townhouse	\$685,000	31 Mar 2025
 14/1 Marnoo St Braybrook	2	Apartment	\$366,000	28 Mar 2025
 22/15 Mullenger Rd Braybrook	3	Townhouse	\$600,000	27 Mar 2025
 2/5 Howell Pl Braybrook	2	Townhouse	\$635,000	26 Mar 2025
 10 Hotham St Braybrook	5	House	\$727,000	22 Mar 2025
 14 Ravenhall St Braybrook	3	House	\$750,000	22 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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