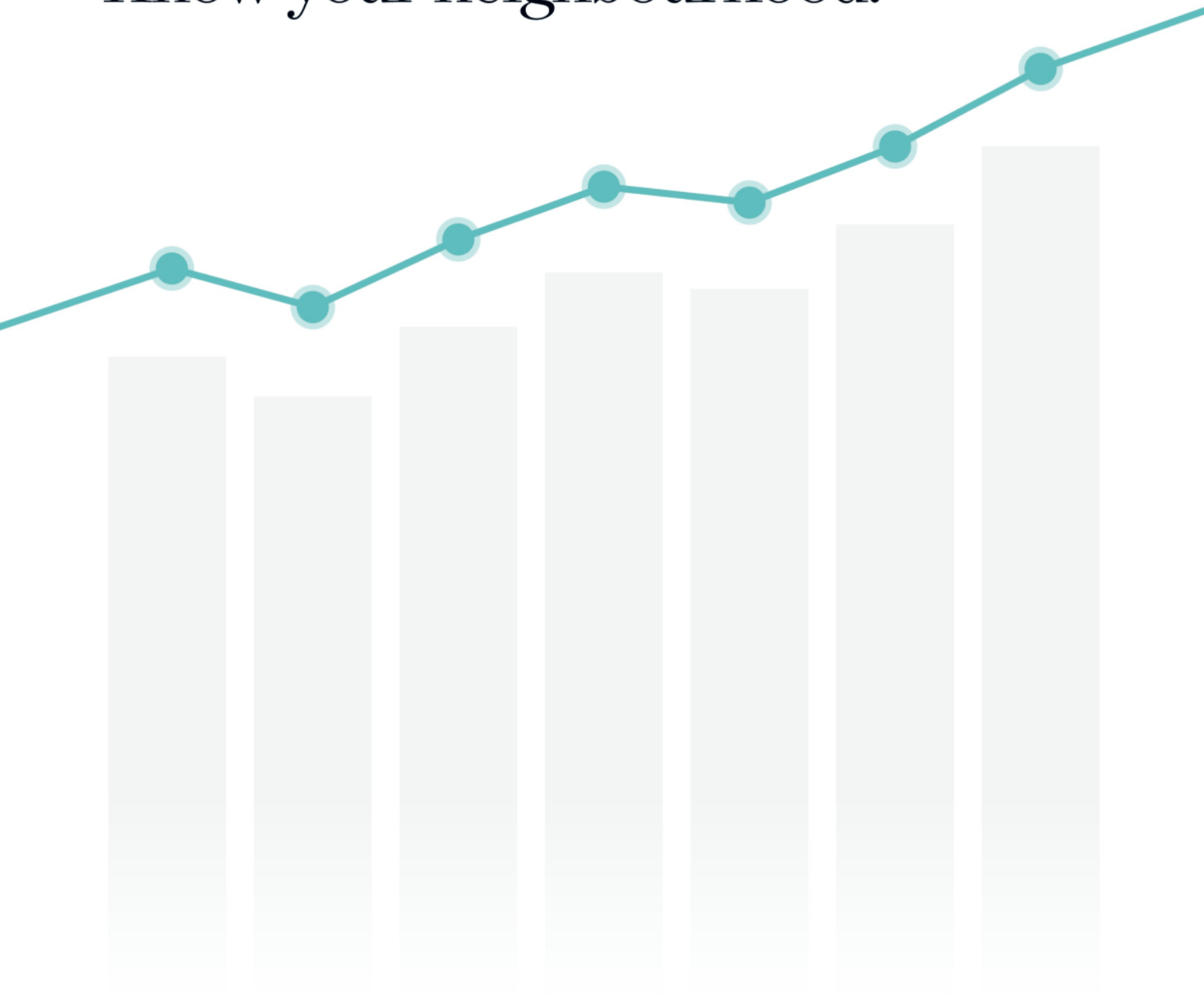


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$763k

Quarterly Price Change

1.70% ↑

Median Unit Price*

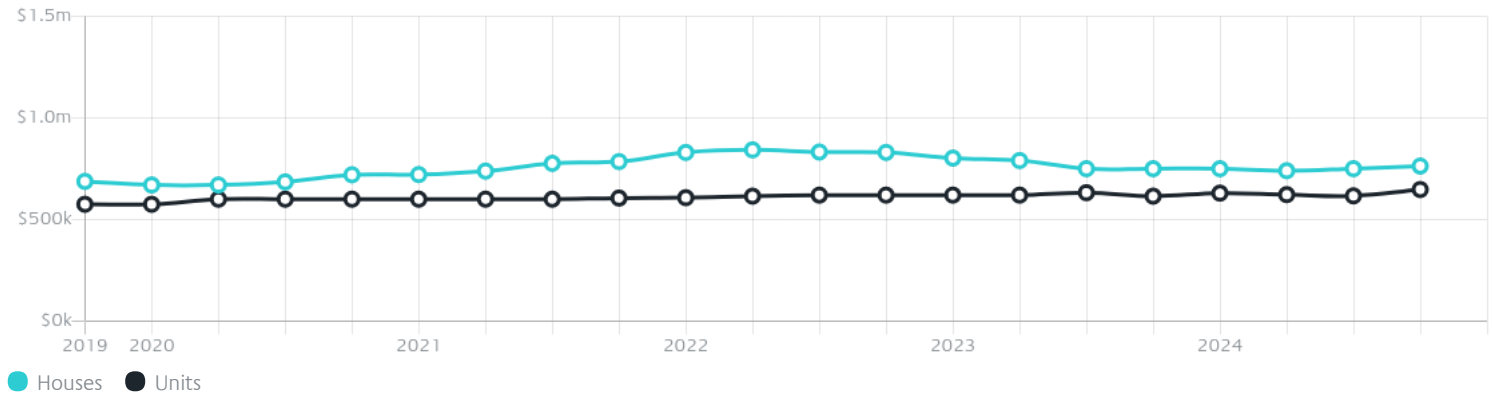
Median

\$648k

Quarterly Price Change

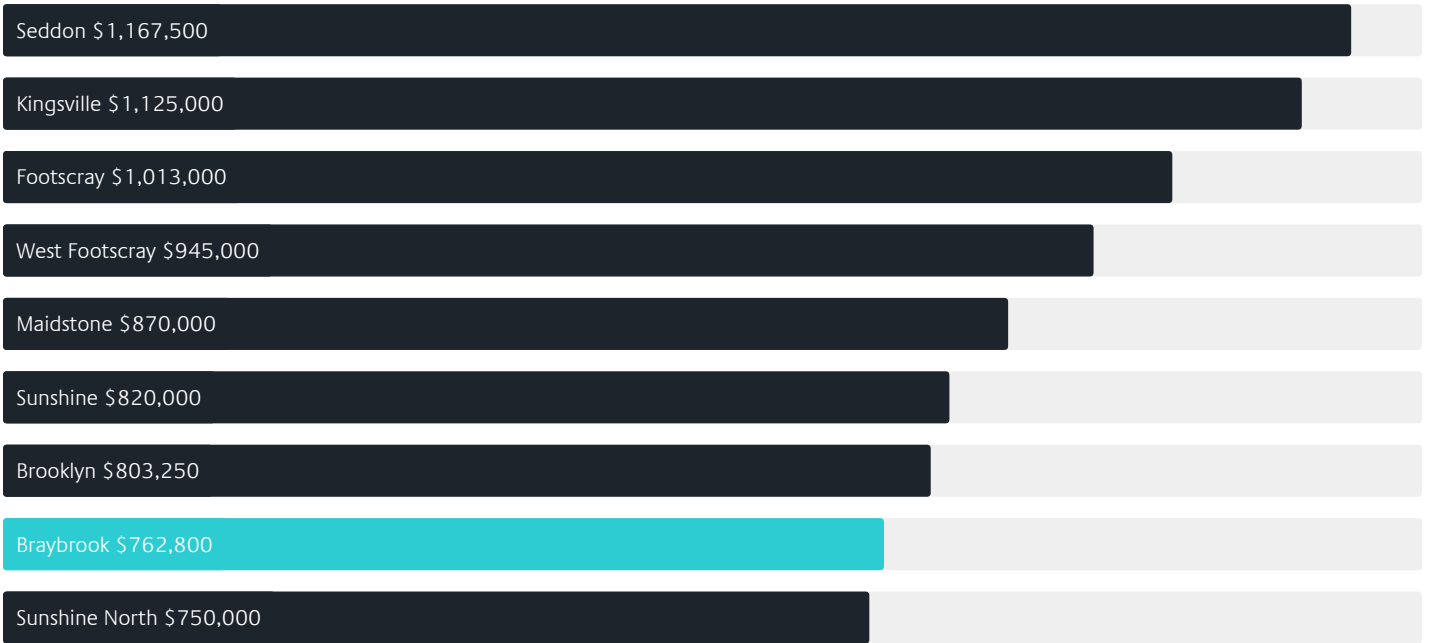
5.02% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 21%
● Private 79%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

49 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[^]









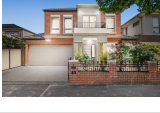



2.7 people

Sold Properties~










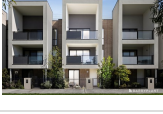


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12 Hughes St Braybrook	2	House	\$660,000	27 Feb 2025
 34 Vine St Braybrook	2	House	\$770,000	27 Feb 2025
 3 Middleton St Braybrook	3	House	\$810,000	22 Feb 2025
 2/14 Rose St Braybrook	2	Townhouse	\$640,000	19 Feb 2025
 21 Hines Way Braybrook	3	Townhouse	\$663,000	10 Feb 2025
 2/114 Duke St Braybrook	2	Unit	\$495,000	04 Feb 2025
 54 Darnley St Braybrook	4	House	\$745,000	01 Feb 2025
 3/83 Melon St Braybrook	3	Townhouse	\$695,000	30 Jan 2025
 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
 2/20 Rennison St Braybrook	3	Flat/Unit/Apartment	\$640,000	26 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 3/6 Wilson St Braybrook	2	House	\$461,000	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
 11 Teague Cr Braybrook	3	Townhouse	\$682,000	06 Dec 2024
 28 Ruby Way Braybrook	4	House	\$1,464,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 80 South Rd Braybrook	3	House	\$778,000	16 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
 15A Hotham St Braybrook	3	Townhouse	\$765,000	02 Nov 2024



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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