

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$745k

Quarterly Price Change

-0.52% ↓

Median Unit Price*

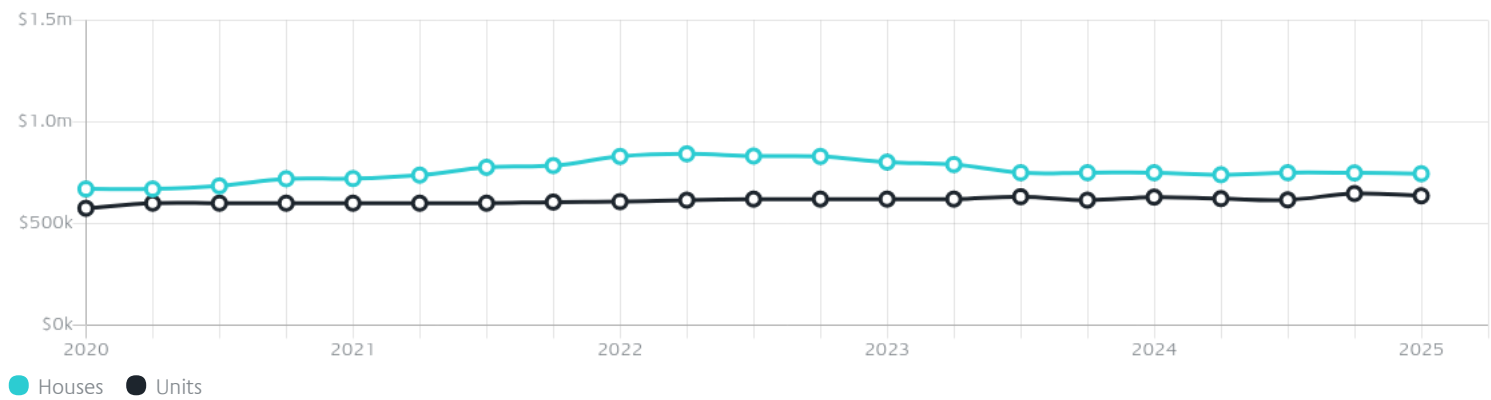
Median

\$636k

Quarterly Price Change

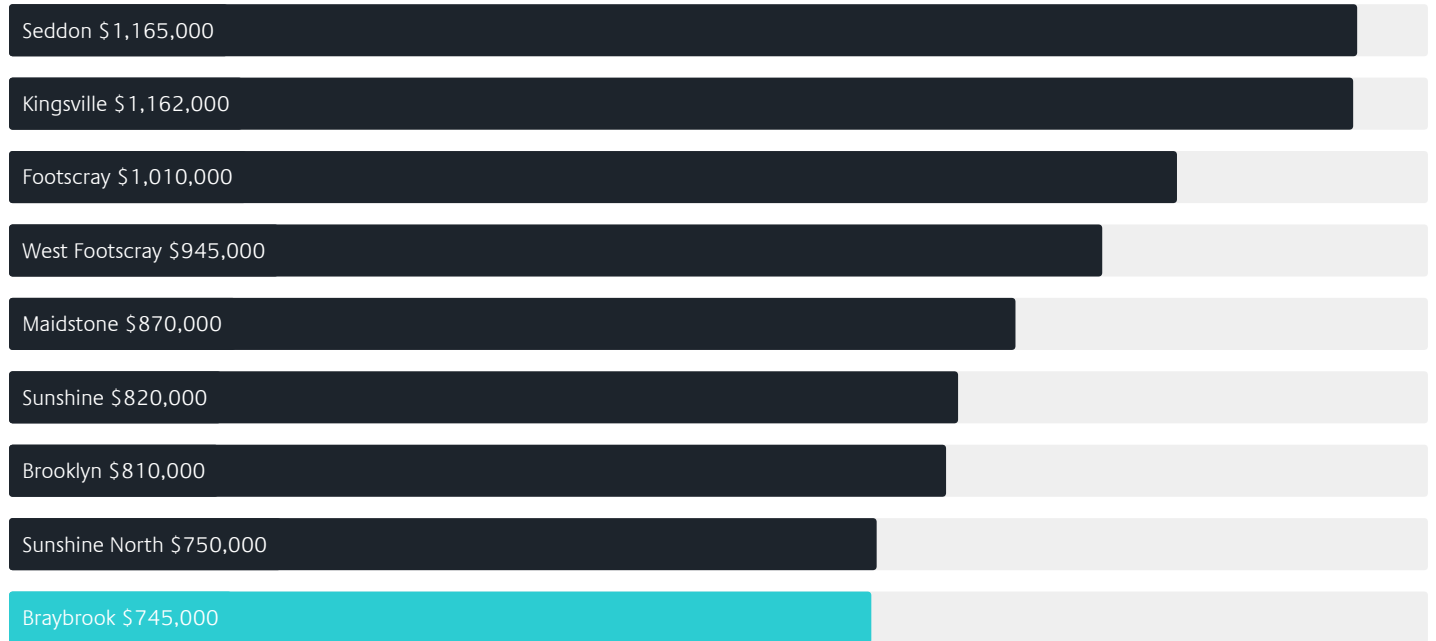
-1.73% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 29%
● Private 71%

Auction Clearance Rate*

80%

Median Days on Market^

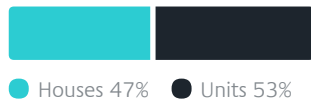
62 days

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^









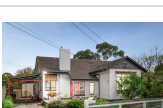

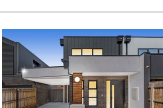
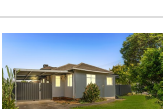
34 years

Median Household Size^









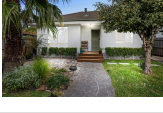
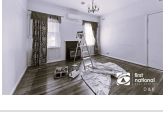
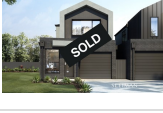

2.7 people

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
 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
 7 Stores Ct Braybrook	5	House	\$1,310,000	12 Apr 2025
 62 Churchill Av Braybrook	2	House	\$835,000	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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1 / 9 Balmoral St Braybrook	3	Townhouse	\$600,000	21 Mar 2025
 2 / 8 Dedrick Gr BRAYBROOK	3	House	\$685,000	19 Mar 2025
 18 Joy St Braybrook	6	House	\$1,560,000	12 Mar 2025
 158 / 160 Churchill Av Braybrook	1	House	\$1,220,000	12 Mar 2025
 1 / 20 Melrose St Braybrook	2	House	\$635,100	12 Mar 2025
 1 / 34 Treloar Cr Braybrook	2	Unit	\$400,000	07 Mar 2025
 9 Ellis Ct Braybrook	4	Townhouse	\$920,000	04 Mar 2025
 4 / 233 Ballarat Rd Braybrook	3	Townhouse	\$637,500	04 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7b Hughes St Braybrook	4	House	\$900,000	01 Mar 2025
 7 Turner Cr Braybrook	2	House	\$685,000	01 Mar 2025
 84 Lawn Cr Braybrook	3	House	\$635,000	01 Mar 2025
 1/52 Joy St Braybrook	4	Flat/Unit/Apartment	\$900,000	28 Feb 2025
 2/52 Joy St Braybrook	4	Flat/Unit/Apartment	\$870,000	28 Feb 2025
 218/251 Ballarat Rd Braybrook	1	Strata Unit/Flat	\$300,000	28 Feb 2025
 3/52 Joy St Braybrook	3	Flat/Unit/Apartment	\$760,000	28 Feb 2025
 12 Hughes St Braybrook	2	House	\$660,000	27 Feb 2025
 34 Vine St Braybrook	2	House	\$770,000	27 Feb 2025
 2/3 Stewart St Braybrook	2	Flat/Unit/Apartment	\$510,000	27 Feb 2025
 13 Ellis Ct Braybrook	4	House	\$935,000	27 Feb 2025
 3 Middleton St Braybrook	3	House	\$810,000	22 Feb 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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