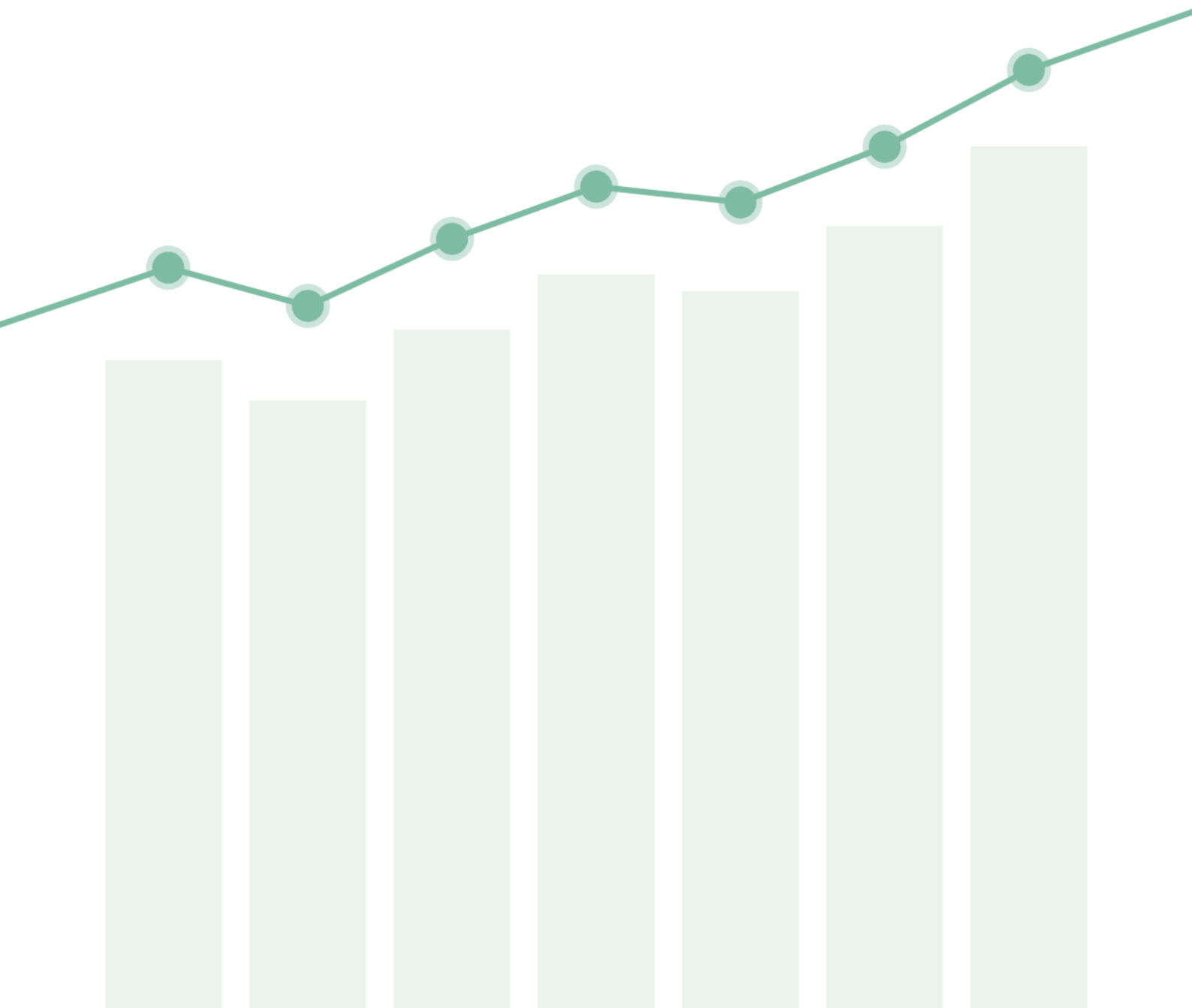


JellisCraig

BRAYBROOK

Suburb Report

Know your neighbourhood.



BRAYBROOK SUBURB REPORT

Median House Price*

Median

\$777k

Quarterly Price Change

0.58% ↑

Median Unit Price*

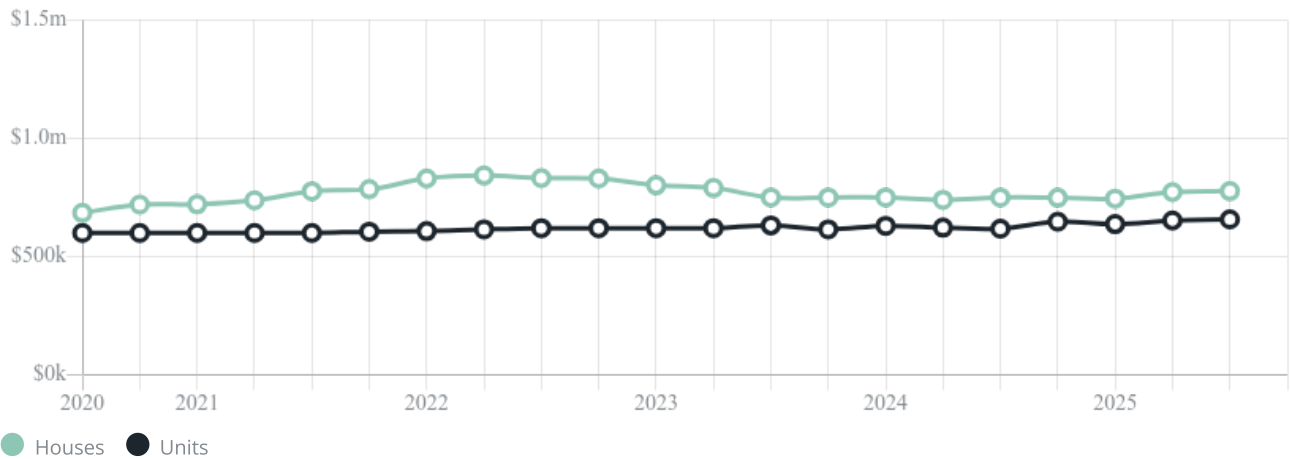
Median

\$658k

Quarterly Price Change

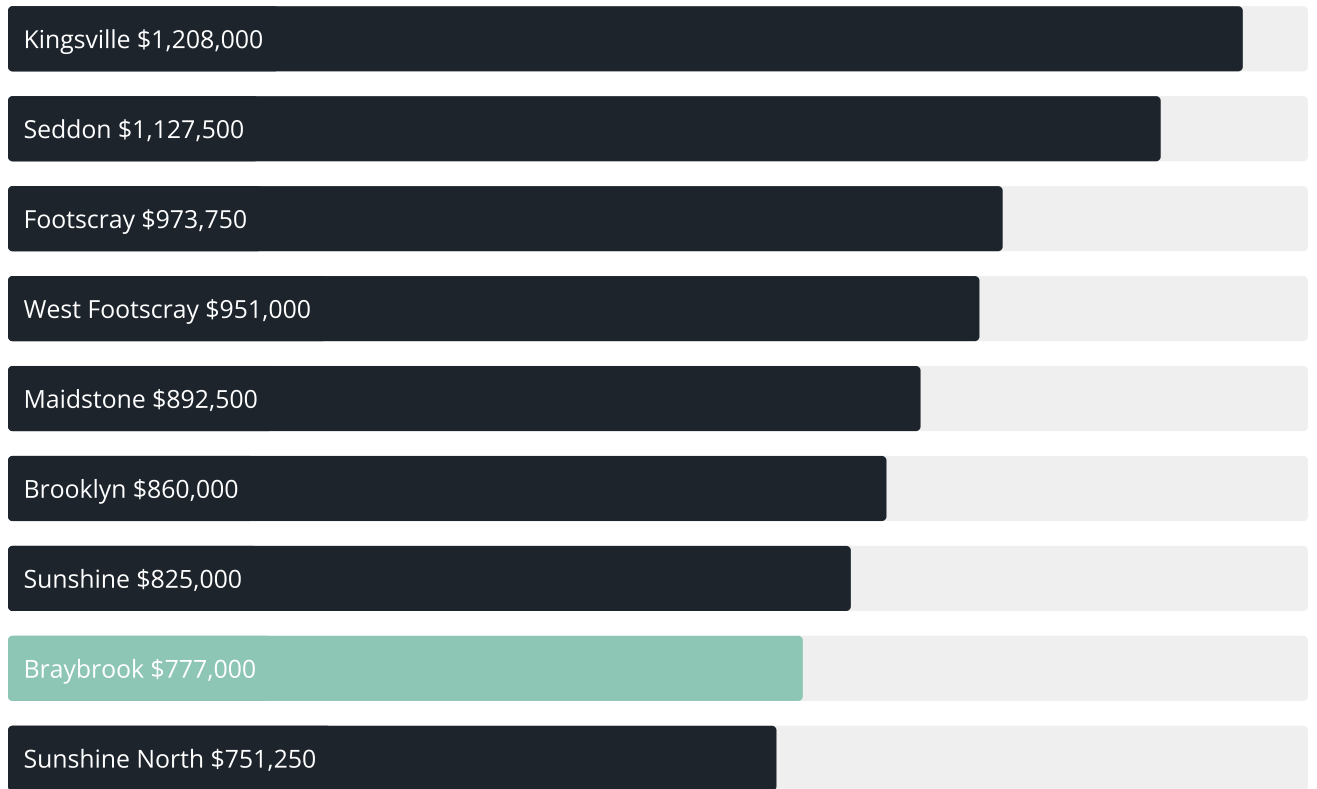
0.76% ↑

Quarterly Price Change*

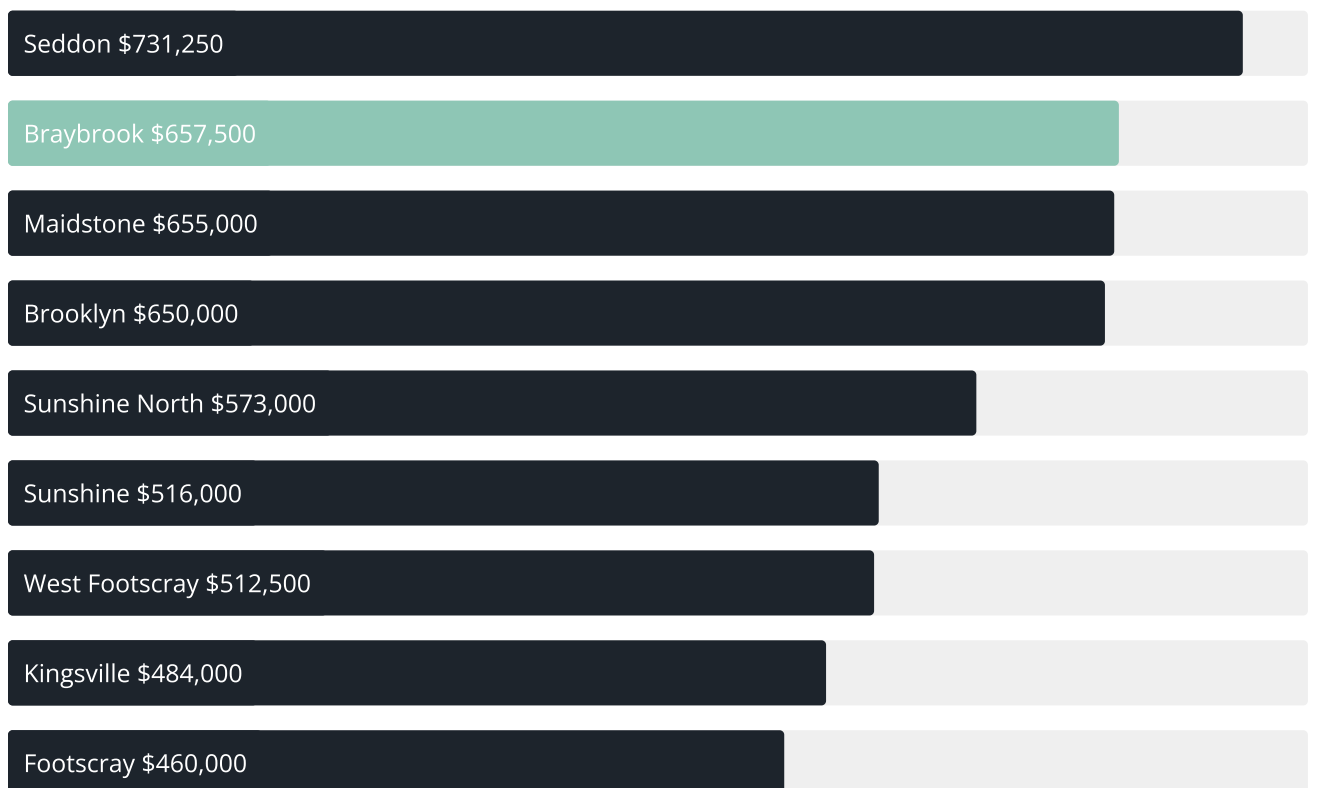


BRAYBROOK SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BRAYBROOK SUBURB REPORT

Sale Method*



● Auction 27%

● Private 73%

Auction Clearance Rate*

56.25%

Median Days on Market^

41 days

Average Hold Period*

5.1 years

Dwelling Type^



● Houses 47%

● Units 53%

Ownership^



● Owned Outright 22%

● Mortgaged 34%

● Rented 44%

Population^

9,682

Median Asking Rent per week*

\$475

Population Growth^

5.30%

Rental Yield*

3.17%

Median Age^

34 years

Median Household Size^

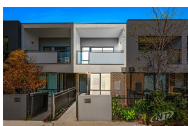
2.7 people

BRAYBROOK SUBURB REPORT

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
 25 Hampden St Braybrook	2	House	\$615,000	31 Oct 2025
 71a South Rd Braybrook	3	House	\$830,000	30 Oct 2025
 3/70 hargreaves Cr Braybrook	2	Townhouse	\$610,000	28 Oct 2025
 54 Joy St Braybrook	3	House	\$792,000	28 Oct 2025
 3/1 Beachley St Braybrook	2	Unit	\$630,000	27 Oct 2025
 5 Melon St Braybrook	3	House	\$845,000	25 Oct 2025
 46 Teague Cr Braybrook	4	House	\$815,000	23 Oct 2025
 38 Holzer Cr Braybrook	4	House	\$815,000	23 Oct 2025
 19 Menzies St Braybrook	2	House	\$810,000	22 Oct 2025
 4/3 Vine St Braybrook	2	Townhouse	\$635,000	20 Oct 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Hargreaves Cr Braybrook	3	House	\$775,000	18 Oct 2025
 32 Lawn Cr Braybrook	3	Townhouse	\$737,000	15 Oct 2025
 3/2 Rose St Braybrook	3	Townhouse	\$755,000	15 Oct 2025
 13 Kingsford St Braybrook	4	House	\$865,000	14 Oct 2025
 6 Air Force Av Braybrook	4	House	\$1,150,000	11 Oct 2025
 103 Ruby Way Braybrook	6	House	\$1,830,000	11 Oct 2025
 6 Ash St Braybrook	3	House	\$735,000	09 Oct 2025
 63 Royal Rd Braybrook	2	House	\$595,000	08 Oct 2025
 12 Lord Pl Braybrook	3	House	\$800,000	04 Oct 2025
 1/14 Howden Cr Braybrook	3	House	\$780,000	02 Oct 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 McLennan St Braybrook	3	House	\$846,000	29 Sep 2025
 22 Wilson St Braybrook	3	Townhouse	\$797,000	27 Sep 2025
 4/4 Commerce St Braybrook	2	Townhouse	\$625,000	26 Sep 2025
 2/251 Ballarat Rd Braybrook	2	Apartment	\$400,000	22 Sep 2025
 106/17 Mullenger Rd Braybrook	2	Apartment	\$441,000	19 Sep 2025
 15 Hancock Cr Braybrook	3	House	\$760,000	17 Sep 2025
 1/5 Kenneth St Braybrook	2	Townhouse	\$610,000	17 Sep 2025
 26 Teague Cr Braybrook	3	Townhouse	\$675,000	16 Sep 2025
 1/37 Hargreaves Cr Braybrook	3	Townhouse	\$725,000	15 Sep 2025
 6/29 South Rd Braybrook	2	Apartment	\$437,000	12 Sep 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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