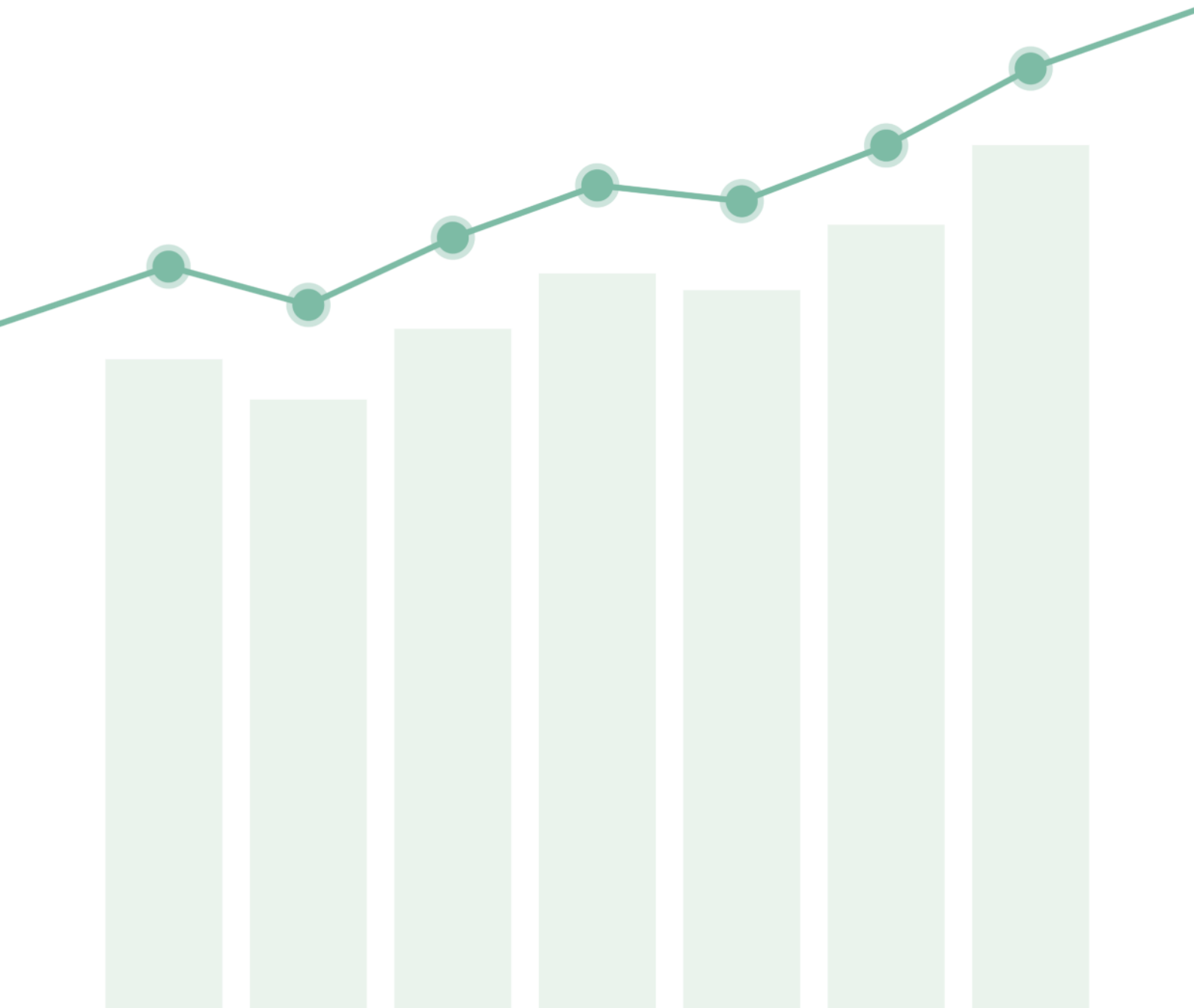


JellisCraig

BRAYBROOK

Suburb Report

Know your neighbourhood.



BRAYBROOK SUBURB REPORT

Median House Price*

Median

\$770k

Quarterly Price Change

3.35% ↑

Median Unit Price*

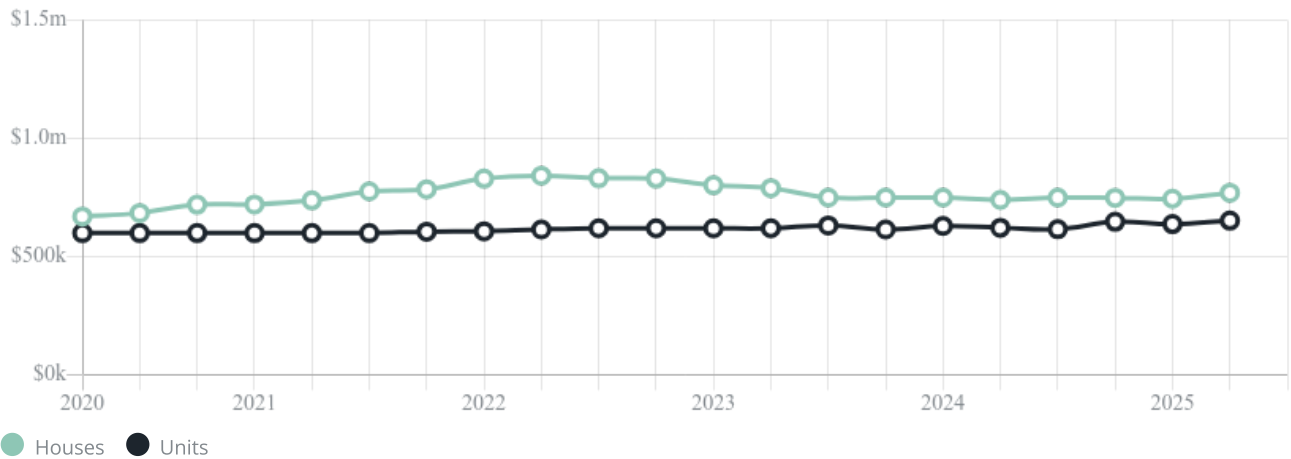
Median

\$653k

Quarterly Price Change

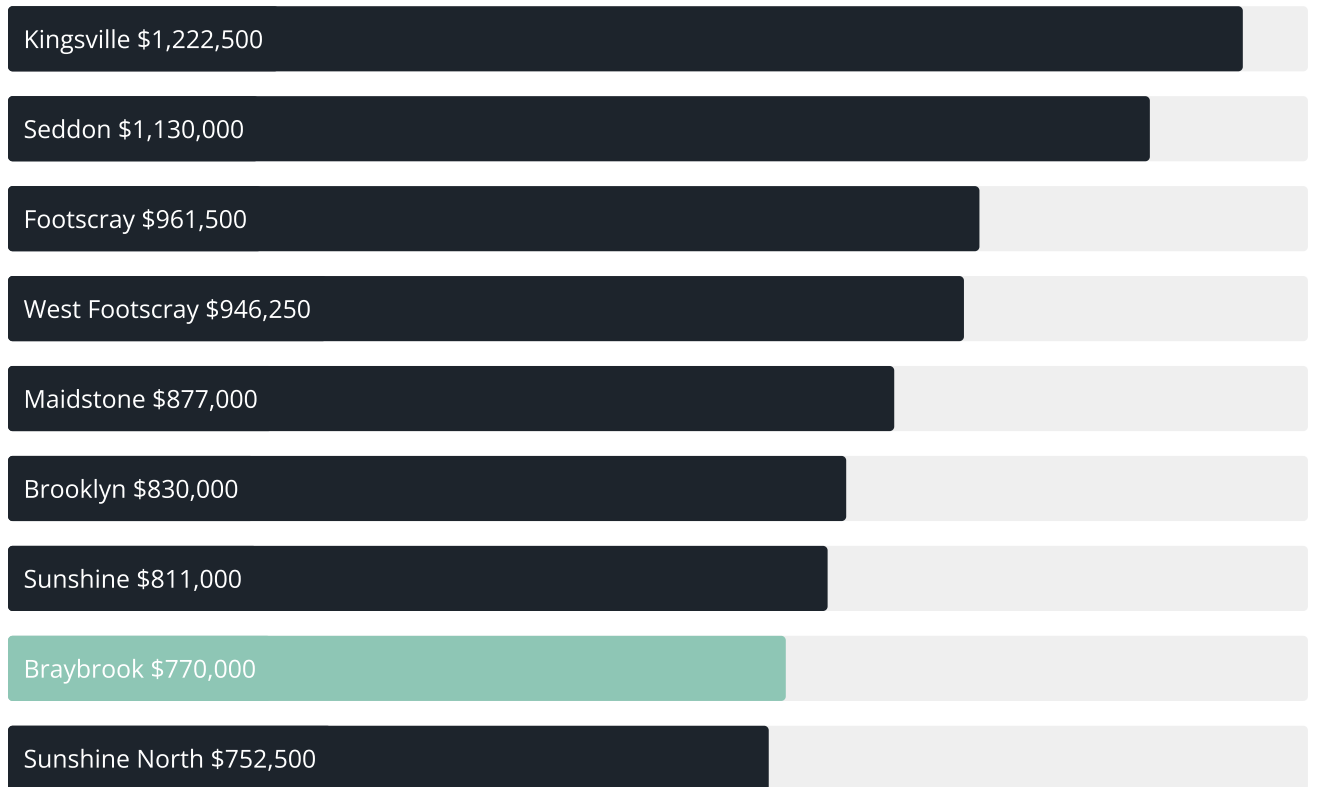
2.35% ↑

Quarterly Price Change*

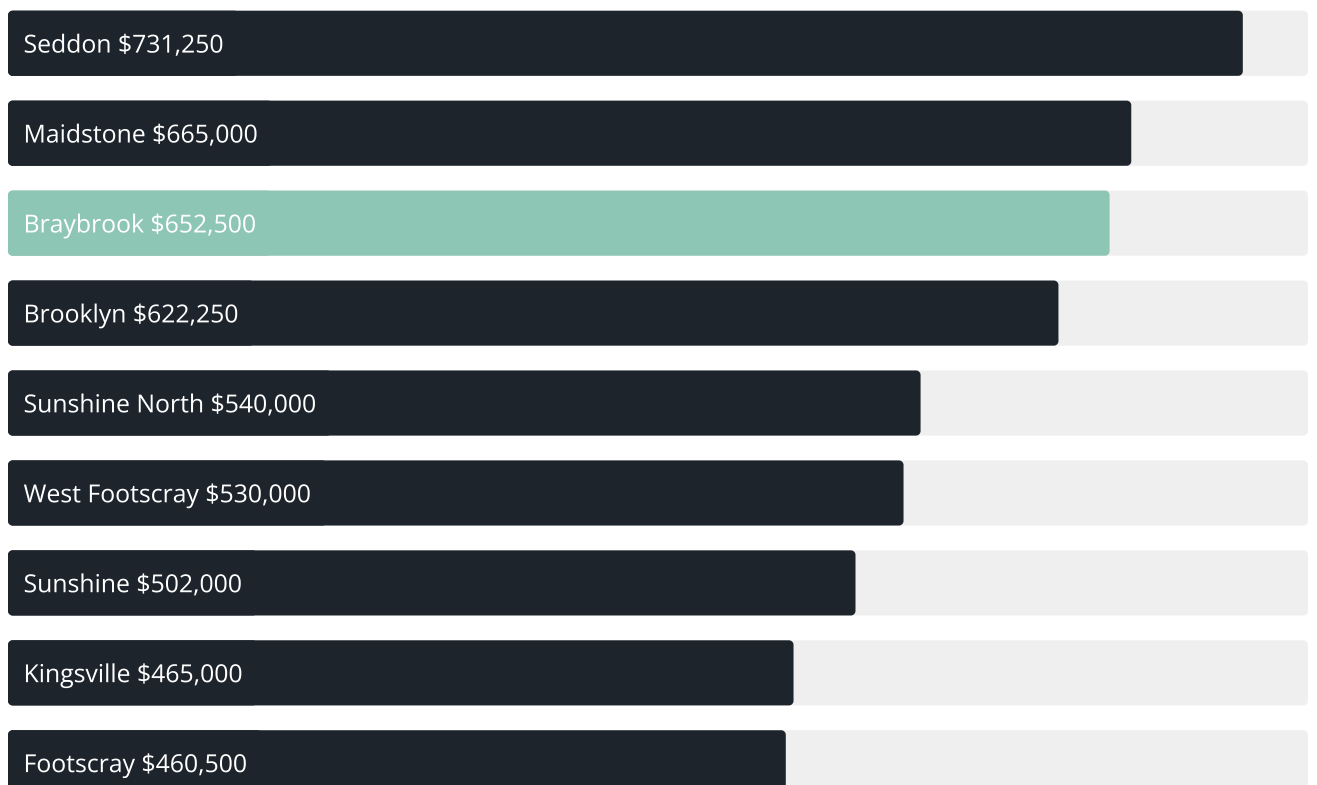


BRAYBROOK SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BRAYBROOK SUBURB REPORT

Sale Method*



● Auction 23%

● Private 77%

Auction Clearance Rate*

58.33%

Median Days on Market^

59 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^

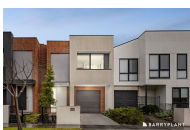
34 years

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
 15 McLennan St Braybrook	3	House	\$846,000	29 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
 15 Hancock Cr Braybrook	3	House	\$760,000	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
 23 Hines Way Braybrook	3	Townhouse	\$670,000	12 Sep 2025
 32B Castley Cr Braybrook	3	Townhouse	\$785,000	06 Sep 2025
 2/52 Duke St Braybrook	3	House	\$670,000	03 Sep 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/70 Hargreaves Cr Braybrook	2	Unit	\$549,000	02 Sep 2025
 1/6 Daisy Ct Braybrook	3	Townhouse	\$665,000	01 Sep 2025
 3/4 Balmoral St Braybrook	2	Townhouse	\$625,000	31 Aug 2025
 6 Teague Cr Braybrook	3	House	\$685,000	21 Aug 2025
 G1/17 Mullenger Rd Braybrook	1	Apartment	\$350,000	21 Aug 2025
 6/22 Duke St Braybrook	3	Townhouse	\$660,000	18 Aug 2025
 2/70 Hargreaves Cr Braybrook	4	Townhouse	\$730,000	16 Aug 2025
 41 Royal Rd Braybrook	3	Townhouse	\$682,000	15 Aug 2025
 3/18 Marnoo St Braybrook	2	Townhouse	\$630,000	15 Aug 2025
 30 Treloar Cr Braybrook	3	House	\$692,500	14 Aug 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Hines Way Braybrook	3	Townhouse	\$675,000	14 Aug 2025
 2/13 Wilson St Braybrook	3	Townhouse	\$720,000	13 Aug 2025
 10 Darnley St Braybrook	2	House	\$720,000	11 Aug 2025
 25 Cole St Braybrook	3	Townhouse	\$678,000	07 Aug 2025
 2/24 Moama St Braybrook	3	Unit	\$810,000	06 Aug 2025
 17 Kenneth St Braybrook	3	House	\$821,000	06 Aug 2025
 15 Royal Rd Braybrook	3	Townhouse	\$743,000	05 Aug 2025
 1/114 Melon St Braybrook	3	Townhouse	\$790,000	31 Jul 2025
 12 Teague Cr Braybrook	3	Townhouse	\$712,000	29 Jul 2025
 7/29 South Rd BRAYBROOK	2	Apartment	\$420,000	28 Jul 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* 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.