

JellisCraig

BRAYBROOK

Suburb Report

Know your neighbourhood.



BRAYBROOK SUBURB REPORT

Median House Price*

Median

\$770k

Quarterly Price Change

3.35% ↑

Median Unit Price*

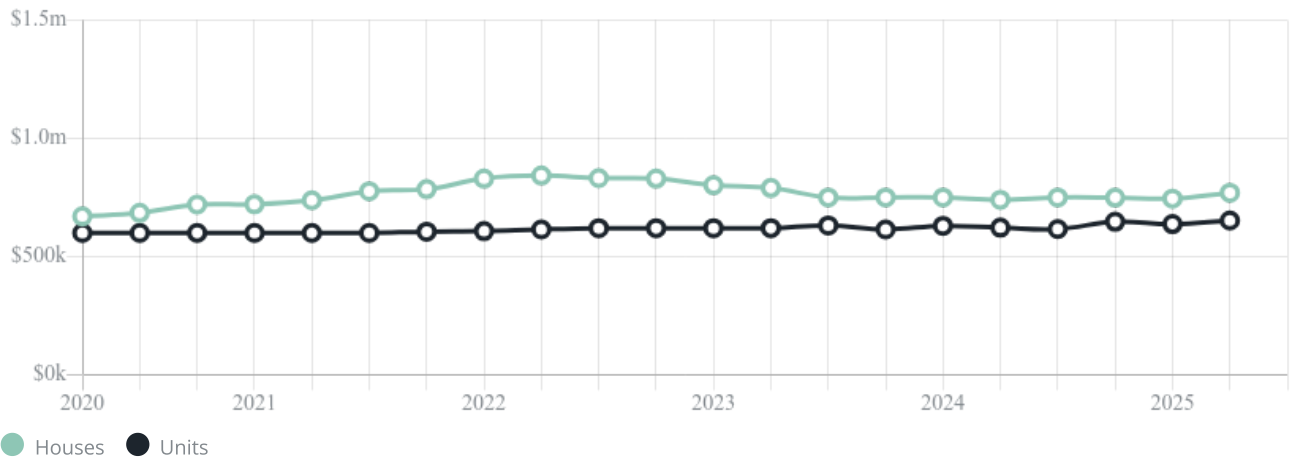
Median

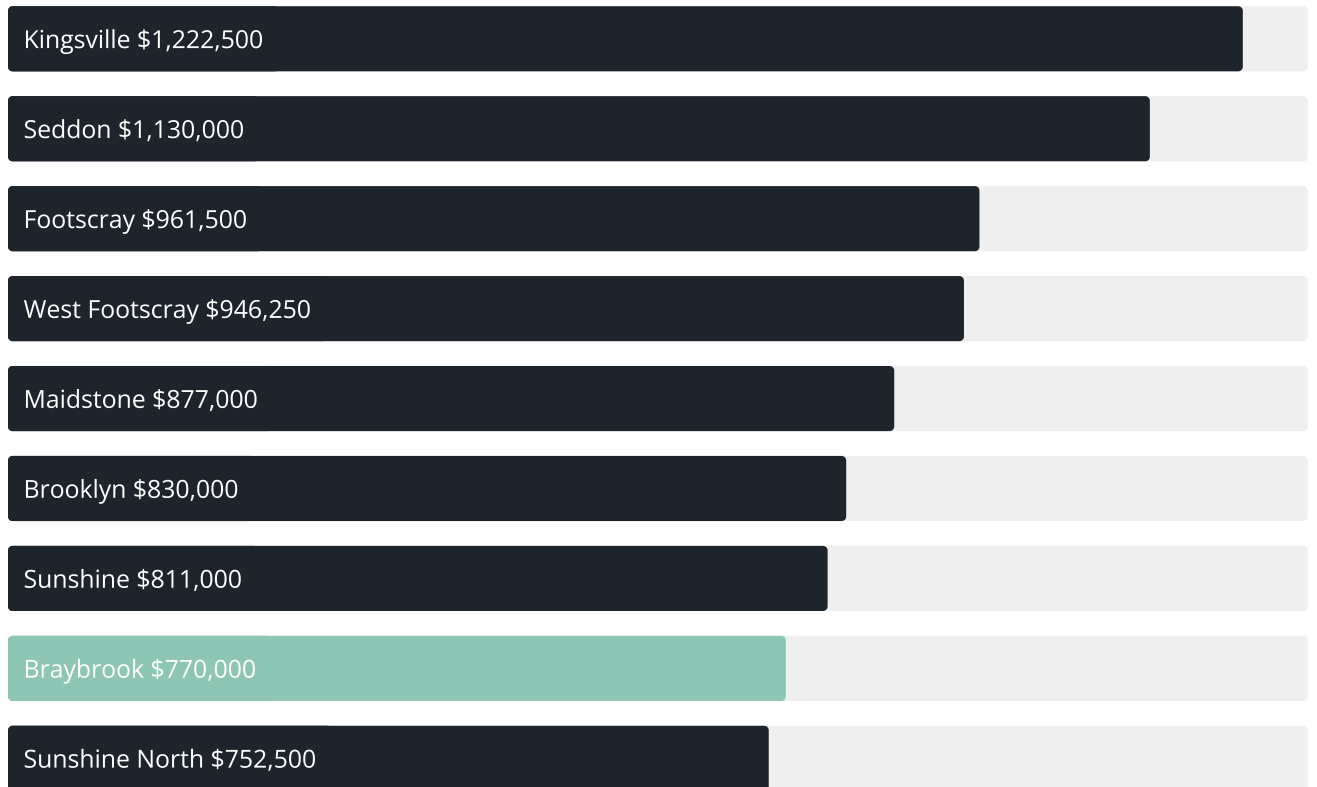
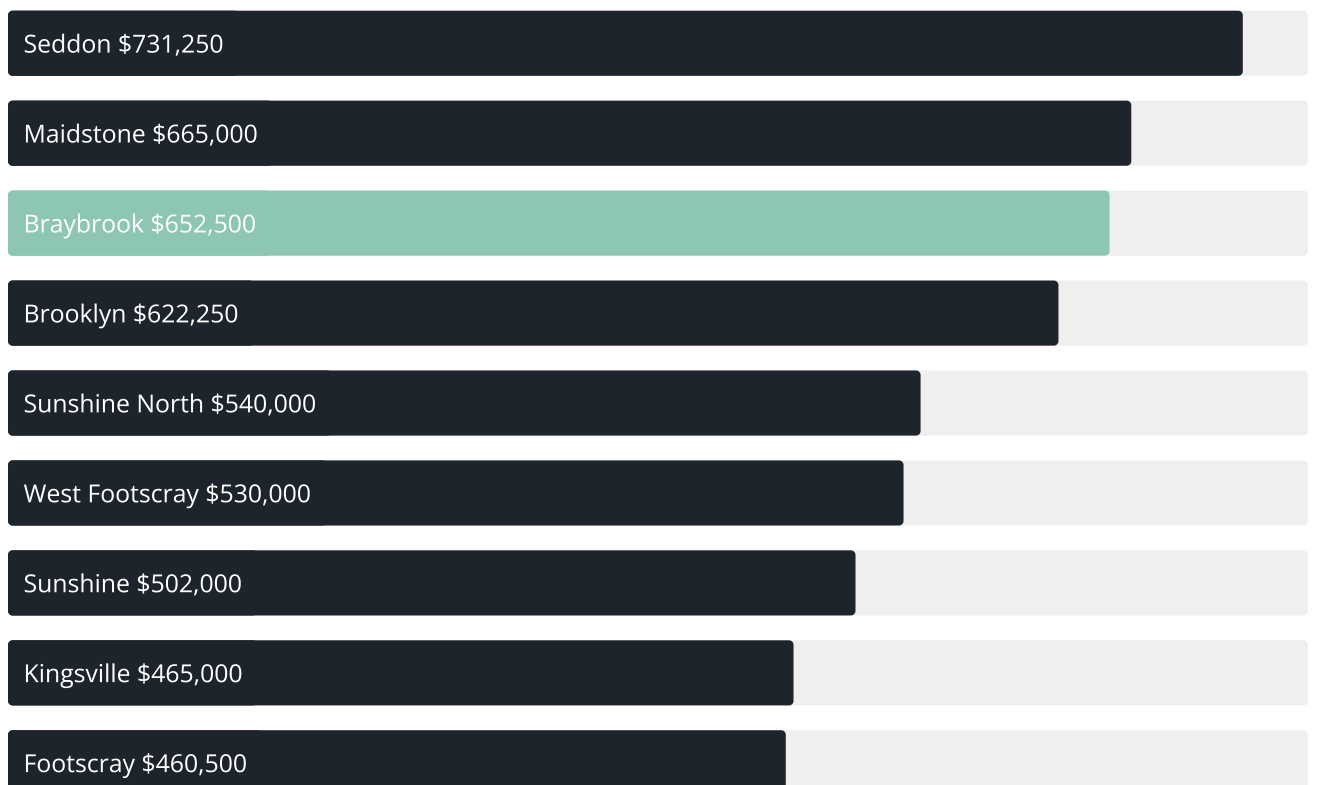
\$653k

Quarterly Price Change

2.35% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

BRAYBROOK SUBURB REPORT

Sale Method*



Auction Clearance Rate*

50%

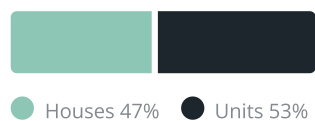
Median Days on Market^

64 days

Average Hold Period*

5.1 years

Dwelling Type^



Ownership^



Population^

9,682

Median Asking Rent per week*

\$475

Population Growth^

5.30%

Rental Yield*

3.17%

Median Age^











34 years

Median Household Size^







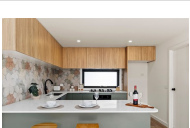
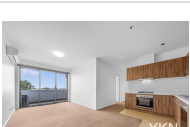
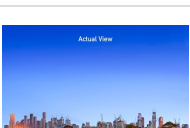
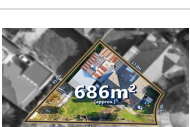
2.7 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/6 Daisy Ct Braybrook	3	Townhouse	\$665,000	27 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
 28 Hines Way Braybrook	3	Townhouse	\$675,000	14 Aug 2025
 25 Cole St Braybrook	3	Townhouse	\$678,000	07 Aug 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 8 Dillon St Braybrook	3	House	\$799,000	26 Jul 2025
 3/6 Bradford Ct Braybrook	2	Townhouse	\$626,000	22 Jul 2025
 308/251 Ballarat Rd Braybrook	2	Apartment	\$365,000	21 Jul 2025
 306/251 Ballarat Rd Braybrook	2	Apartment	\$367,000	21 Jul 2025
 2 Treloar Ct Braybrook	3	House	\$640,000	19 Jul 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 96 Duke St BRAYBROOK	2	House	\$515,000	16 Jul 2025
 1/22 Hampden St Braybrook	2	Flat/Unit/Apartment	\$590,000	08 Jul 2025
 25b Lily St Braybrook	4	House	\$990,000	07 Jul 2025
 14 Arthur St Braybrook	3	House	\$760,000	05 Jul 2025
 22 Riley Ct Braybrook	2	House	\$808,000	02 Jul 2025
 7 Bradford Ct Braybrook	4	House	\$910,000	01 Jul 2025
 6 Enderby Ct Braybrook	3	House	\$700,000	01 Jul 2025
 14 Shepherd St Braybrook	4	House	\$800,000	01 Jul 2025
 2/144 Churchill Av Braybrook	2	Unit	\$555,000	25 Jun 2025
 302/251 Ballarat Rd Braybrook	2	Apartment	\$330,000	24 Jun 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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