



Braybrook

Suburb Report



Your connection to property insights



JellisCraig

BRAYBROOK SUBURB REPORT

Median house price¹

Median

\$788k

Quarterly price change

1.54% ↑

Median unit price¹

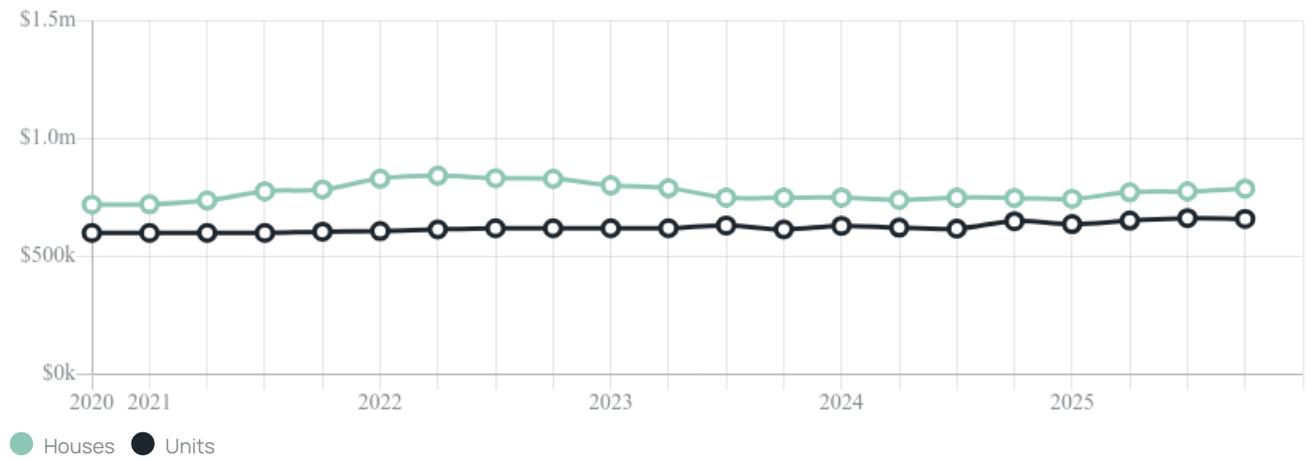
Median

\$660k

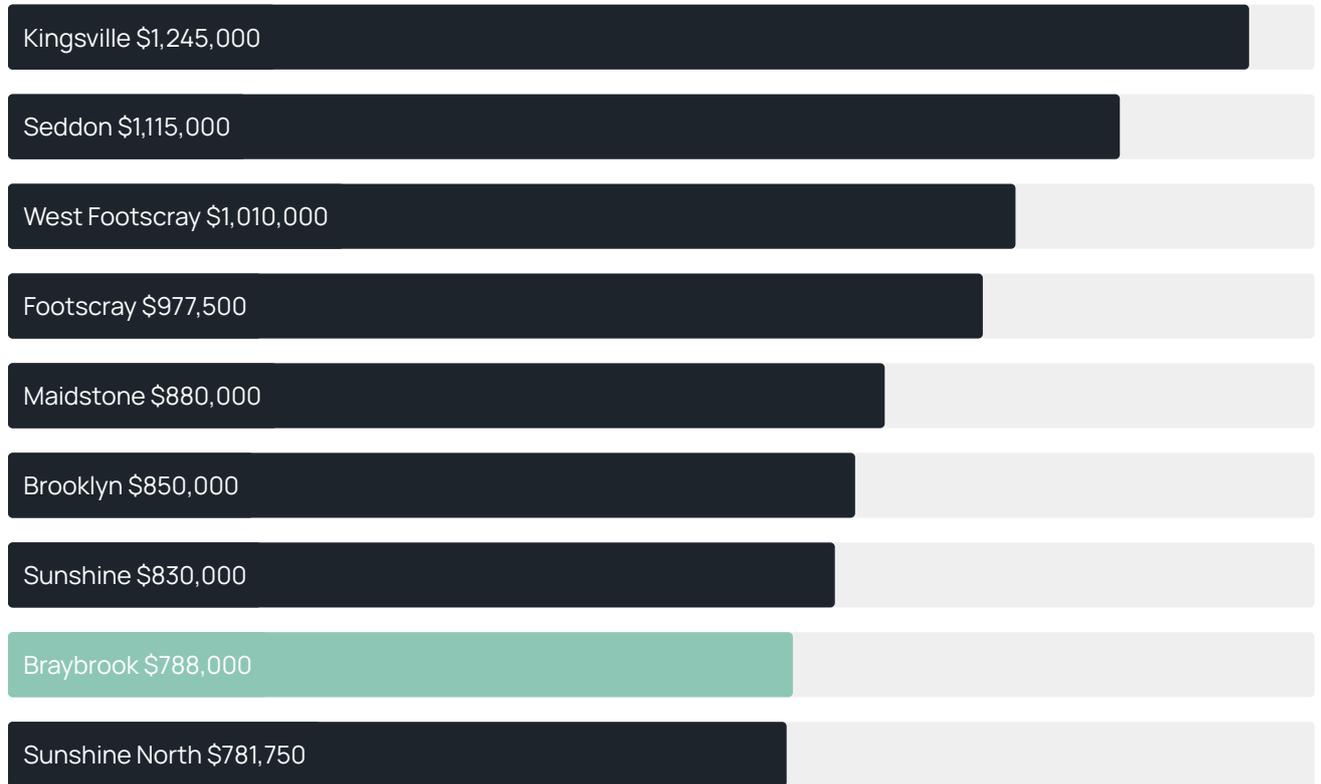
Quarterly price change

-0.45% ↓

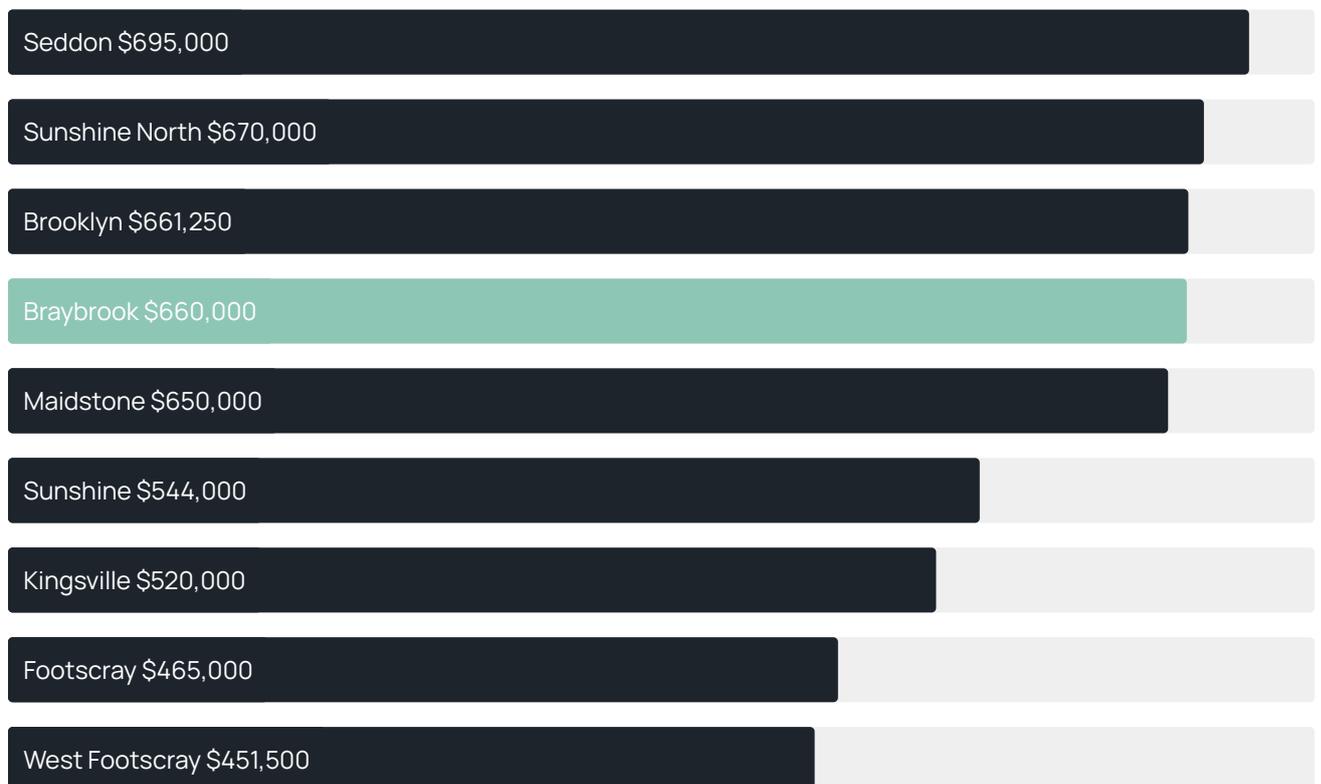
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 31%
● Private 69%

Auction clearance rate³

86.67%

Median days on market³

36 days

Jellis Craig average inspection attendance per listing⁴

36 groups

Average hold period¹

5.1 years

Dwelling type⁵



● Houses 47% ● Units 53%

Ownership⁵



● Owned outright 22% ● Mortgaged 34% ● Rented 44%

Population⁵

9,682

Median asking rent¹

\$480 per week

Population growth⁵

5.30%

Rental yield¹

3.17%

Median age⁵

34 years

Median household size⁵

2.7 people

BRAYBROOK SUBURB REPORT

Recent Braybrook sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4/19 Mullenger Rd Braybrook	3	Townhouse	\$672,500	30 Mar 2026
 18 Ravenhall St Braybrook	3	House	\$740,000	28 Mar 2026
 201/17 Mullenger Rd Braybrook	2	Apartment	\$480,000	26 Mar 2026
 6/1-9 Windsor St Braybrook	2	Unit	\$584,000	21 Mar 2026
 17 Wilson St Braybrook	2	House	\$745,000	21 Mar 2026
 8 Wilson St Braybrook	2	House	\$740,000	21 Mar 2026
 1/3 Morgan St Braybrook	4	Townhouse	\$890,000	21 Mar 2026
 18/40 Errol St Braybrook	3	Townhouse	\$710,000	20 Mar 2026
 104/251 Ballarat Rd Braybrook	1	Apartment	\$310,000	20 Mar 2026
 3/62 Lily St Braybrook	4	Townhouse	\$885,000	18 Mar 2026

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/20 Hancock Cr Braybrook	2	Townhouse	\$595,000	14 Mar 2026
 70 Duke St Braybrook	2	House	\$739,000	07 Mar 2026
 10b Shepherd St Braybrook	3	Townhouse	\$785,000	06 Mar 2026
 102 Duke St Braybrook	3	House	\$770,000	28 Feb 2026
 3/28 Burnett Av Braybrook	2	Townhouse	\$645,000	25 Feb 2026
 3/3 Dodd St Braybrook	4	Townhouse	\$850,000	21 Feb 2026
 11 Carlton St Braybrook	2	House	\$780,000	21 Feb 2026
 1/11 Melrose St Braybrook	3	House	\$670,000	21 Feb 2026
 2 Morgan St Braybrook	3	House	\$870,000	21 Feb 2026
 19 Marnoo St Braybrook	4	Townhouse	\$745,000	20 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 4 Ravenhall St Braybrook	3	House	\$702,000	20 Feb 2026
 4 Sergeant Wlk Braybrook	4	House	\$770,000	20 Feb 2026
 30 Cremorne St Braybrook	2	Flat/Unit/Apartment	\$500,000	19 Feb 2026
 26 Hines Way Braybrook	3	House	\$682,500	16 Feb 2026
 12/13 Kent St Braybrook	3	Strata Unit/Flat	\$825,000	16 Feb 2026
 30 Marnoo St Braybrook	3	House	\$900,000	14 Feb 2026
 4 King St Braybrook	2	House	\$806,000	14 Feb 2026
 4 Bradford Ct Braybrook	4	House	\$816,000	13 Feb 2026
 3/24 Marnoo St Braybrook	3	Townhouse	\$600,000	13 Feb 2026
 12 Inventory Wlk Braybrook	2	Townhouse	\$600,000	11 Feb 2026



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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