



Braybrook

Suburb Report



Your connection to property insights



JellisCraig

BRAYBROOK SUBURB REPORT

Median house price¹

Median

\$780k

Quarterly price change

-1.01% ↓

Median unit price¹

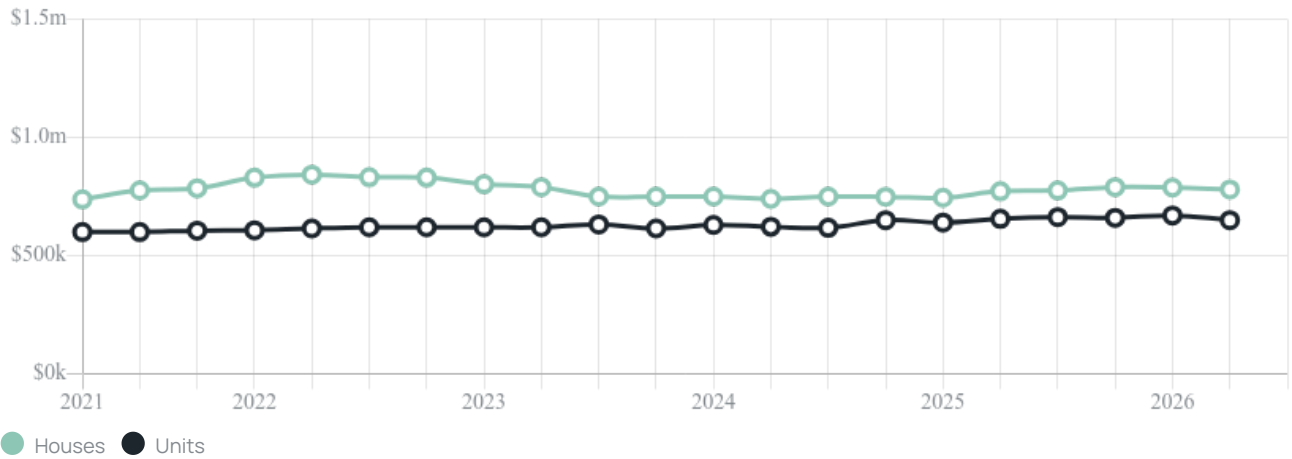
Median

\$650k

Quarterly price change

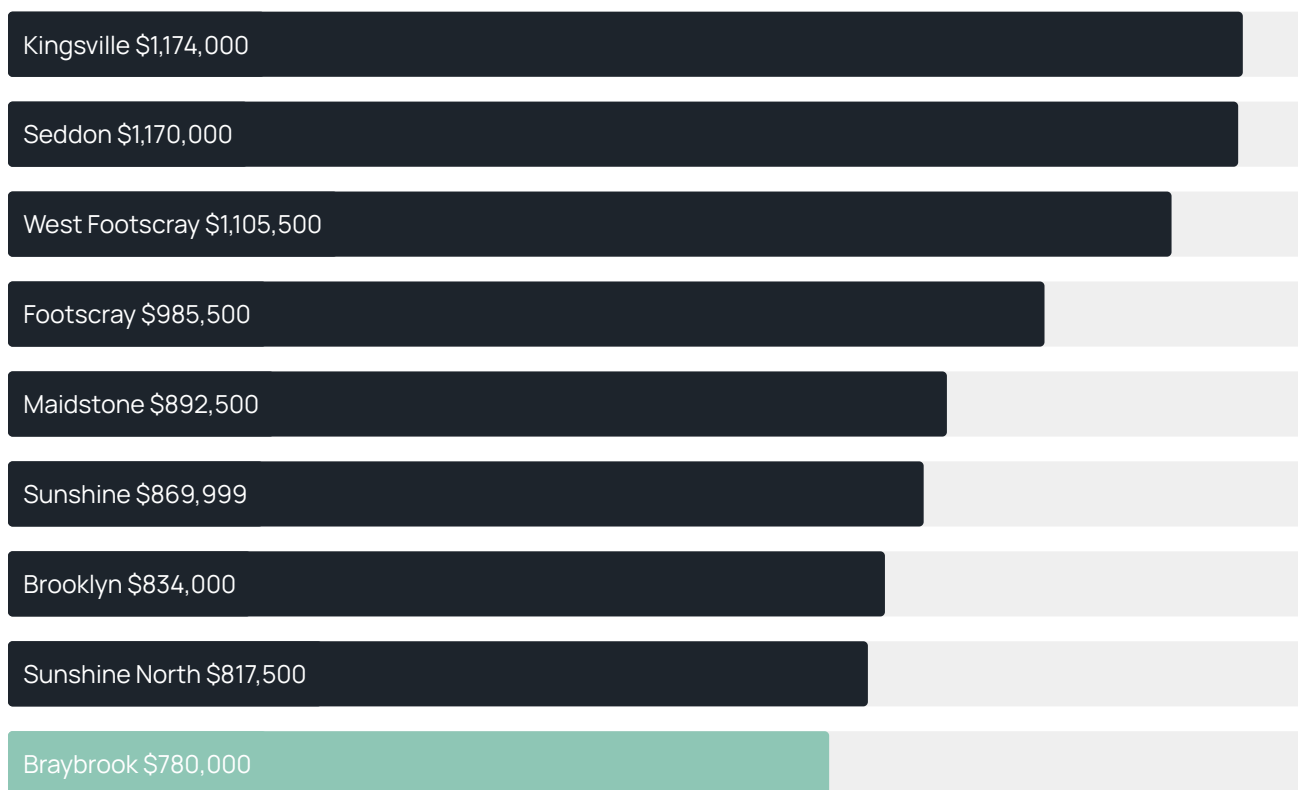
-2.98% ↓

Quarterly price change¹

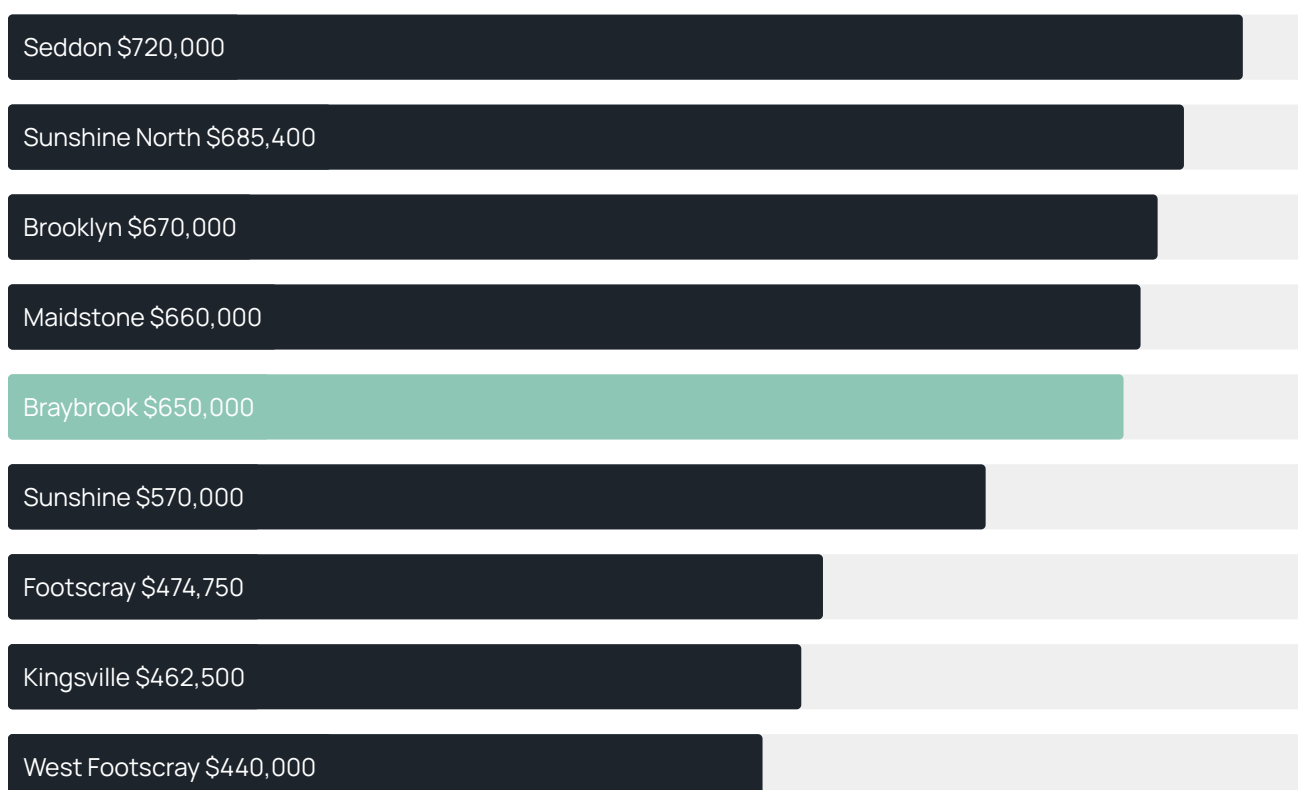


BRAYBROOK SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 32%
● Private 68%

Auction clearance rate³

71.43%Median days on market³

38 daysJellis Craig average inspection attendance per listing⁴

38 groupsAverage hold period¹

5.1 yearsDwelling type⁵

● Houses 47% ● Units 53%

Ownership⁵

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

Population⁵

9,682Median asking rent¹

\$535 per weekPopulation growth⁵

5.30%Rental yield¹

3.17%Median age⁵

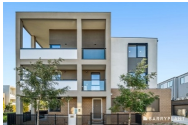
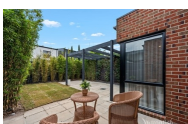
34 yearsMedian household size⁵

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
 1/12 Cherry Cr Braybrook	4	Townhouse	\$755,000	31 Jul 2026
 9 Dedrick Gr Braybrook	3	House	\$700,000	25 Jul 2026
 65 Hines Way Braybrook	4	House	\$820,000	22 Jul 2026
 9 Hinkler St Braybrook	3	House	\$810,000	20 Jul 2026
 10 Wilson St BRAYBROOK	0	Land	\$740,000	20 Jul 2026
 9 Rennison St Braybrook	3	House	\$1,020,000	16 Jul 2026
 1/58 Duke St BRAYBROOK	2	House	\$634,000	11 Jul 2026
 29 Marnoo St Braybrook	3	House	\$755,000	09 Jul 2026
 9 Treloar Cr Braybrook	3	House	\$656,000	08 Jul 2026
 24 Teague Cr Braybrook	4	Townhouse	\$790,000	06 Jul 2026

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Hangar Wlk Braybrook	3	House	\$740,000	06 Jul 2026
 14 Hampden St Braybrook	2	House	\$750,000	03 Jul 2026
 2A Rose St Braybrook	4	House	\$940,000	02 Jul 2026
 1/46 Carlton St Braybrook	4	Townhouse	\$750,000	01 Jul 2026
 10 Barrie Ct Braybrook	3	House	\$530,000	29 Jun 2026
 3 Pritchard Av Braybrook	3	House	\$680,000	29 Jun 2026
 2/1 Beachley St Braybrook	2	Townhouse	\$640,000	26 Jun 2026
 2/29 South Rd Braybrook	2	Apartment	\$473,000	25 Jun 2026
 2/20 Duke St Braybrook	2	Unit	\$570,000	24 Jun 2026
 2 Skewes St Braybrook	3	House	\$630,000	24 Jun 2026

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/28 Burnett Av Braybrook	3	Townhouse	\$797,000	24 Jun 2026
 26 Barrie Ct Braybrook	2	House	\$780,000	20 Jun 2026
 2/103 Churchill Av Braybrook	2	Unit	\$530,000	02 Jun 2026
 31 Shepherd St Braybrook	3	House	\$870,500	01 Jun 2026
 3/16 Kingsford St Braybrook	3	Flat/Unit/Apartment	\$920,000	31 May 2026
 75 Teague Cr Braybrook	3	House	\$725,000	30 May 2026
 36 Rochester St Braybrook	2	House	\$703,000	30 May 2026
 13/12-18 Margaret Cr Braybrook	1	Unit	\$370,000	21 May 2026
 1/13 McLennan St Braybrook	3	House	\$615,000	21 May 2026
 5/160 Duke St Braybrook	3	House	\$727,500	19 May 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 01/08/2026

- 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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