

JellisCraig

BRAYBROOK

Suburb Report

Know your neighbourhood.



BRAYBROOK SUBURB REPORT

Median House Price*

Median

\$777k

Quarterly Price Change

0.58% ↑

Median Unit Price*

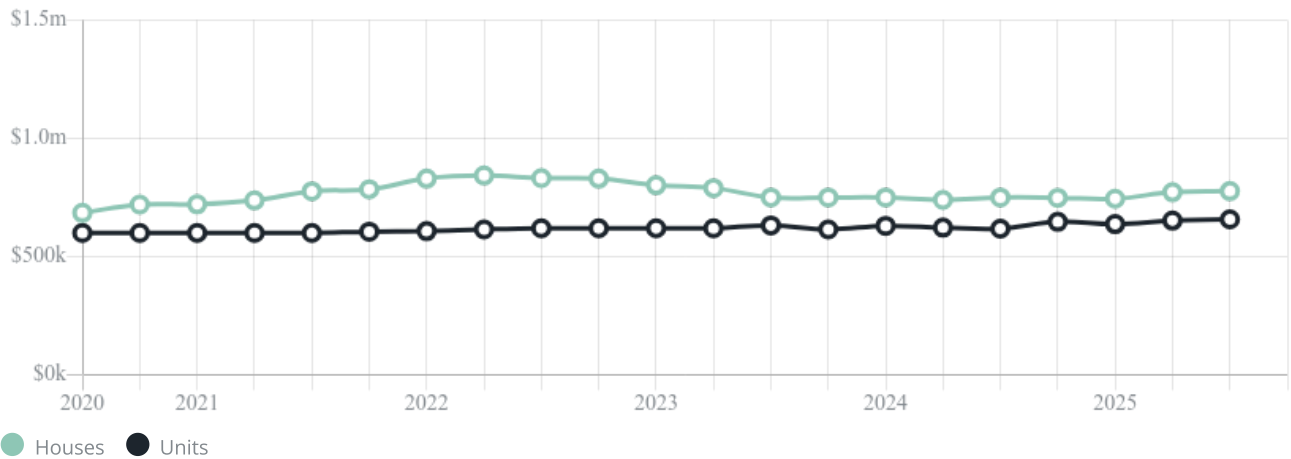
Median

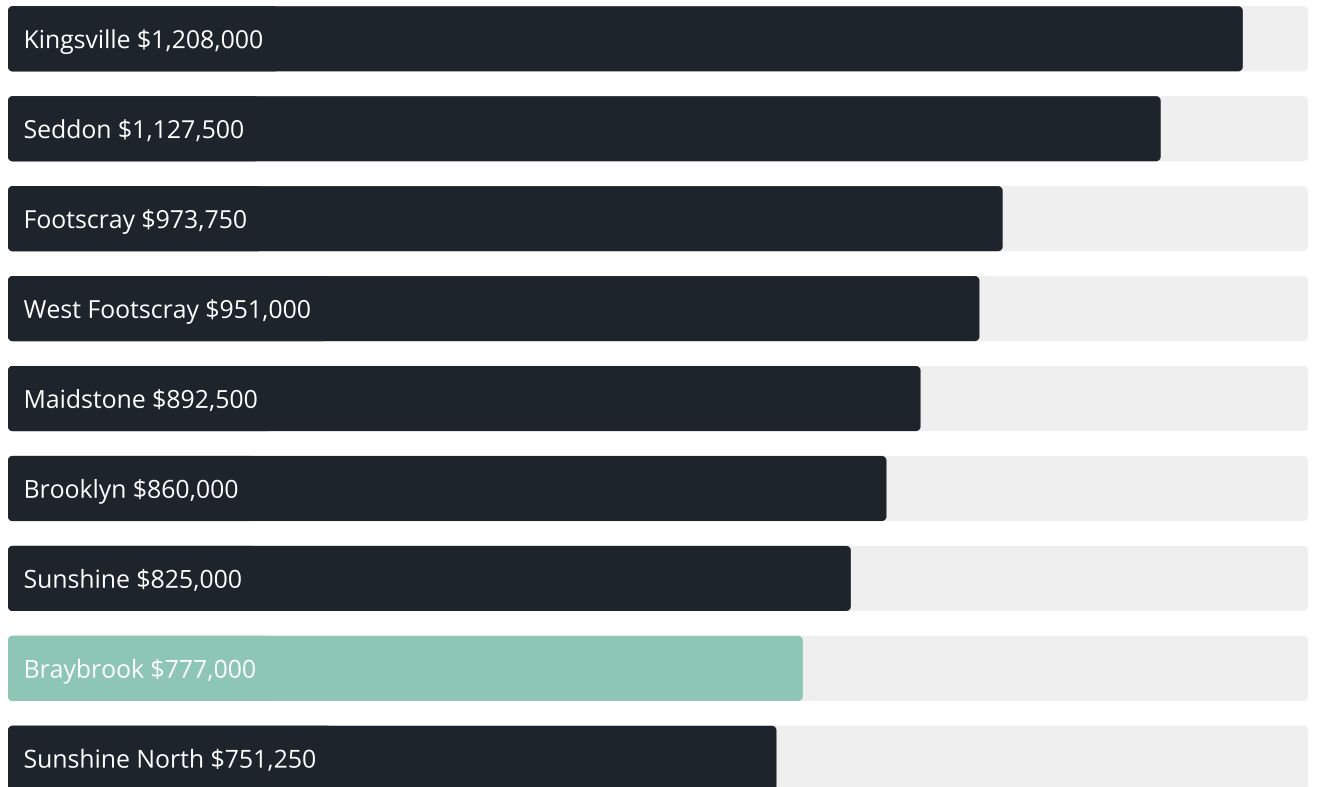
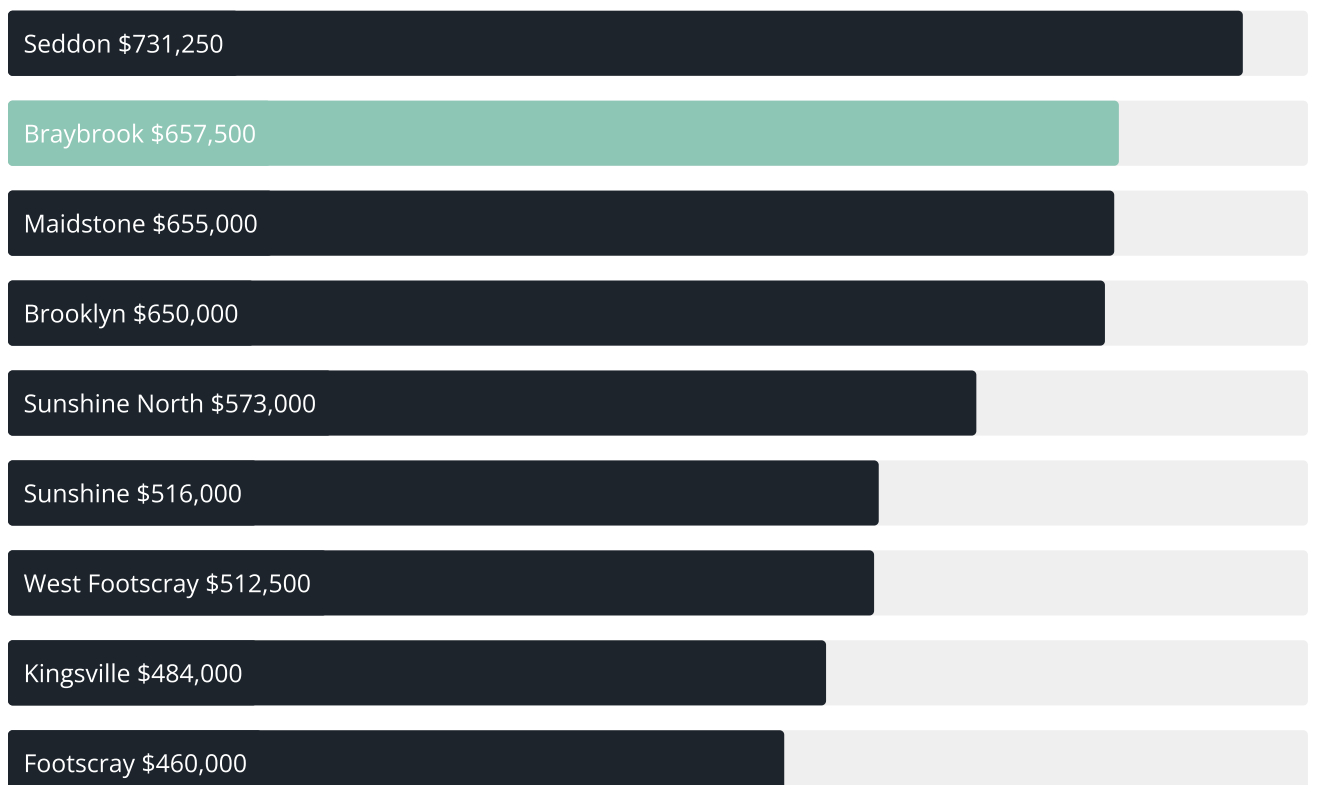
\$658k

Quarterly Price Change

0.76% ↑

Quarterly Price Change*



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

BRAYBROOK SUBURB REPORT

Sale Method*



● Auction 30%

● Private 70%

Auction Clearance Rate*

66.67%

Median Days on Market^

36 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








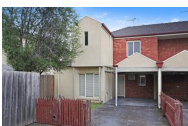


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/4 Morgan St Braybrook	2	Townhouse	\$620,000	27 Nov 2025
 310/251 Ballarat Rd Braybrook	2	Apartment	\$365,000	24 Nov 2025
 3/231 Ballarat Rd Braybrook	3	Townhouse	\$650,000	24 Nov 2025
 10a Beachley St Braybrook	4	Townhouse	\$955,000	22 Nov 2025
 36a Hancock Cr Braybrook	3	Townhouse	\$800,000	21 Nov 2025
 14/25 Marnoo St Braybrook	3	Townhouse	\$650,000	17 Nov 2025
 67 Teague Cr Braybrook	3	House	\$736,000	15 Nov 2025
 8 Menzies St Braybrook	3	House	\$760,000	15 Nov 2025
 1/28 Burnett Av Braybrook	3	Townhouse	\$790,000	14 Nov 2025
 313/251 Ballarat Rd Braybrook	2	Apartment	\$365,000	11 Nov 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/7 Lily St Braybrook	2	Townhouse	\$620,000	10 Nov 2025
 98 Darnley St Braybrook	2	House	\$830,000	08 Nov 2025
 4/160 Duke St Braybrook	3	Townhouse	\$647,500	07 Nov 2025
 2/7 King St Braybrook	2	Townhouse	\$582,000	07 Nov 2025
 9a Hargreaves Cr Braybrook	5	Townhouse	\$1,100,000	01 Nov 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
 2 Munitions Wlk Braybrook	3	Townhouse	\$740,000	28 Oct 2025
 3/1 Beachley St Braybrook	2	Unit	\$630,000	27 Oct 2025

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 41 Hargreaves Cr Braybrook	3	House	\$775,000	18 Oct 2025
 24 Royal Rd Braybrook	4	House	\$750,000	18 Oct 2025
 13/25 Marnoo St Braybrook	2	Townhouse	\$618,000	17 Oct 2025
 3/2 Rose St Braybrook	3	Townhouse	\$755,000	15 Oct 2025
 32 Lawn Cr Braybrook	3	Townhouse	\$737,000	15 Oct 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* 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.