



# Braybrook Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

BRAYBROOK SUBURB REPORT

Median house price<sup>1</sup>

Median

\$788k

Quarterly price change

1.54% 

Median unit price<sup>1</sup>

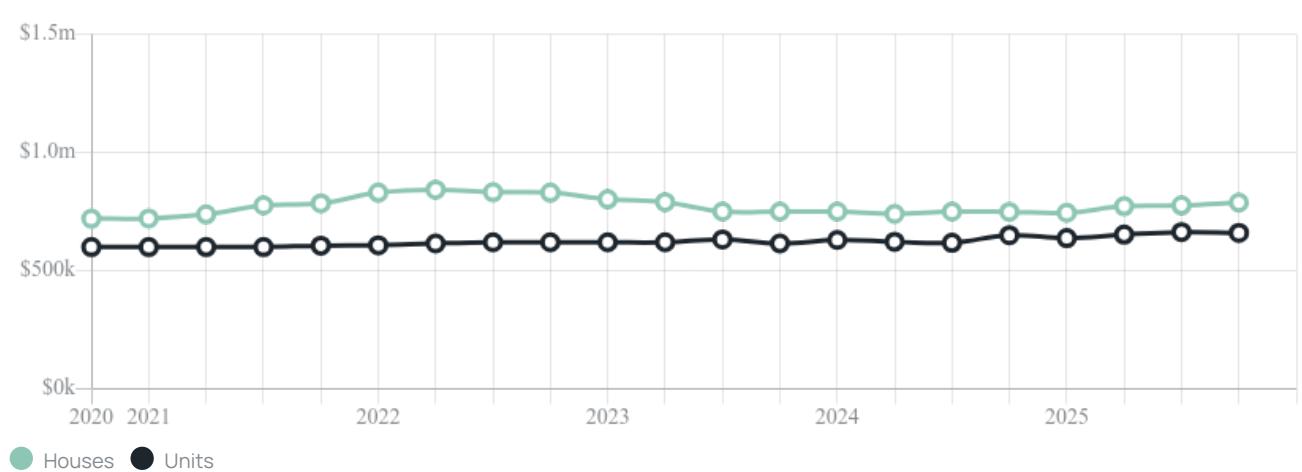
Median

\$660k

Quarterly price change

-0.45% 

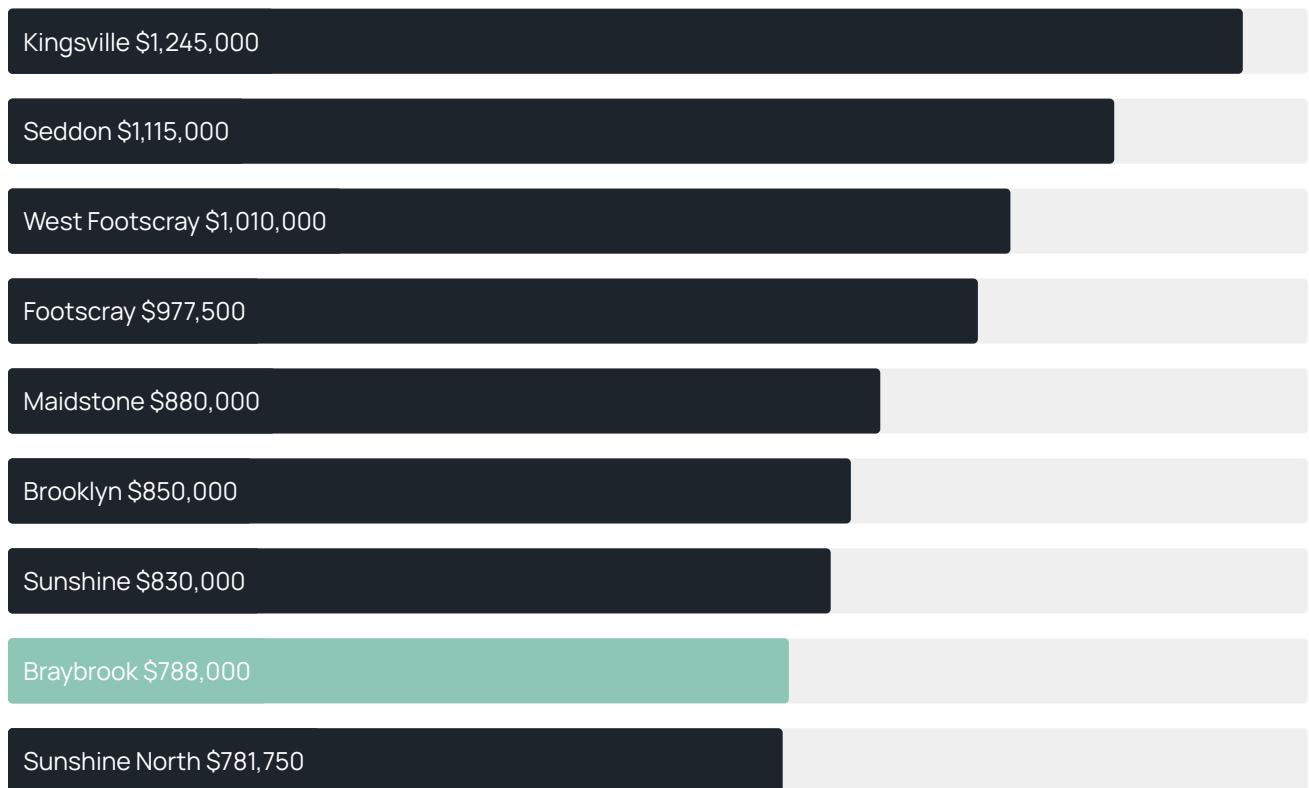
Quarterly price change<sup>1</sup>



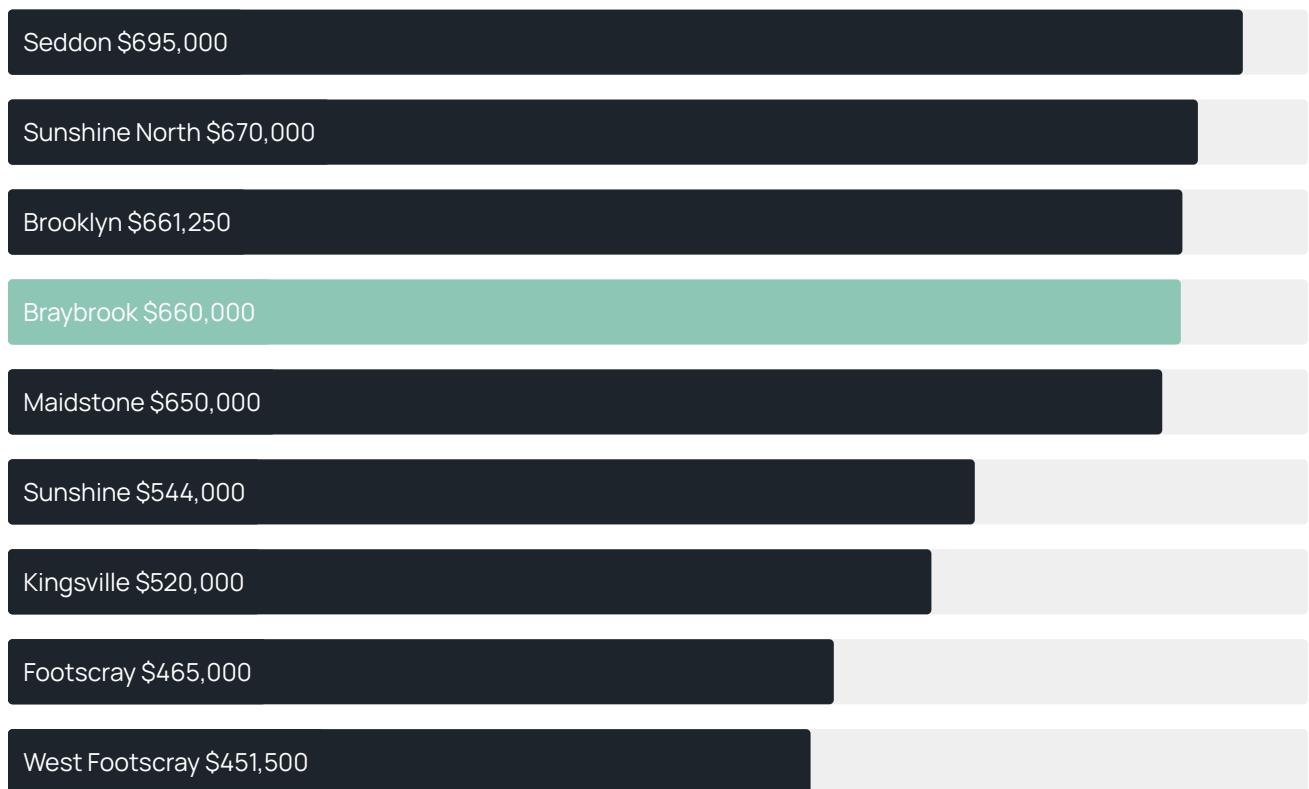
# Surrounding Suburbs

## BRAYBROOK SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BRAYBROOK SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 17%  
● Private 83%

## Auction clearance rate<sup>3</sup>

62.5%

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## Median days on market<sup>3</sup>

49 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

49 groups

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## Average hold period<sup>1</sup>

5.1 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 47% ● Units 53%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

9,682

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## Median asking rent<sup>1</sup>

\$480 per week

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## Population growth<sup>5</sup>

5.30%

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## Rental yield<sup>1</sup>

3.17%

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## Median age<sup>5</sup>

34 years

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## Median household size<sup>5</sup>

2.7 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/20 Rennison St Braybrook	3	Unit	\$742,000	30 Jan 2026
 1/30 Moama St Braybrook	4	Townhouse	\$860,000	28 Jan 2026
 1/5 Hinkler St Braybrook	4	Townhouse	\$875,000	23 Jan 2026
 43 Cole St Braybrook	4	Townhouse	\$830,000	23 Jan 2026
 307/251 Ballarat Rd Braybrook	2	Apartment	\$390,000	19 Jan 2026
 46 Vine St Braybrook	3	Townhouse	\$745,000	16 Jan 2026
 4 Ash St Braybrook	2	Townhouse	\$620,000	08 Jan 2026
 14 Teague Cr Braybrook	3	Townhouse	\$702,500	04 Jan 2026
 9 Vine St Braybrook	3	House	\$890,000	26 Dec 2025
 9 Sergeant Wlk Braybrook	4	House	\$770,000	23 Dec 2025

# Sold Properties

## BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 44 Teague Cr Braybrook	3	House	\$700,000	22 Dec 2025
 5 Hughes St Braybrook	2	House	\$670,000	19 Dec 2025
 1/20 Hancock Cr Braybrook	2	Townhouse	\$569,000	17 Dec 2025
	2	Townhouse	\$695,000	17 Dec 2025
 G05/17 Mullenger Rd Braybrook	2	Apartment	\$432,000	16 Dec 2025
	2	Apartment	\$432,000	16 Dec 2025
 205/251 Ballarat Rd Braybrook	1	Apartment	\$290,000	12 Dec 2025
 126 Duke St Braybrook	3	House	\$750,000	12 Dec 2025
 23 Royal Rd Braybrook	3	Townhouse	\$715,000	10 Dec 2025
 12 Orange St Braybrook	3	House	\$875,000	10 Dec 2025

# Sold Properties

## BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 50 Teague Cr Braybrook	3	Townhouse	\$713,000	08 Dec 2025
 1/11 Dodd St Braybrook	2	Townhouse	\$570,000	04 Dec 2025
 13 Melon St Braybrook	4	House	\$1,370,000	03 Dec 2025
	3	Townhouse	\$780,000	30 Nov 2025
 1/4 Morgan St Braybrook	2	Townhouse	\$620,000	27 Nov 2025
	3	Flat/Unit/Apartment	\$610,000	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



**Jellis Craig Kensington**  
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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.

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Data is current as of PDF generation date 01/02/2026

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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