



Braybrook

Suburb Report



Your connection to property insights



JellisCraig

BRAYBROOK SUBURB REPORT

Median house price¹

Median

\$783k

Quarterly price change

-0.88% ↓

Median unit price¹

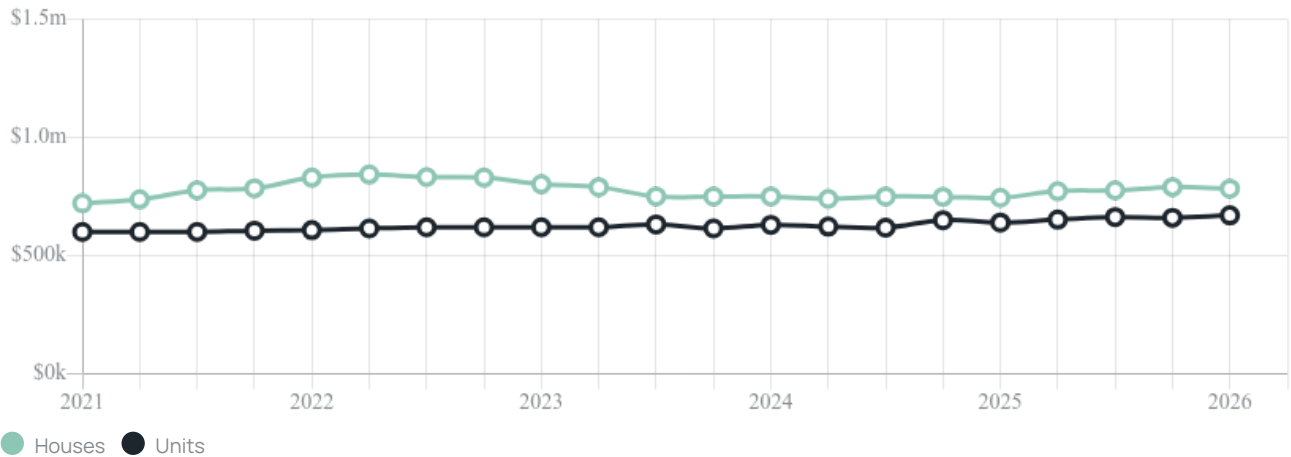
Median

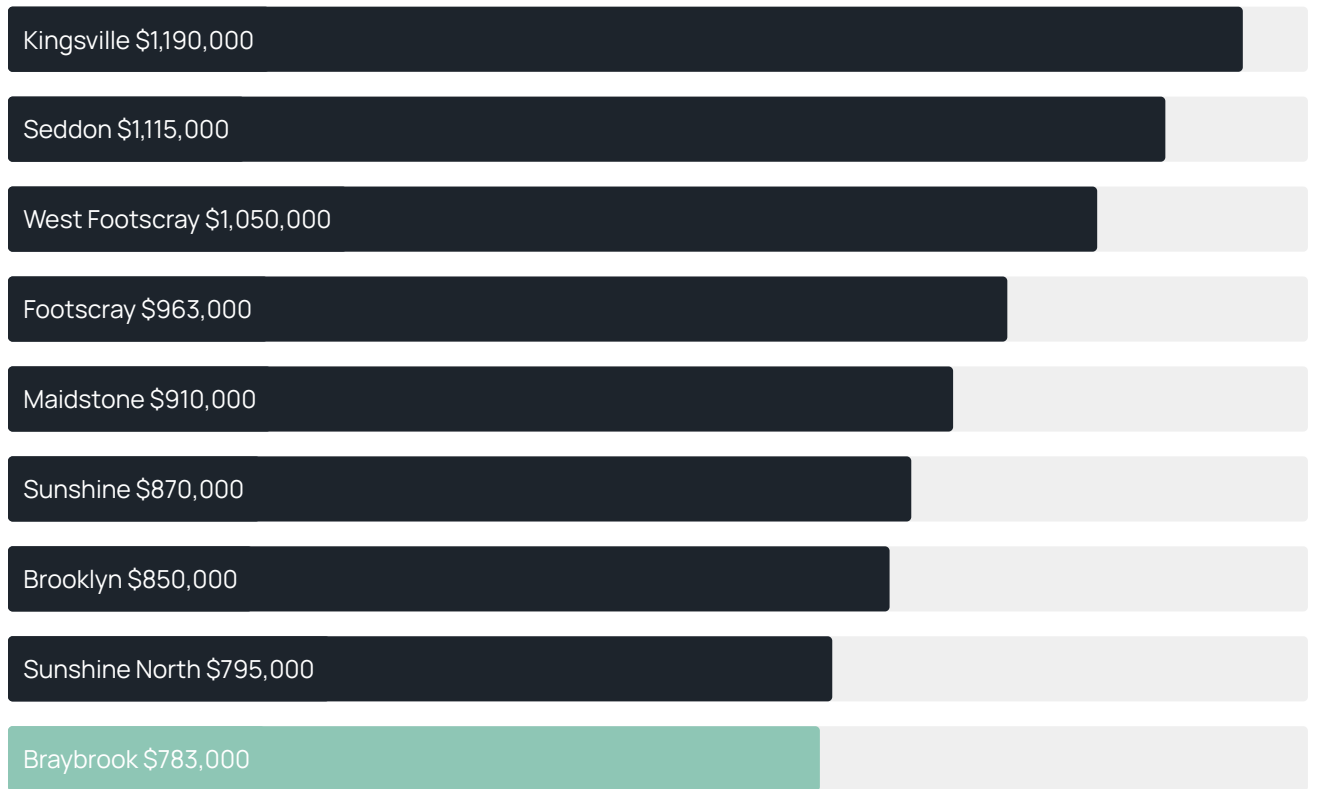
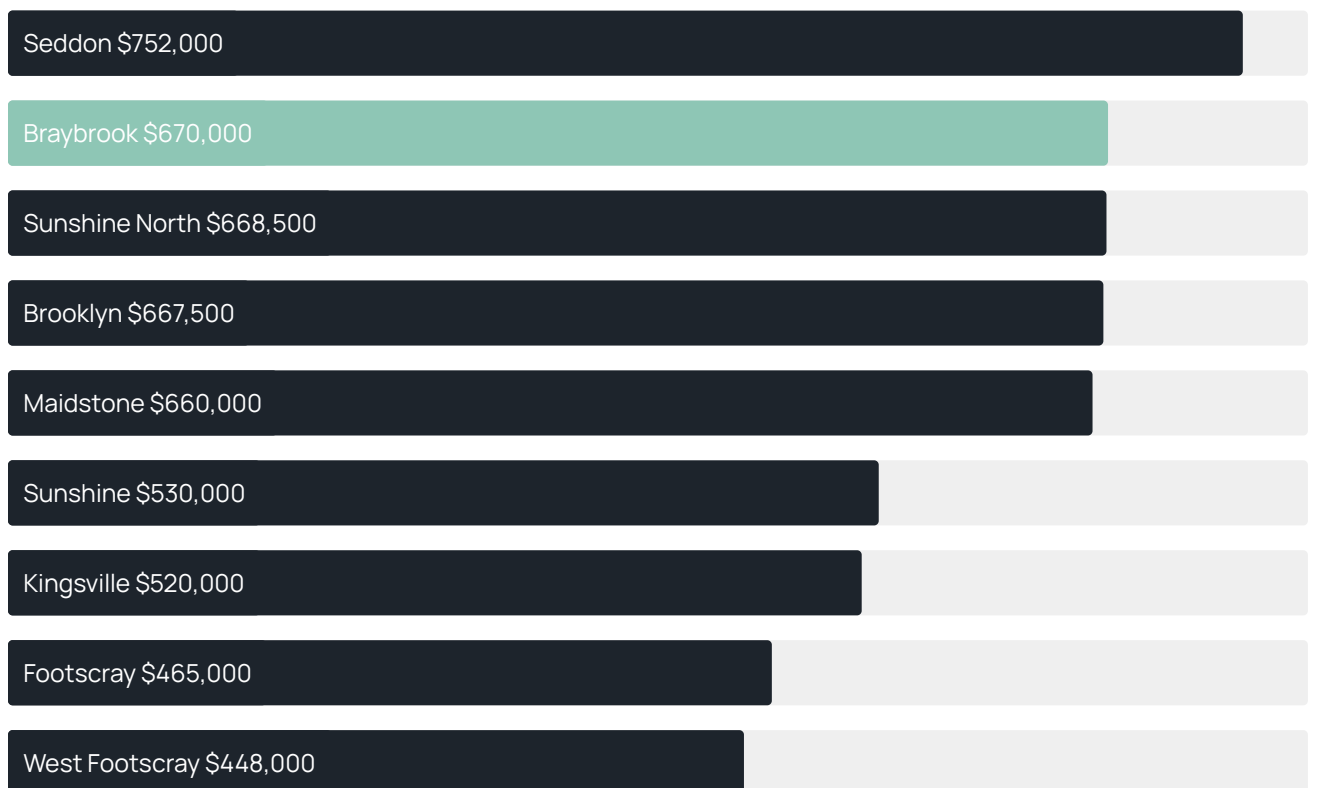
\$670k

Quarterly price change

1.51% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

68.75%

Median days on market³

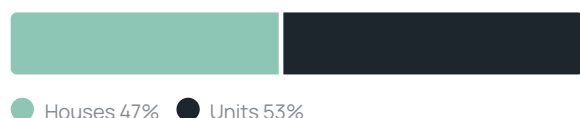
31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

5.1 years

Dwelling type⁵Ownership⁵Population⁵

9,682

Median asking rent¹

\$500 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
 3 Pritchard Av Braybrook	3	House	\$680,000	29 Jun 2026
 10 Barrie Ct Braybrook	3	House	\$530,000	29 Jun 2026
 2/1 Beachley St Braybrook	2	Townhouse	\$640,000	26 Jun 2026
 2/29 South Rd Braybrook	2	Unit	\$473,000	25 Jun 2026
 6/28 Burnett Av Braybrook	3	Townhouse	\$797,000	24 Jun 2026
 2 Skewes St Braybrook	3	House	\$630,000	24 Jun 2026
 2/20 Duke St Braybrook	2	Unit	\$570,000	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

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 75 Teague Cr Braybrook	3	House	\$725,000	30 May 2026
 36 Rochester St Braybrook	2	House	\$703,000	30 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
 1/85 Melon St Braybrook	2	Townhouse	\$630,000	18 May 2026
 13 Dedrick Gr Braybrook	6	House	\$1,285,000	17 May 2026
 19 Middleton St BRAYBROOK	5	House	\$1,760,000	16 May 2026
 53 Hargreaves Cr Braybrook	3	House	\$790,000	16 May 2026
 5/144 Churchill Av Braybrook	2	Unit	\$565,000	15 May 2026
 1/28 Treloar Cr Braybrook	3	Unit	\$505,000	14 May 2026

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Address	Bedrooms	Type	Price	Sold
 37 McLennan St Braybrook	3	House	\$780,000	05 May 2026
 5/31 Vine St Braybrook	2	Townhouse	\$625,500	29 Apr 2026
 12b Pritchard Av Braybrook	3	House	\$750,000	29 Apr 2026
 65 Lily St Braybrook	3	House	\$675,000	28 Apr 2026
 118/251 Ballarat Rd BRAYBROOK	1	Strata Unit/Flat	\$305,000	28 Apr 2026
 12 Sergeant Wlk Braybrook	4	Townhouse	\$775,000	20 Apr 2026
 41 Ruby Way BRAYBROOK	4	House	\$1,370,000	18 Apr 2026
 17 Walker Pl Braybrook	3	House	\$770,000	18 Apr 2026
 8 Moama St Braybrook	3	House	\$830,000	18 Apr 2026
 22/13 Kent St Braybrook	3	House	\$836,000	14 Apr 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 01/07/2026

- 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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