



Braybrook

# Suburb Report



Your connection to property insights



**JellisCraig**

BRAYBROOK SUBURB REPORT

Median house price<sup>1</sup>

Median

\$788k

Quarterly price change

1.54% ↑

Median unit price<sup>1</sup>

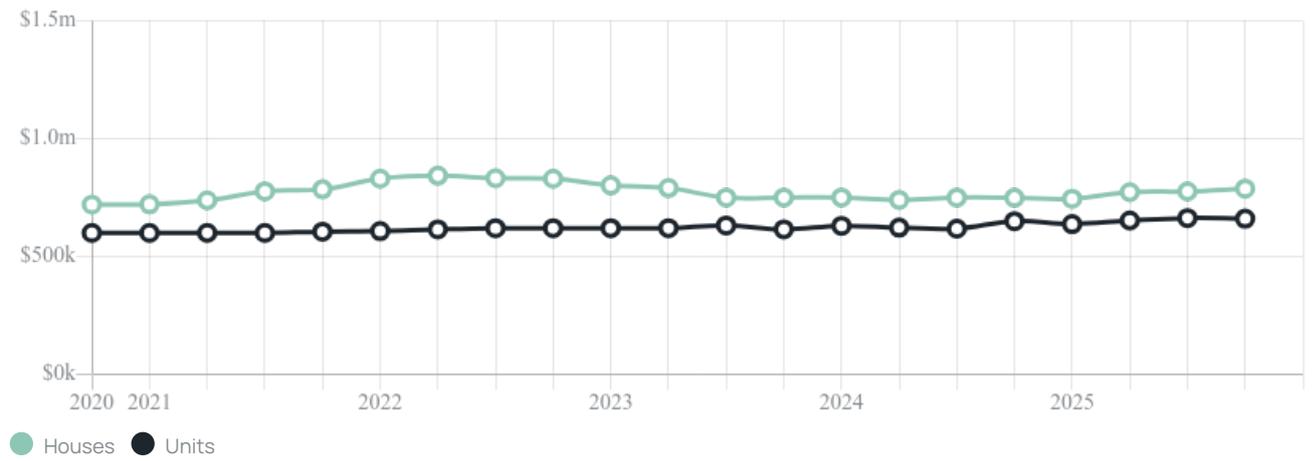
Median

\$660k

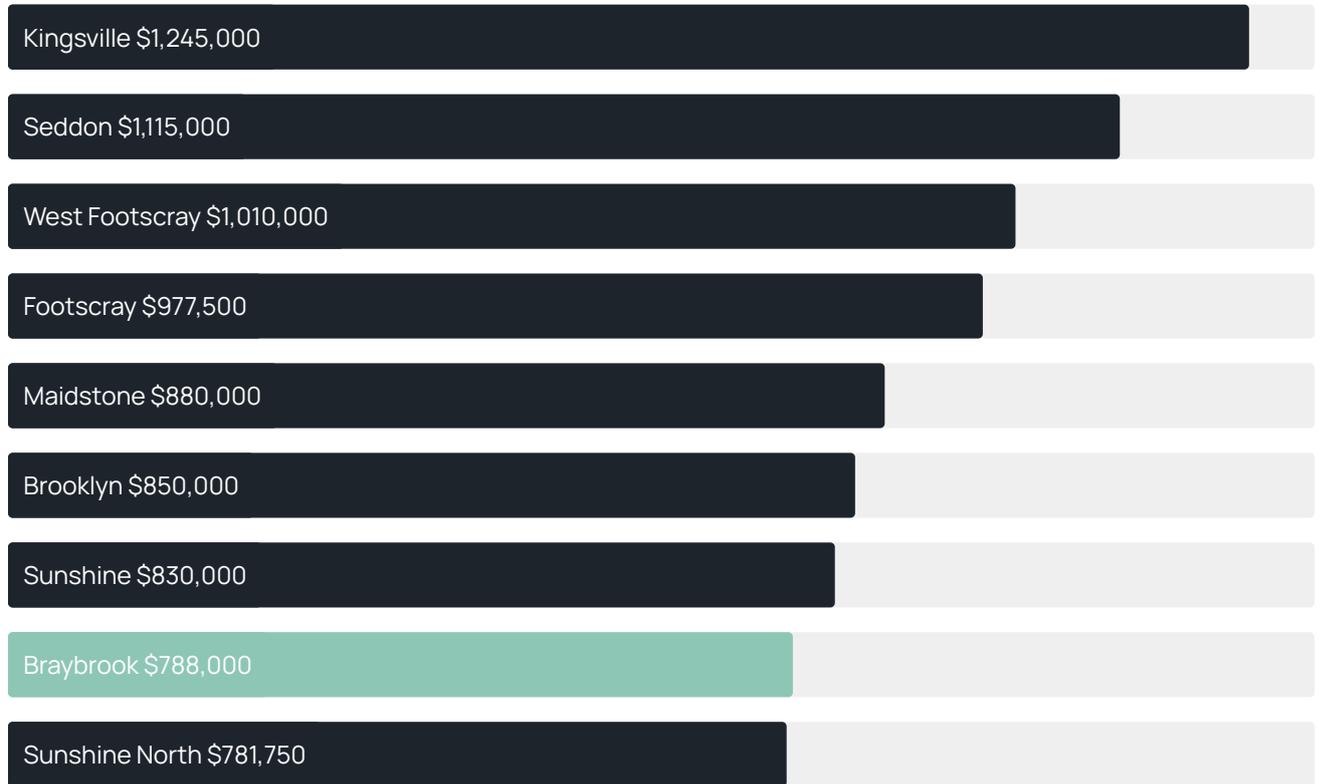
Quarterly price change

-0.45% ↓

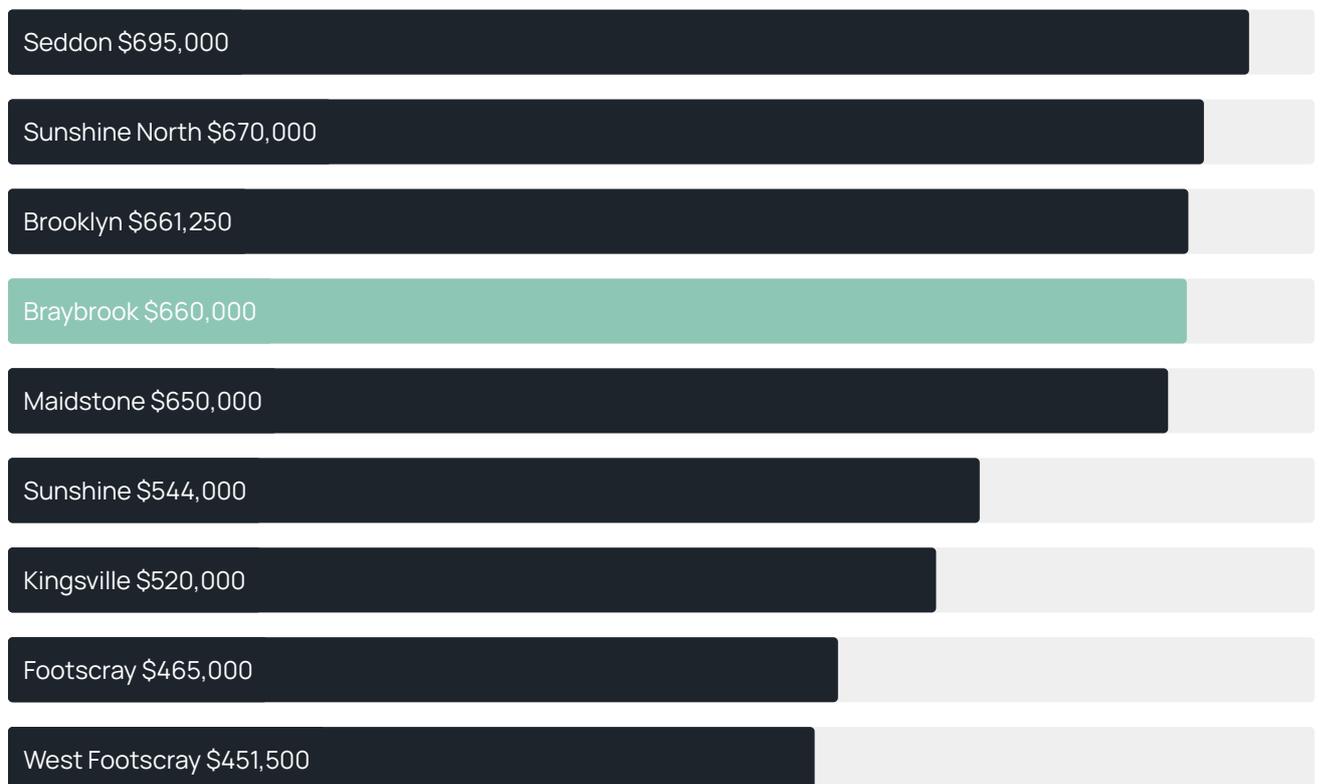
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 21%  
● Private 79%

Auction clearance rate<sup>3</sup>

77.78%

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

55 days

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

55 groups

Average hold period<sup>1</sup>

5.1 years

Dwelling type<sup>5</sup>



● Houses 47% ● Units 53%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

9,682

Median asking rent<sup>1</sup>

\$480 per week

Population growth<sup>5</sup>

5.30%

Rental yield<sup>1</sup>

3.17%

Median age<sup>5</sup>

34 years

Median household size<sup>5</sup>

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

| Address  | Bedrooms | Type      | Price     | Sold        |
|--|----------|-----------|-----------|-------------|
|  3/28 Burnett Av<br>Braybrook   | 2        | Townhouse | \$645,000 | 25 Feb 2026 |
|  3/3 Dodd St<br>Braybrook       | 4        | Townhouse | \$850,000 | 21 Feb 2026 |
|  11 Carlton St<br>Braybrook     | 2        | House     | \$780,000 | 21 Feb 2026 |
|  2 Morgan St<br>Braybrook      | 3        | House     | \$870,000 | 21 Feb 2026 |
|  1/11 Melrose St<br>Braybrook | 3        | House     | \$670,000 | 21 Feb 2026 |
|  19 Marnoo St<br>Braybrook    | 4        | Townhouse | \$745,000 | 20 Feb 2026 |
|  4 Sergeant Wlk<br>Braybrook  | 4        | House     | \$770,000 | 20 Feb 2026 |
|  26 Hines Way<br>Braybrook    | 3        | House     | \$682,500 | 16 Feb 2026 |
|  4 King St<br>Braybrook       | 2        | House     | \$806,000 | 14 Feb 2026 |
|  4 Bradford Ct<br>Braybrook   | 4        | House     | \$816,000 | 13 Feb 2026 |

## BRAYBROOK SUBURB REPORT

| Address   | Bedrooms | Type                | Price     | Sold        |
|---|----------|---------------------|-----------|-------------|
|  12 Inventory Wlk<br>Braybrook         | 2        | Townhouse           | \$600,000 | 11 Feb 2026 |
|  1/33 Balmoral St<br>BRAYBROOK         | 3        | Unit                | \$623,000 | 05 Feb 2026 |
|  24 Shepherd St<br>Braybrook           | 2        | Townhouse           | \$610,000 | 31 Jan 2026 |
|  3/20 Rennison St<br>Braybrook         | 3        | Unit                | \$742,000 | 30 Jan 2026 |
|  1/30 Moama St<br>Braybrook           | 4        | Townhouse           | \$860,000 | 28 Jan 2026 |
|  1/5 Hinkler St<br>Braybrook         | 4        | Townhouse           | \$875,000 | 23 Jan 2026 |
|  43 Cole St<br>Braybrook             | 4        | Townhouse           | \$830,000 | 23 Jan 2026 |
|  307/251 Ballarat<br>Rd<br>Braybrook | 2        | Apartment           | \$390,000 | 20 Jan 2026 |
|  46 Vine St<br>Braybrook             | 3        | Townhouse           | \$745,000 | 16 Jan 2026 |
|  2/32 Marnoo St<br>Braybrook         | 2        | Flat/Unit/Apartment | \$622,000 | 10 Jan 2026 |

## BRAYBROOK SUBURB REPORT

| Address   | Bedrooms | Type      | Price     | Sold        |
|---|----------|-----------|-----------|-------------|
|  4 Ash St<br>Braybrook                 | 2        | Townhouse | \$620,000 | 08 Jan 2026 |
|  14 Teague Cr<br>Braybrook             | 3        | Townhouse | \$702,500 | 04 Jan 2026 |
|  9 Vine St<br>Braybrook                | 3        | House     | \$890,000 | 26 Dec 2025 |
|  9 Sergeant Wlk<br>Braybrook           | 4        | House     | \$770,000 | 23 Dec 2025 |
|  44 Teague Cr<br>Braybrook            | 3        | House     | \$700,000 | 22 Dec 2025 |
|  5 Hughes St<br>Braybrook            | 2        | House     | \$670,000 | 19 Dec 2025 |
|  1/20 Hancock Cr<br>Braybrook        | 2        | Townhouse | \$569,000 | 17 Dec 2025 |
|  36b Hancock Cr<br>Braybrook         | 2        | Townhouse | \$695,000 | 17 Dec 2025 |
|  G05/17 Mullenger<br>Rd<br>Braybrook | 2        | Apartment | \$432,000 | 16 Dec 2025 |
|  5/17 Mullenger Rd<br>Braybrook      | 2        | Apartment | \$432,000 | 16 Dec 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 01/03/2026

- 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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