Braybrook

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$754k

Monthly median price change[2]

-0.82% ↓

Median unit price

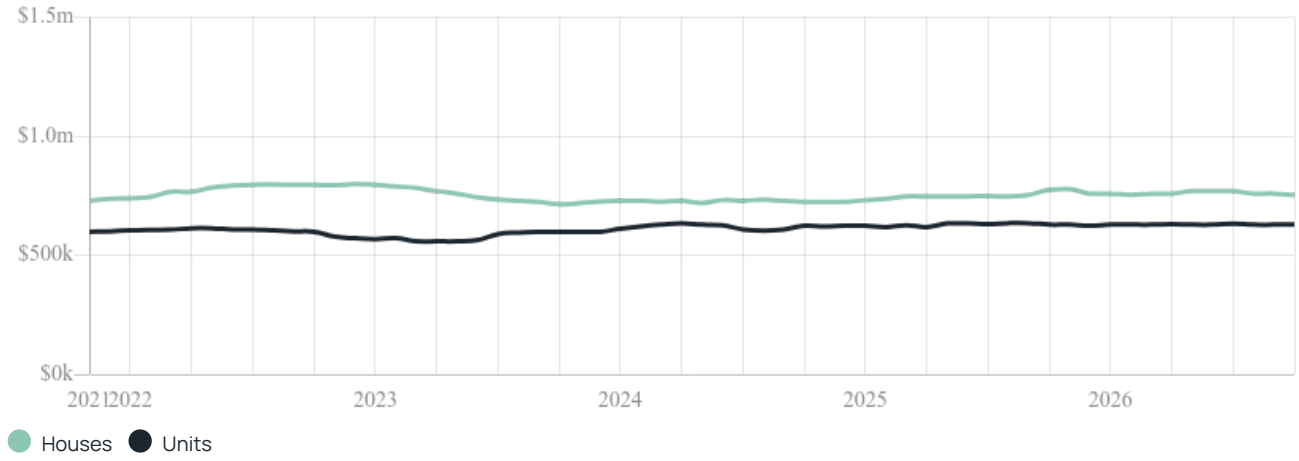
Median[1]

$630k

Monthly median price change[2]

0.00% ↓

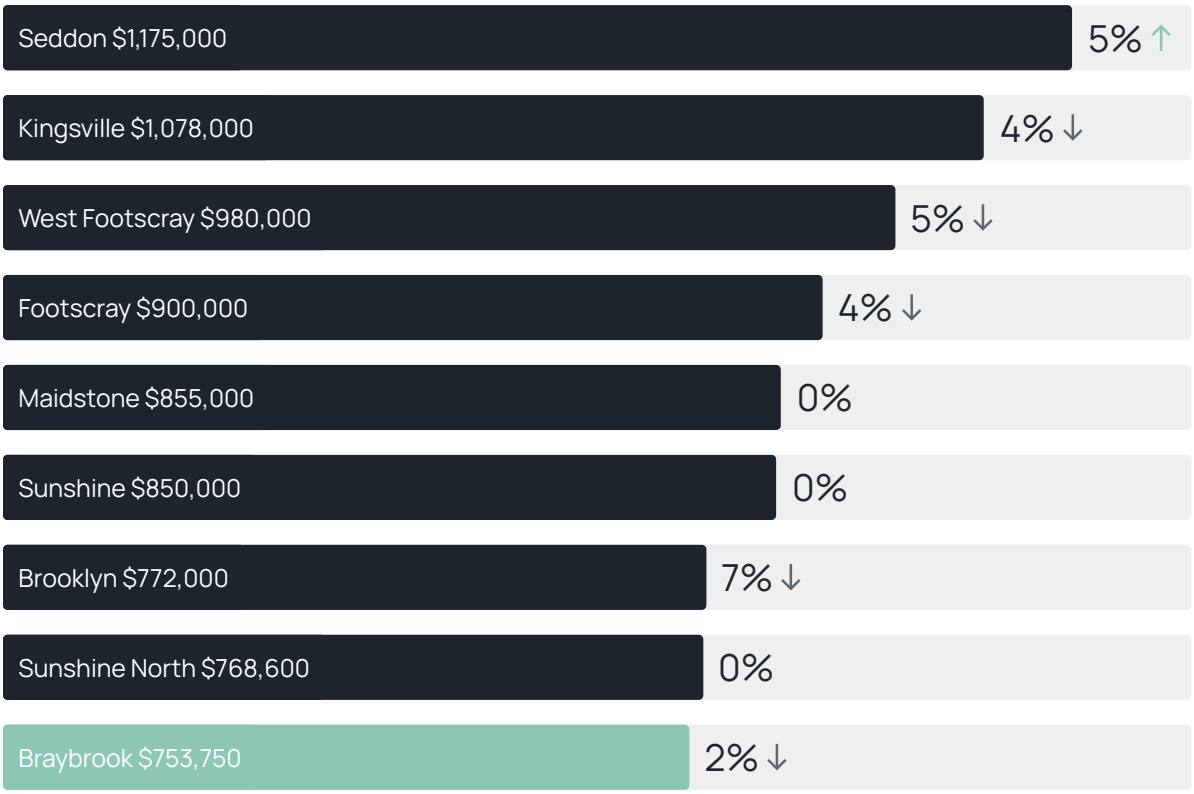
Braybrook monthly median property prices[3]



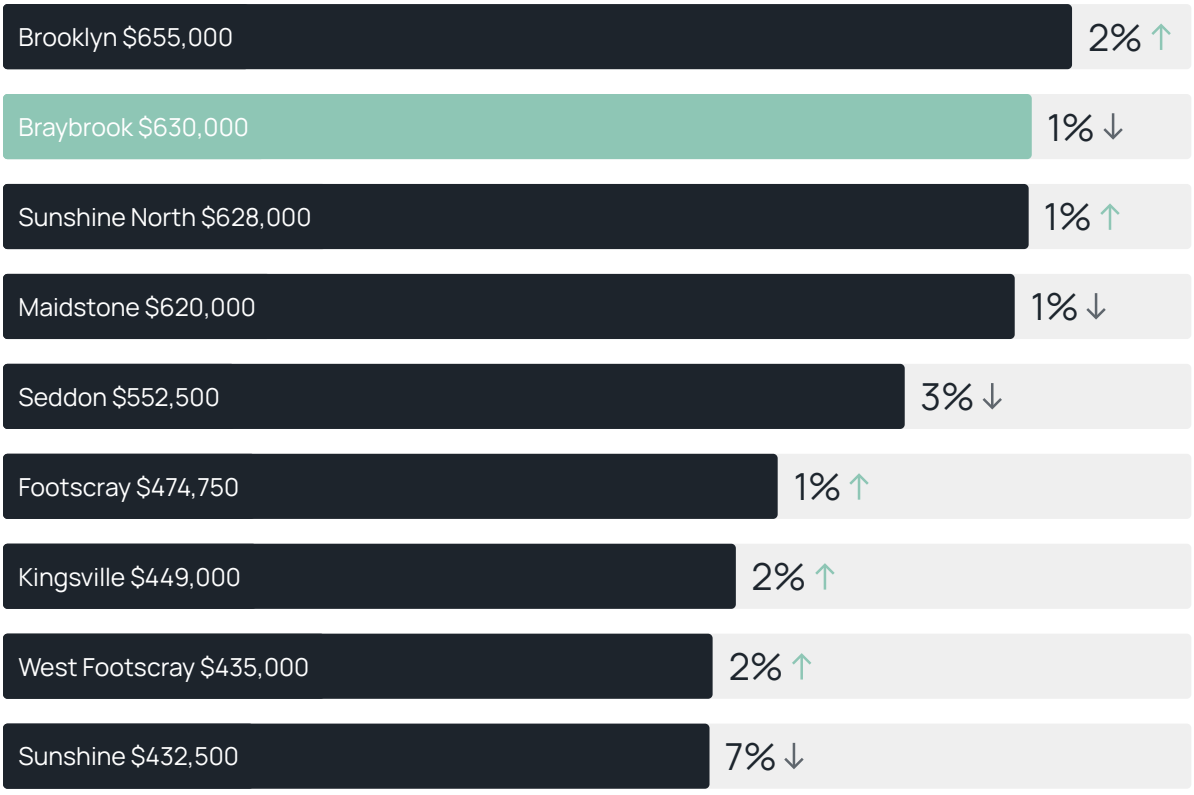


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

67%

Median days on market[5]

House	Unit
33 days	43 days

Jellis Craig average inspection attendance per listing[6]

23 groups

Average hold period[1]

House	Unit
11.5 years	8.3 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

9,682

Population growth[7]

5.30%

Median age[7]

34 years

Median household size[7]

2.7 people

Median asking rent per week[1]

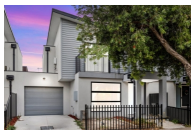
House	Unit
$600	$550

Rental yield[8]

House	Unit
3.71%	5.07%

Recent Braybrook sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	1/1 Beachley Street Braybrook	3	Townhouse	$750,000	12 Nov 2026
	3/20 Hancock Crescent Braybrook	2	Townhouse	$563,000	11 Nov 2026
	35 Castley Crescent Braybrook	3	House	$730,100	07 Nov 2026
	3/15 Myamyn Street Braybrook	2	Townhouse	$590,000	02 Nov 2026
	14 Showers Street Braybrook	3	House	$640,000	31 Oct 2026
	2/10 Cherry Crescent Braybrook	2	Townhouse	$612,000	31 Oct 2026
	2/22 Hampden Street Braybrook	2	Townhouse	$550,000	29 Oct 2026
	2/10 Castley Crescent Braybrook	1	Unit	$410,000	28 Oct 2026
	99 South Road Braybrook	4	House	$620,000	26 Oct 2026
	1/46 Joy Street Braybrook	3	Townhouse	$642,000	22 Oct 2026

Address		Bedrooms	Type	Price	Sold
	2/2-4 Elizabeth Street Braybrook	1	Unit	$380,000	21 Oct 2026
	13/15 Mullenger Road Braybrook	3	Townhouse	$610,000	20 Oct 2026
	5/6 Barrie Court Braybrook	3	Unit	$630,000	20 Oct 2026
	3/25 Castley Crescent Braybrook	2	Townhouse	$595,000	16 Oct 2026
	54 Holzer Crescent Braybrook	4	House	$820,000	12 Oct 2026
	1/144 Churchill Avenue Braybrook	2	Unit	$565,000	09 Oct 2026
	3 Kenross Court Braybrook	3	House	$880,000	09 Oct 2026
	12/27 Marnoo Street Braybrook	3	House	$630,000	01 Oct 2026
	39 Hines Way Braybrook	3	House	$730,000	30 Sep 2026
	1/1 Marnoo Street Braybrook	2	Apartment	$370,000	29 Sep 2026

Sold Properties

Address		Bedrooms	Type	Price	Sold
	10/40 Errol Street Braybrook	3	Townhouse	$700,000	28 Sep 2026
	11 Cole Street Braybrook	3	House	$678,000	25 Sep 2026
	5/24 Hancock Crescent Braybrook	2	Unit	$575,000	25 Sep 2026
	32A Castley Crescent Braybrook	3	House	Undisclosed	11 Sep 2026
	121/251 Ballarat Road Braybrook	1	Apartment	$308,000	09 Sep 2026
	1/16 Hancock Crescent Braybrook	3	Townhouse	$738,000	09 Sep 2026
	1/5 Howell Place Braybrook	2	Townhouse	$630,000	08 Sep 2026
	1/158 Duke Braybrook	3	House	$530,000	04 Sep 2026
	56 Cole Street Braybrook	3	House	$715,000	31 Aug 2026
	17 Dillon Street Braybrook	2	Townhouse	$580,000	29 Aug 2026

Jellis Craig Kensington
291 Racecourse Road, Kensington
03 8378 0500

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 15/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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