



Braybrook

Suburb Report



Your connection to property insights



JellisCraig

BRAYBROOK SUBURB REPORT

Median house price¹

Median

\$770k

Quarterly price change

0.00% ↓

Median unit price¹

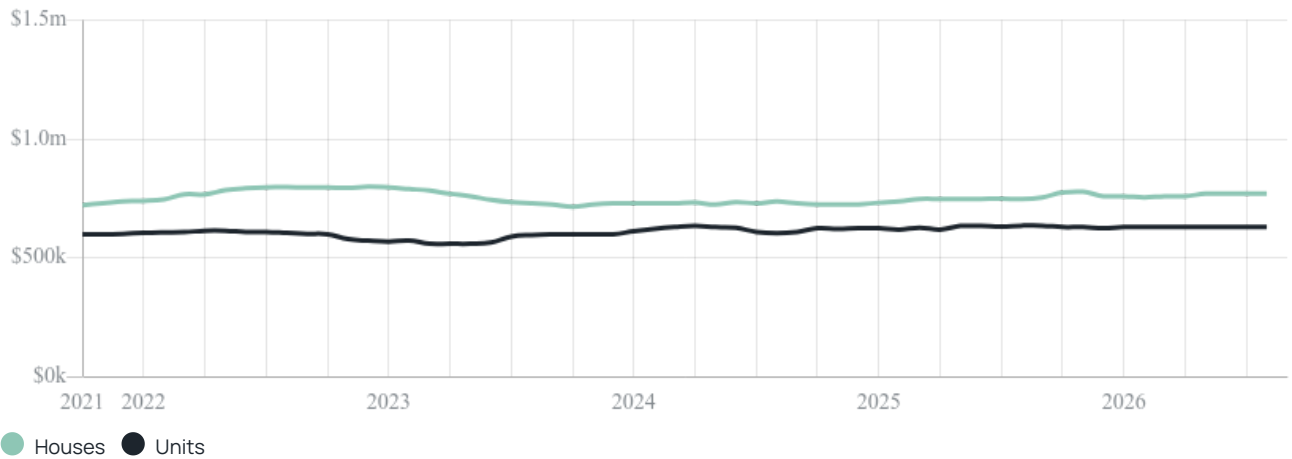
Median

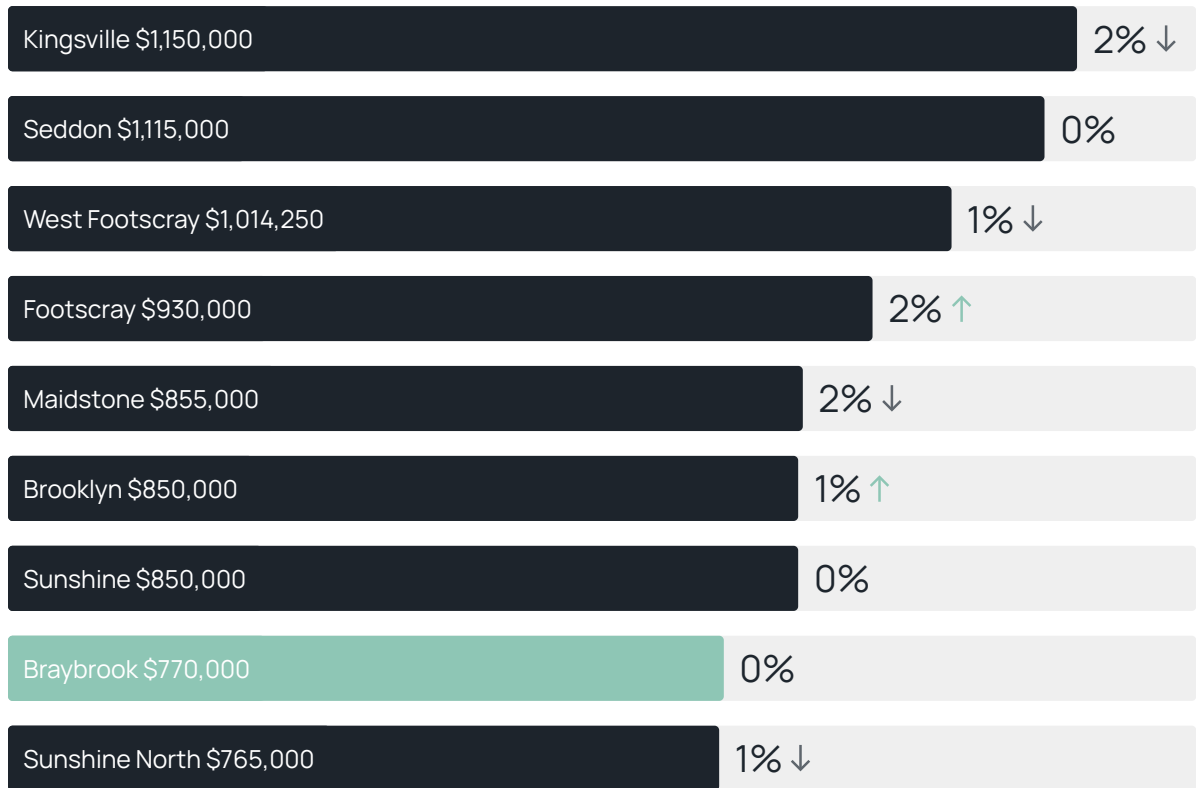
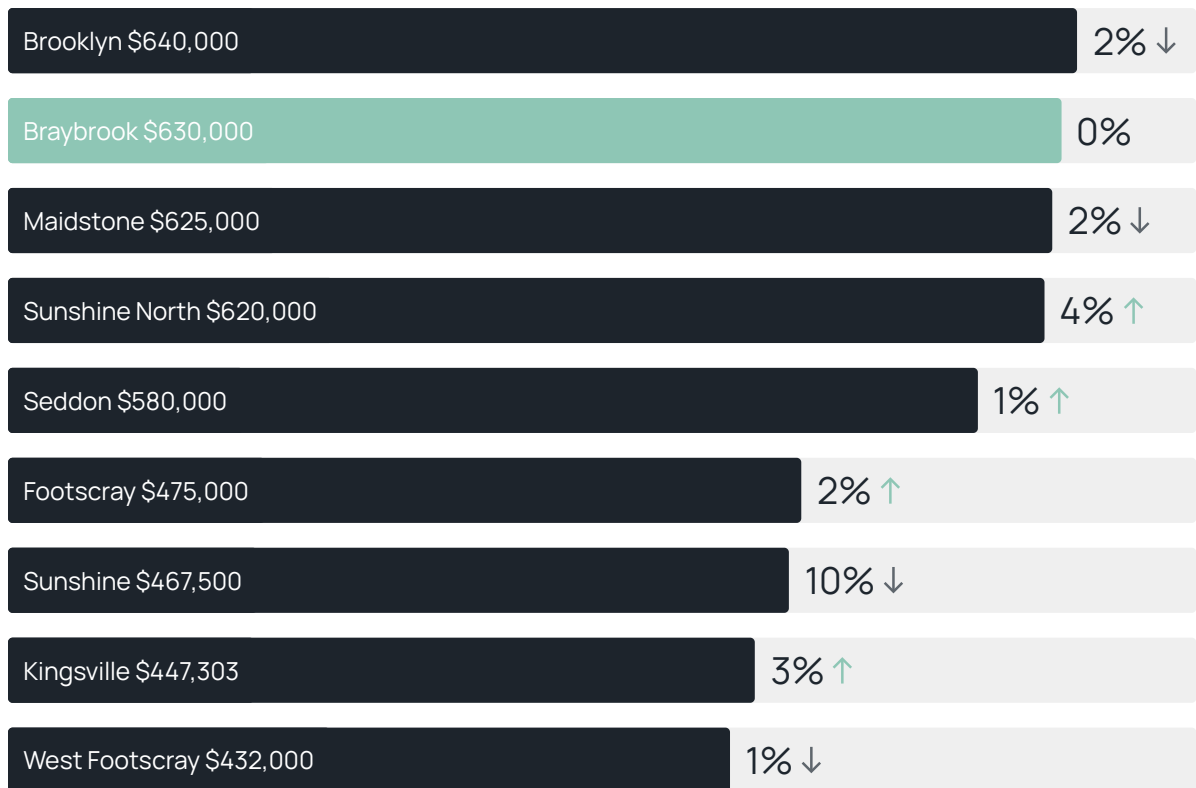
\$630k

Quarterly price change

0.00% ↓

Braybrook quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 24%

● Private 76%

Auction clearance rate³

50%

Median days on market³

House

Unit

34 days

43 days

Jellis Craig average inspection attendance per listing⁴

23 groups

Average hold period¹

House

Unit

11.8 years

8.7 years

Dwelling type⁵

● Houses 92%

● Units 8%

Ownership⁵

● Owned outright 20%

● Mortgaged 31%

● Rented 50%

Population⁵

9,682

Median asking rent per week¹

Unit

\$610

\$550

Population growth⁵

5.30%

Rental yield¹

House

Unit

3.8%

4.77%

Median age⁵

34 years

Median household size⁵

2.7 people

Recent Braybrook sales²

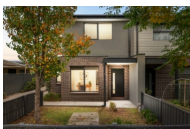
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 39 Hines Way Braybrook	3	House	\$730,000	30 Sep 2026
 32A Castley Crescent Braybrook	3	House	Undisclosed	11 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
 55 Ruby Way Braybrook	4	House	Undisclosed	29 Aug 2026
 79 Royal Road Braybrook	2	Townhouse	\$582,000	27 Aug 2026
 1/9 Kenneth Street Braybrook	2	Unit	Undisclosed	26 Aug 2026

BRAYBROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 18 Hancock Crescent Braybrook	4	House	\$1,349,000	26 Aug 2026
 20 Howden Crescent Braybrook	3	Townhouse	\$750,000	24 Aug 2026
 2 Pritchard Avenue Braybrook	3	House	\$760,000	22 Aug 2026
 12 Duke Street Braybrook	3	House	\$840,000	22 Aug 2026
 3/78 Darnley Street Braybrook	2	Townhouse	\$580,000	21 Aug 2026
 74 Royal Road Braybrook	3	Townhouse	\$660,000	19 Aug 2026
 16 Treloar Crescent Braybrook	4	House	\$729,000	19 Aug 2026
 5C Lawton Street Braybrook	2	Townhouse	\$660,000	17 Aug 2026
 34 Castley Crescent Braybrook	2	House	Undisclosed	17 Aug 2026
 3/3 Vine Street Braybrook	2	Townhouse	\$625,000	11 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 3/10 Howden Crescent Braybrook	3	Townhouse	\$626,000	10 Aug 2026
 6 Dedrick Grove Braybrook	3	House	\$675,000	08 Aug 2026
 184 Churchill Avenue Braybrook	3	Townhouse	\$681,000	08 Aug 2026
 10 Wilson Street Braybrook	0	Residential_land	\$740,000	04 Aug 2026
 4A Turner Crescent Braybrook	4	House	\$1,053,000	01 Aug 2026
 37 Darnley Street Braybrook	3	House	\$930,000	31 Jul 2026
 2/9 Kenneth Street Braybrook	2	Townhouse	\$610,000	31 Jul 2026
 32 Crothers Street Braybrook	2	House	\$685,000	31 Jul 2026
 1/12 Cherry Crescent Braybrook	4	Townhouse	\$755,000	31 Jul 2026
 46 Balmoral Street Braybrook	0	Residential_land	\$860,000	29 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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