

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$966k

Quarterly Price Change

-3.25% ↓

Median Unit Price*

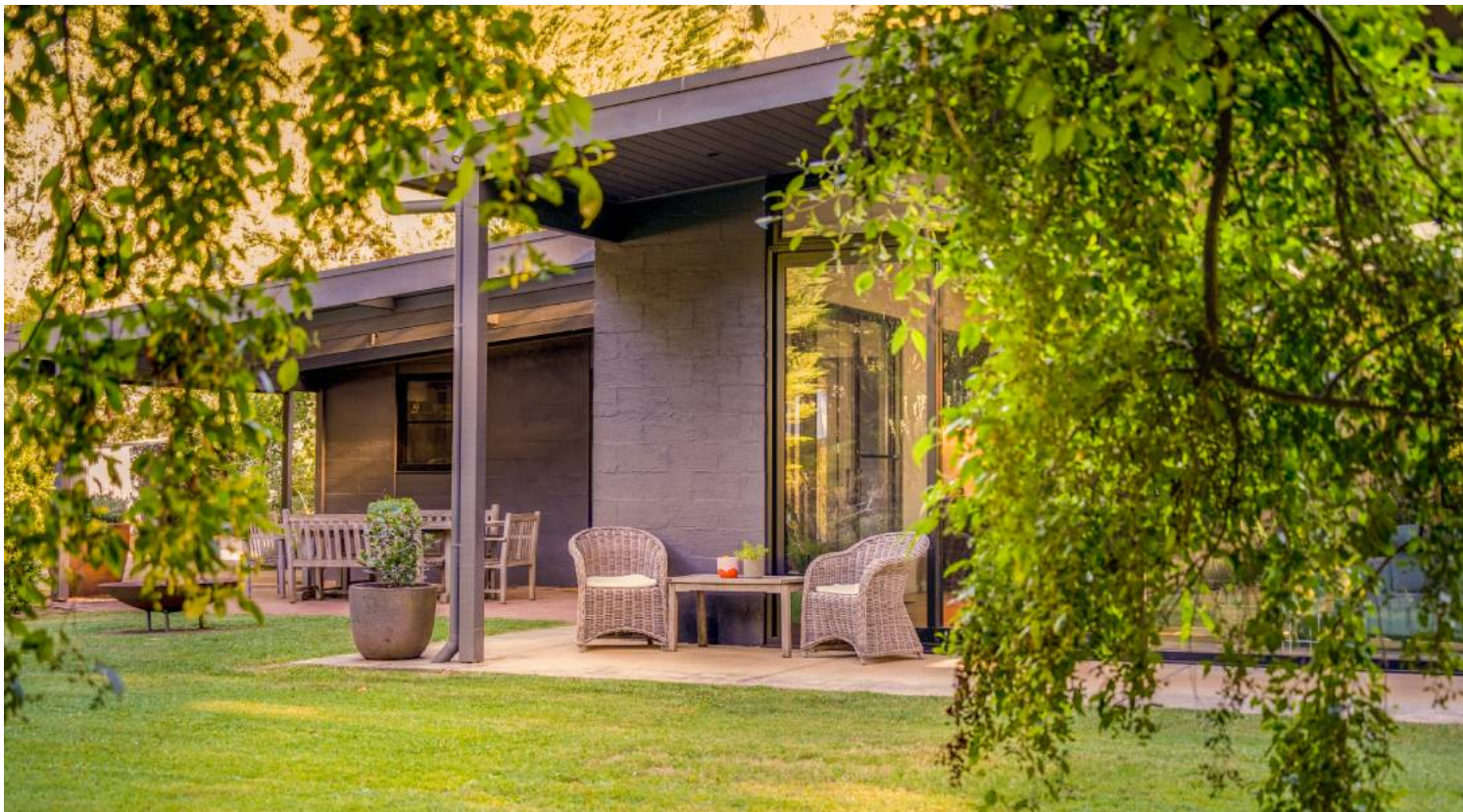
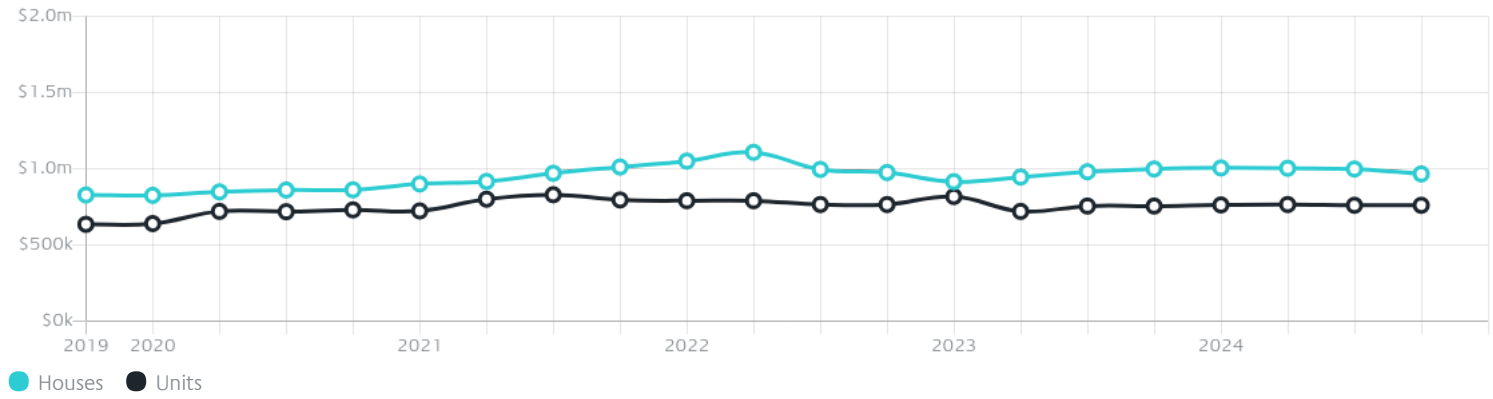
Median

\$760k

Quarterly Price Change

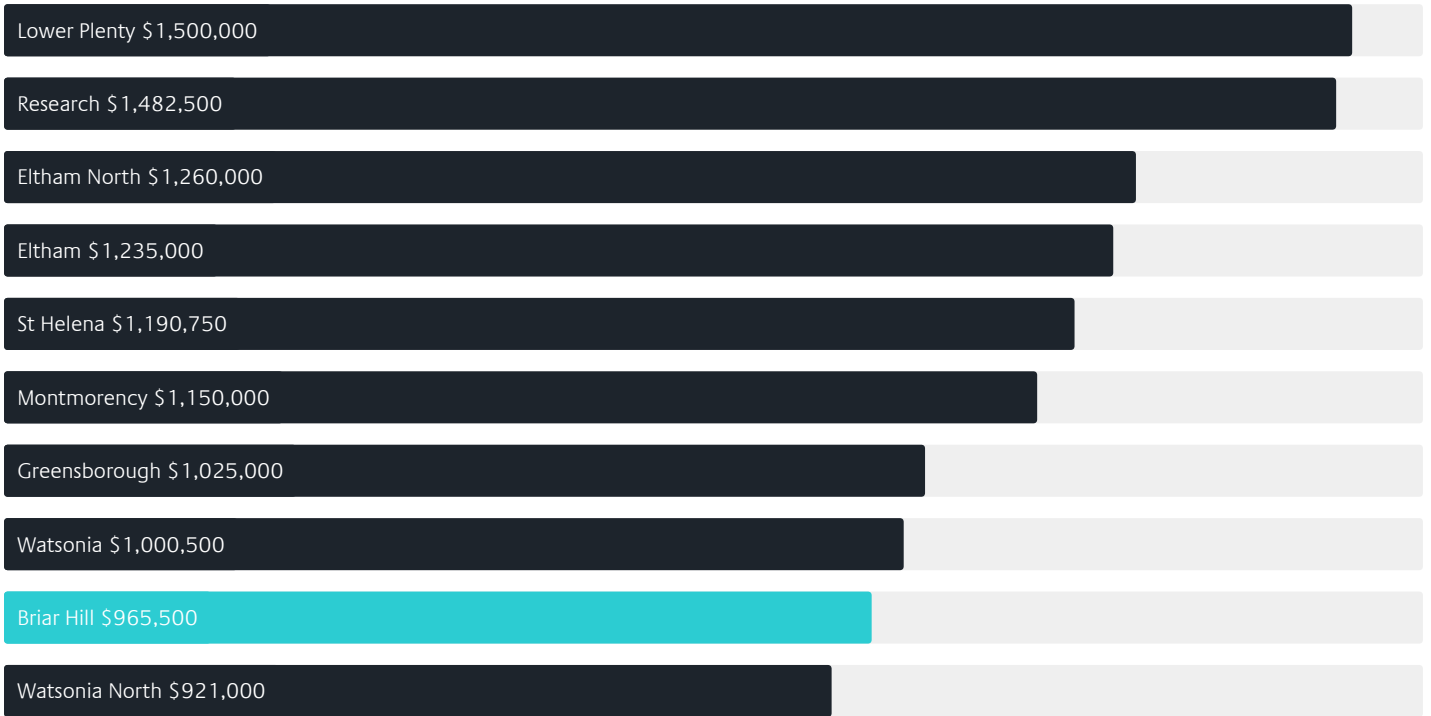
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method[^]



● Auction 6%
● Private 94%

Median Days on Market[^]

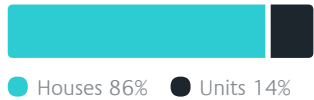
26 days

Average Hold Period[^]

9.1 years

Insights

Dwelling Type[^]



● Houses 86% ● Units 14%

Ownership[^]



● Owned Outright 41% ● Mortgaged 42% ● Rented 17%

Population[^]

3,220

Median Asking Rent per week[^]

\$650

Population Growth[^]

2.16%

Rental Yield[^]

3.25%

Median Age[^]










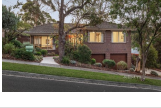


42 years

Median Household Size[^]










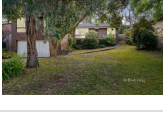

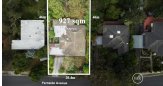
2.4 people

Sold Properties~










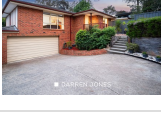
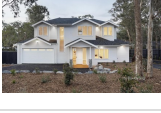

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4 Ayr Ct Briar Hill	2	House	\$745,000	27 Mar 2025
 1 / 14 Beaconsfield Rd Briar Hill	2	Unit	\$513,550	25 Mar 2025
 1 Greenwood St Briar Hill	3	House	\$1,190,500	19 Mar 2025
 36 Beaconsfield Rd Briar Hill	3	House	\$970,000	13 Mar 2025
 1 / 22 Turner St Briar Hill	3	House	\$875,000	11 Mar 2025
 2 / 129 Mountain View Rd Briar Hill	3	Townhouse	\$761,000	08 Mar 2025
 1 / 17 Gladstone Rd Briar Hill	2	Unit	\$600,000	28 Feb 2025
 3 Ann Ct Briar Hill	3	House	\$1,320,000	28 Feb 2025
 6 / 45 Sherbourne Rd Briar Hill	2	Flat / Unit / Apartment	\$715,000	21 Feb 2025
 29 Bonnie Doone St Briar Hill	4	House	\$1,420,000	11 Feb 2025
 137 Mountain View Rd Briar Hill	5	House	\$1,590,000	05 Feb 2025
 143 Mountain View Rd Briar Hill	4	House	\$1,230,000	05 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 83 Fernside Av Briar Hill	4	House	\$940,000	22 Jan 2025
 122 Fernside Av Briar Hill	3	House	\$1,035,000	17 Jan 2025
 2a Fernside Av Briar Hill	2	Flat/Unit/Apartment	\$715,000	14 Jan 2025
 208 Mountain View Rd Briar Hill	4	House	\$2,100,000	21 Dec 2024
 2/5 Doon Ct Briar Hill	3	Townhouse	\$1,075,000	17 Dec 2024
 1/34 Williams Rd Briar Hill	3	House	\$915,000	14 Dec 2024
 21 Williams Rd Briar Hill	3	House	\$840,000	10 Dec 2024
 2/154 Mountain View Rd Briar Hill	2	Unit	\$693,000	05 Dec 2024
 1/5 Sherbourne Rd Briar Hill	2	Unit	\$500,000	04 Dec 2024
 12 Suzanne Ct Briar Hill	3	House	\$893,000	02 Dec 2024
 5 Beaconsfield Rd Briar Hill	4	House	\$885,000	24 Nov 2024
 82 Fernside Av Briar Hill	4	House	\$1,500,000	20 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 131 Mountain View Rd Briar Hill	3	House	\$1,050,000	19 Nov 2024
 2 / 28 Greenwood St Briar Hill	4	House	\$1,490,000	16 Nov 2024
 5 / 10 Hibiscus Av Briar Hill	2	Unit	\$680,000	14 Nov 2024
 2 Hibiscus Av Briar Hill	4	House	\$965,000	09 Nov 2024
 3 / 28 Greenwood St Briar Hill	4	House	\$1,485,000	02 Nov 2024
 4 Acacia Ct Briar Hill	5	House	\$1,225,000	01 Nov 2024
 120 Fernside Av Briar Hill	3	House	\$870,000	25 Oct 2024
 1 / 12-14 Fernside Av Briar Hill	3	Unit	\$915,000	19 Oct 2024
 1 / 14 Fernside Av Briar Hill	3	Flat / Unit / Apartment	\$915,000	19 Oct 2024
 27a Heather Gr Briar Hill	3	House	\$868,000	18 Oct 2024
 1 / 28 Greenwood St Briar Hill	4	House	\$1,651,000	17 Oct 2024
 6a Hibiscus Av Briar Hill	3	House	\$744,000	15 Oct 2024



Greensborough Office
Shop 3, Ground Floor, 68 Main Street, Greensborough
03 9432 1444

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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