

JellisCraig

BRIAR HILL

Suburb Report

Know your neighbourhood.



BRIAR HILL SUBURB REPORT

Median House Price*

Median

\$1.02m

Quarterly Price Change

-0.48% ↓

Median Unit Price*

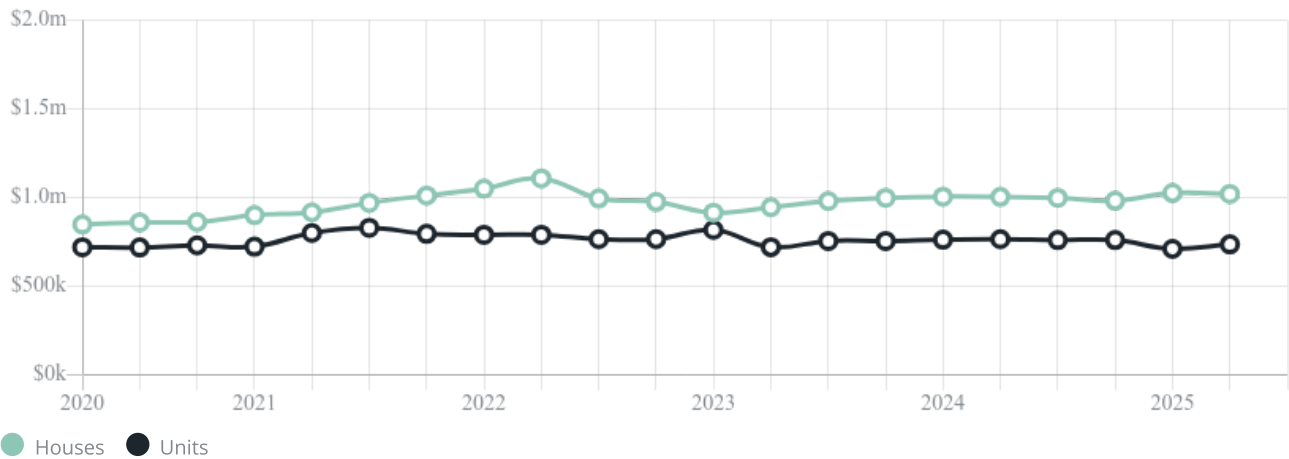
Median

\$736k

Quarterly Price Change

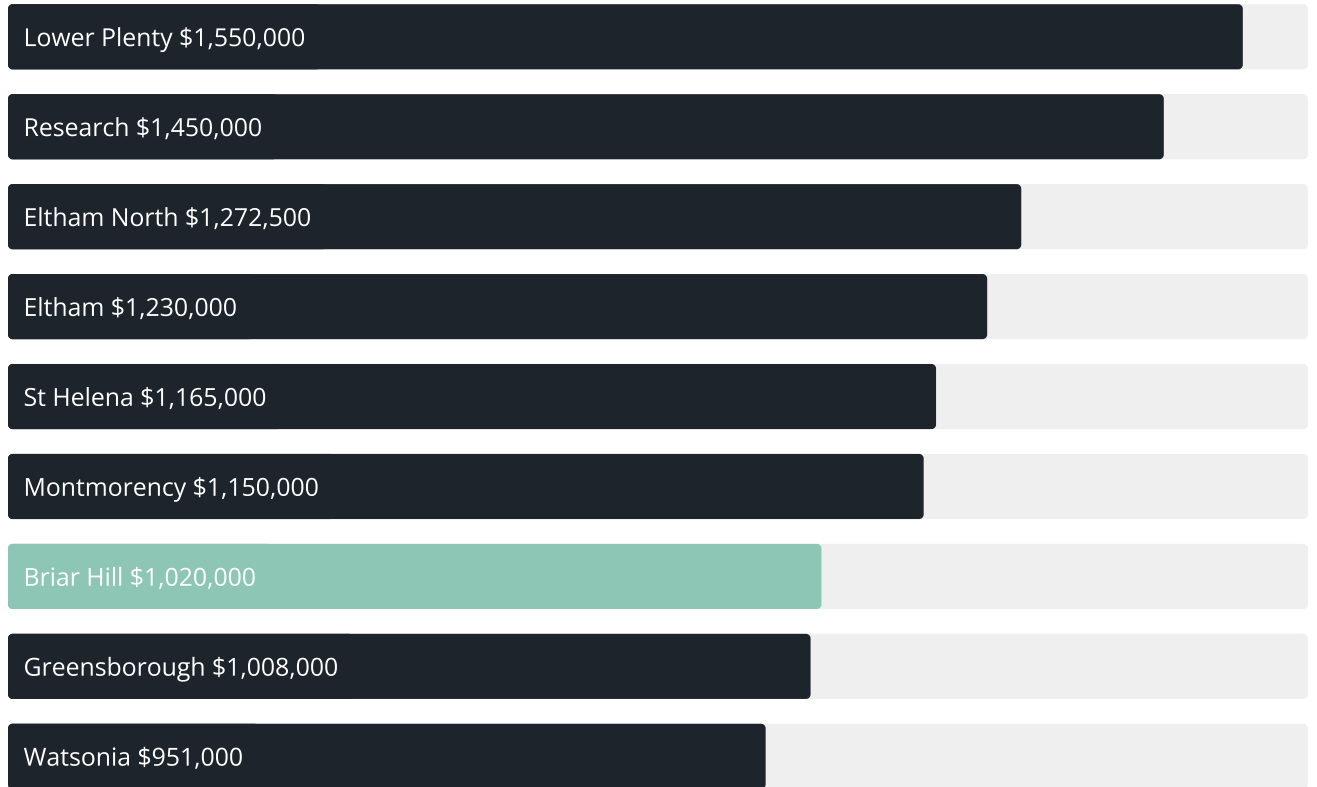
3.59% ↑

Quarterly Price Change*



BRIAR HILL SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BRIAR HILL SUBURB REPORT

Sale Method^{*}

● Auction 19%

● Private 81%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

19 days

Average Hold Period^{*}

9.1 years

Dwelling Type[^]

● Houses 86%

● Units 14%

Ownership[^]

● Owned Outright 41%

● Mortgaged 42%

● Rented 17%

Population[^]

3,220

Median Asking Rent per week^{*}

\$690

Population Growth[^]

2.16%

Rental Yield^{*}

3.25%

Median Age[^]











42 years

Median Household Size[^]


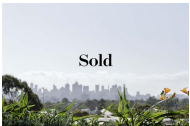








2.4 people

BRIAR HILL SUBURB REPORT











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

| Address | Bedrooms | Type | Price | Sold |
|------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  20 Fernside Av Briar Hill | 3 | House | \$905,000 | 29 Jul 2025 |
|  147 Mountain View Rd Briar Hill | 3 | House | \$865,000 | 26 Jul 2025 |
|  2/46 Beaconsfield Rd Briar Hill | 3 | House | \$976,500 | 24 Jul 2025 |
|  3/31 Williams Rd Briar Hill | 2 | Unit | \$765,000 | 24 Jul 2025 |
|  6/2 Fernside Av Briar Hill | 2 | Unit | \$692,000 | 14 Jul 2025 |
|  216 Mountain View Rd Briar Hill | 4 | House | \$880,000 | 30 Jun 2025 |
|  1/20 Porter St Briar Hill | 4 | House | \$970,000 | 27 Jun 2025 |
|  64 Gladstone Rd Briar Hill | 4 | House | \$1,100,000 | 19 Jun 2025 |
|  2/32 Fernside Av Briar Hill | 3 | House | \$887,000 | 17 Jun 2025 |
|  136 St Helena Rd Briar Hill | 4 | House | \$1,800,000 | 16 Jun 2025 |

BRIAR HILL SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  5/202 Mountain View Rd Briar Hill | 3 | Townhouse | \$912,000 | 03 Jun 2025 |
|  31 Tower Dr Briar Hill | 2 | Unit | \$775,000 | 29 May 2025 |
|  2/45 Leach St Briar Hill | 2 | Townhouse | \$765,000 | 26 May 2025 |
|  4/152 Mountain View Rd Briar Hill | 2 | Unit | \$640,000 | 25 May 2025 |
|  52 Leach St Briar Hill | 3 | House | \$810,000 | 24 May 2025 |
|  31 Boyce Av Briar Hill | 4 | House | \$1,992,500 | 13 May 2025 |
|  2/22 Williams Rd Briar Hill | 3 | Unit | \$775,000 | 02 May 2025 |
|  18 Wembley Cl Briar Hill | 4 | House | \$1,020,000 | 14 Apr 2025 |
|  141 Mountain View Rd Briar Hill | 3 | House | \$755,000 | 12 Apr 2025 |
|  2/14 Beaconsfield Rd Briar Hill | 2 | Flat/Unit/Apartment | \$530,000 | 04 Apr 2025 |

BRIAR HILL SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  155 Mountain View Rd Briar Hill | 4 | House | \$1,085,000 | 01 Apr 2025 |
|  56 Fernside Av Briar Hill | 4 | House | \$1,210,000 | 31 Mar 2025 |
|  4 Ayr Ct Briar Hill | 2 | House | \$745,000 | 27 Mar 2025 |
|  3/9 Gladstone Rd Briar Hill | 3 | House | \$950,000 | 26 Mar 2025 |
|  3 Dixon Ct Briar Hill | 4 | House | \$1,200,000 | 25 Mar 2025 |
|  1/14 Beaconsfield Rd Briar Hill | 2 | Unit | \$513,550 | 25 Mar 2025 |
|  1/8 Essex St Briar Hill | 3 | House | \$1,065,000 | 23 Mar 2025 |
|  1/49 Leach St Briar Hill | 3 | Unit | \$710,000 | 20 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 |



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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