

Suburb **INSIGHTS**

3088
BRIAR HILL



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.00m

Quarterly Price Change

-0.19% ↓

Median Unit Price*

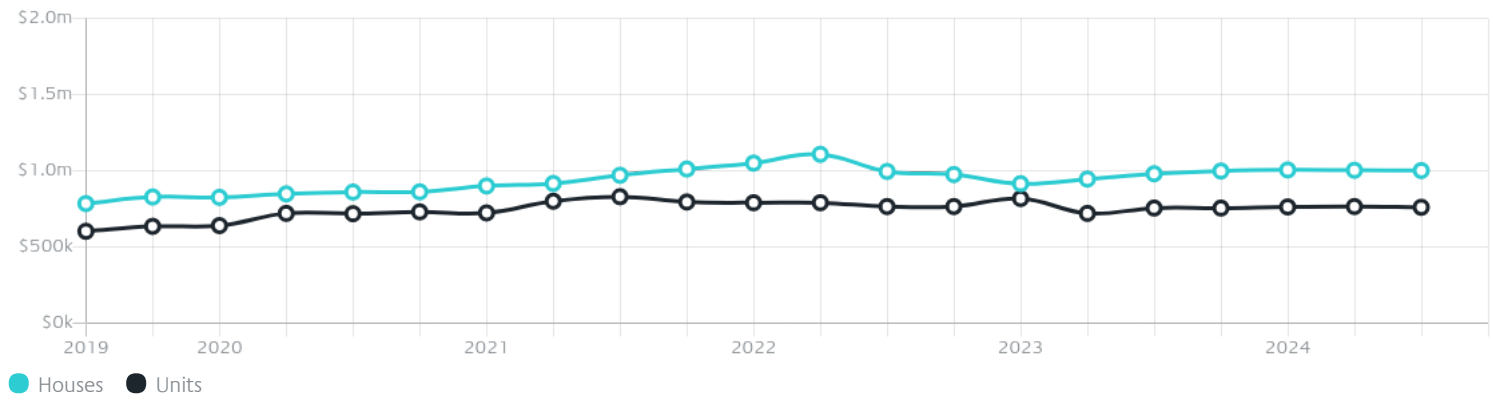
Median

\$760k

Quarterly Price Change

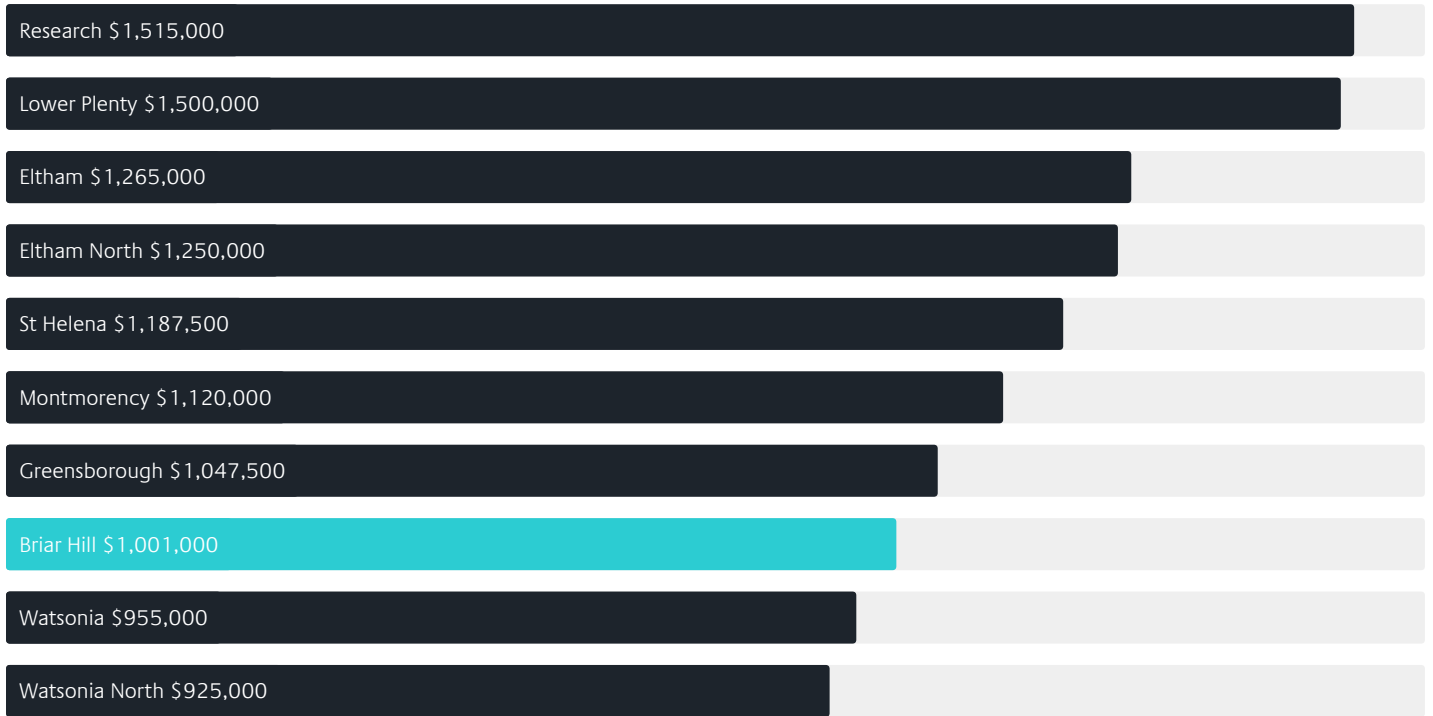
-0.65% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 44%
● Private 56%

Auction Clearance Rate^{*}

62.5%

Median Days on Market[^]

35 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^{*}

\$623

Population Growth[^]

2.16%

Rental Yield^{*}

3.25%

Median Age[^]













42 years

Median Household Size[^]









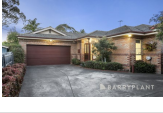



2.4 people

Sold Properties~










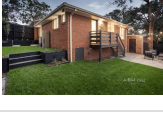
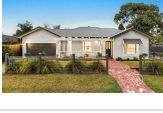

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 1/131 Mountain View Rd Briar Hill	3	House	\$1,050,000	19 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
 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
 27a Heather Gr Briar Hill	3	House	\$868,000	18 Oct 2024
 6a Hibiscus Av Briar Hill	3	House	\$744,000	15 Oct 2024
 2/1 Campbell Rd Briar Hill	2	Unit	\$655,000	23 Sep 2024
 6 Doon Ct Briar Hill	3	House	\$861,000	07 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/4 Campbell Rd Briar Hill	3	House	\$715,000	07 Sep 2024
 6 Hibiscus Av Briar Hill	3	House	\$755,000	29 Aug 2024
 5 Ayr Ct Briar Hill	3	House	\$966,000	27 Aug 2024
 65 Gladstone Rd Briar Hill	3	House	\$855,000	23 Aug 2024
 1/20 Gladstone Rd Briar Hill	4	Townhouse	\$1,525,000	12 Aug 2024
 2/31 Williams Rd Briar Hill	2	Unit	\$691,000	01 Aug 2024
 2/16 River St Briar Hill	3	House (New - Detached)	\$950,000	24 Jul 2024
 1/10 Turner St Briar Hill	4	House	\$1,025,000	23 Jul 2024
 3/11 Springfield St Briar Hill	3	Unit	\$867,000	20 Jul 2024
 2/11 Gladstone Rd Briar Hill	3	Townhouse	\$1,175,000	20 Jul 2024
 25 Pine Av Briar Hill	3	House	\$804,500	20 Jul 2024
 22 Leach St Briar Hill	5	House	\$1,270,000	11 Jul 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 54 Beaconsfield Rd Briar Hill	3	House	\$1,215,000	10 Jul 2024
 3/154 Mountain View Rd Briar Hill	2	Unit	\$626,000	03 Jul 2024
 2/116 Mountain View Rd Briar Hill	3	Townhouse	\$760,000	29 Jun 2024
 1 Flodden Way Briar Hill	5	House	\$1,085,000	26 Jun 2024
 1/142 St Helena Rd Briar Hill	3	House	\$749,000	15 Jun 2024
 133 Fernside Av Briar Hill	3	House	\$937,000	15 Jun 2024
 2/49 Leach St Briar Hill	3	Unit	\$737,000	08 Jun 2024
 9a Doon Ct Briar Hill	4	House	\$1,263,000	28 May 2024
 2/10 Turner St Briar Hill	4	Unit	\$1,153,000	20 May 2024
 5/2 Fernside Av Briar Hill	2	Unit	\$700,000	18 May 2024
 1/27 Beaconsfield Rd Briar Hill	3	House	\$1,370,000	11 May 2024
 59 Fernside Av Briar Hill	5	House	\$1,291,000	08 May 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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