


BRIAR HILL  


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$966k**

Quarterly Price Change

**-3.25% ↓**

## Median Unit Price\*

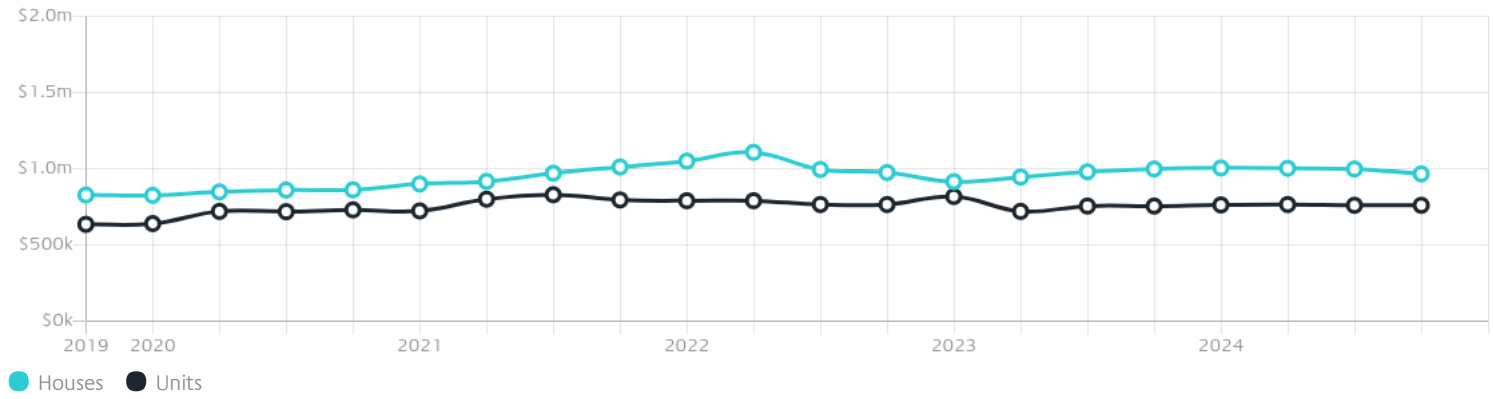
Median

**\$760k**

Quarterly Price Change

**0.00% ↓**

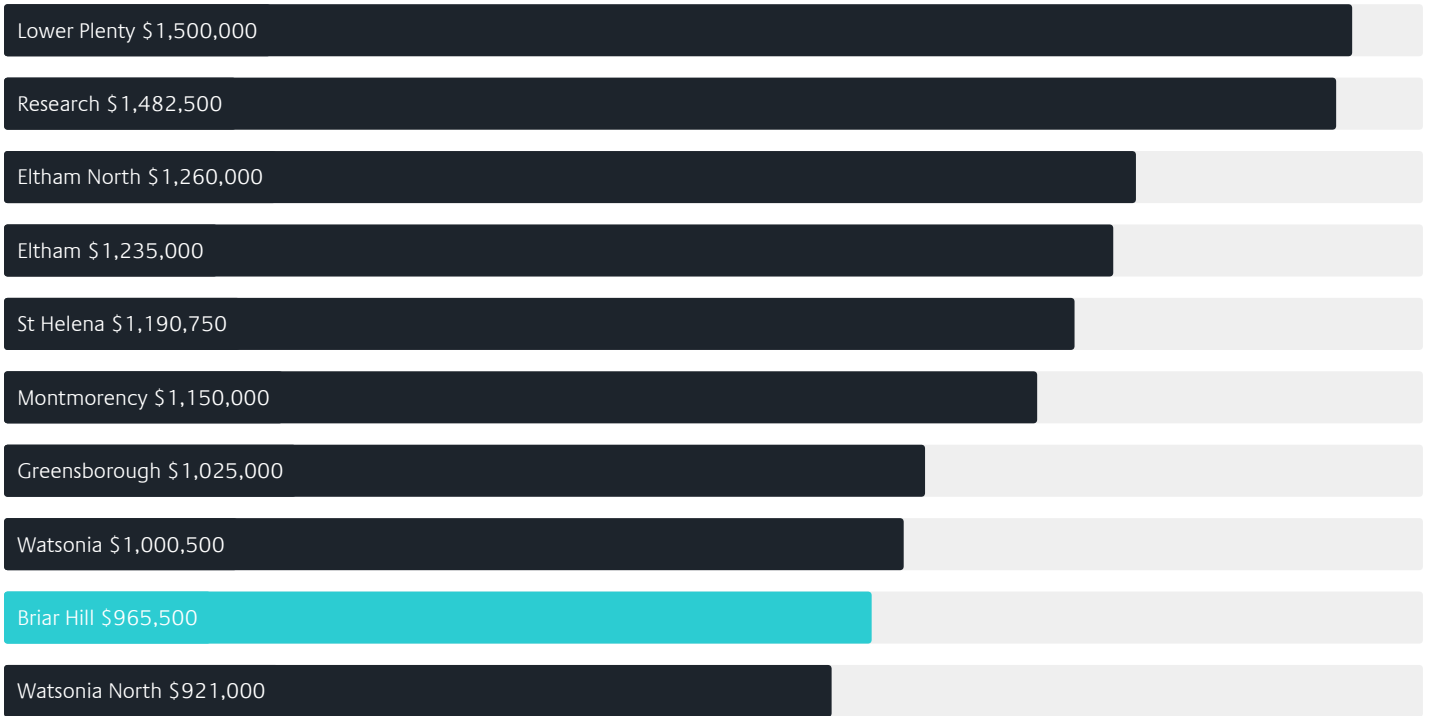
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 35%  
● Private 65%

## Auction Clearance Rate<sup>\*</sup>

66.67%

## Median Days on Market<sup>^</sup>

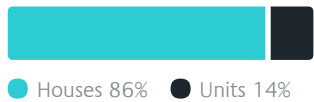
43 days

## Average Hold Period<sup>\*</sup>

9.1 years

# Insights

## Dwelling Type<sup>^</sup>



## Ownership<sup>^</sup>



## Population<sup>^</sup>

3,220

## Median Asking Rent per week<sup>\*</sup>

\$650

## Population Growth<sup>^</sup>

2.16%

## Rental Yield<sup>\*</sup>

3.25%

## Median Age<sup>^</sup>




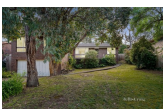



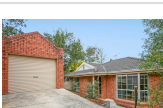
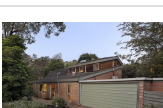
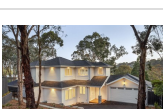
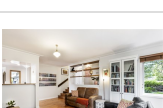
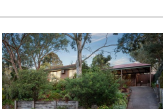
42 years

## Median Household Size<sup>^</sup>










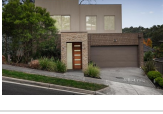


2.4 people

# 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](https://jellisraig.com.au/suburbinsights)











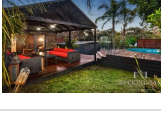

Address	Bedrooms	Type	Price	Sold
 21 Williams Rd Briar Hill	3	House	\$840,000	10 Dec 2024
 2/154 Mountain View Rd Briar Hill	2	Unit	\$693,000	05 Dec 2024
 1/5 Sherbourne Rd Briar Hill	2	Unit	\$500,000	04 Dec 2024
 12 Suzanne Ct Briar Hill	3	House	\$893,000	02 Dec 2024
 5 Beaconsfield Rd Briar Hill	4	House	\$885,000	24 Nov 2024
 82 Fernside Av Briar Hill	4	House	\$1,500,000	20 Nov 2024
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.