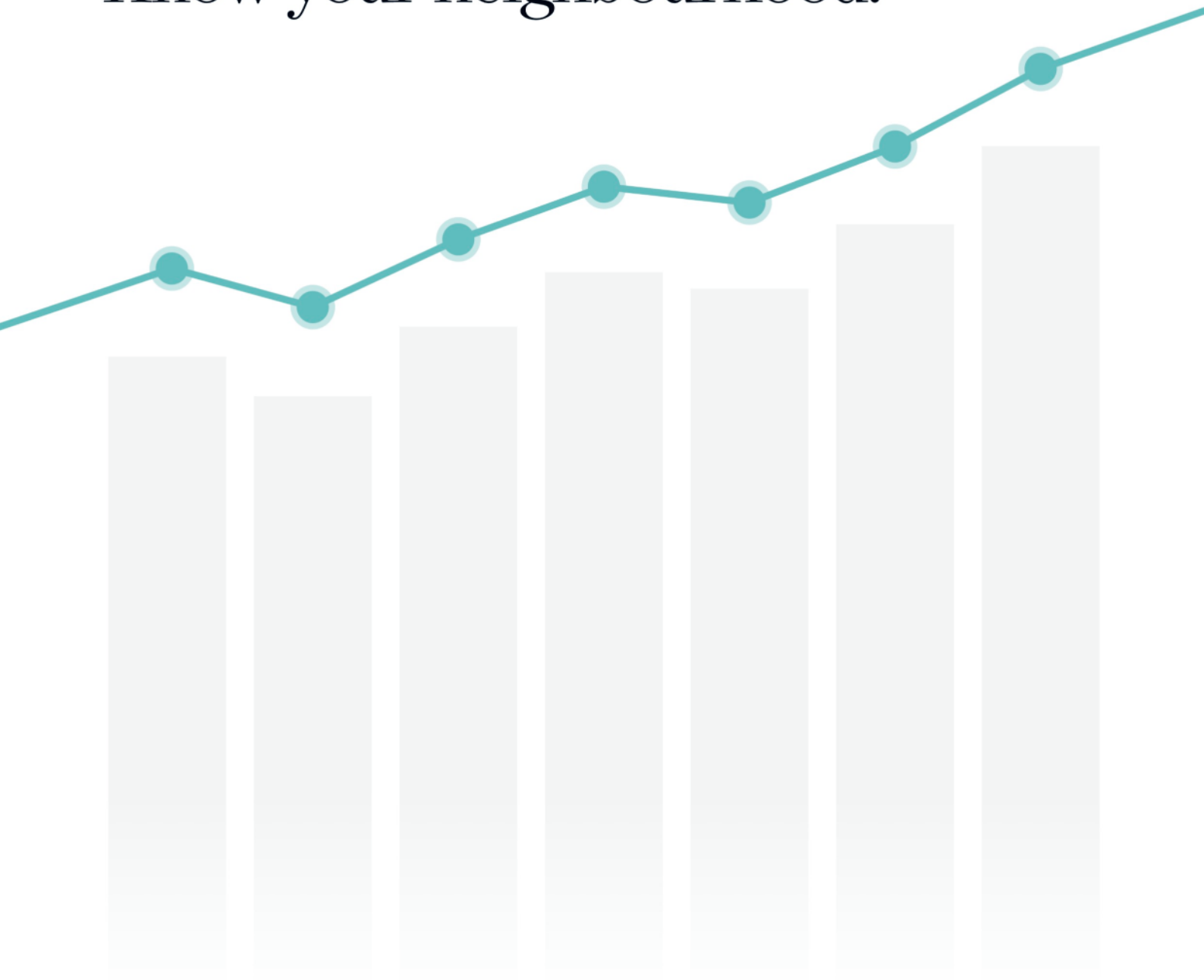


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$998k

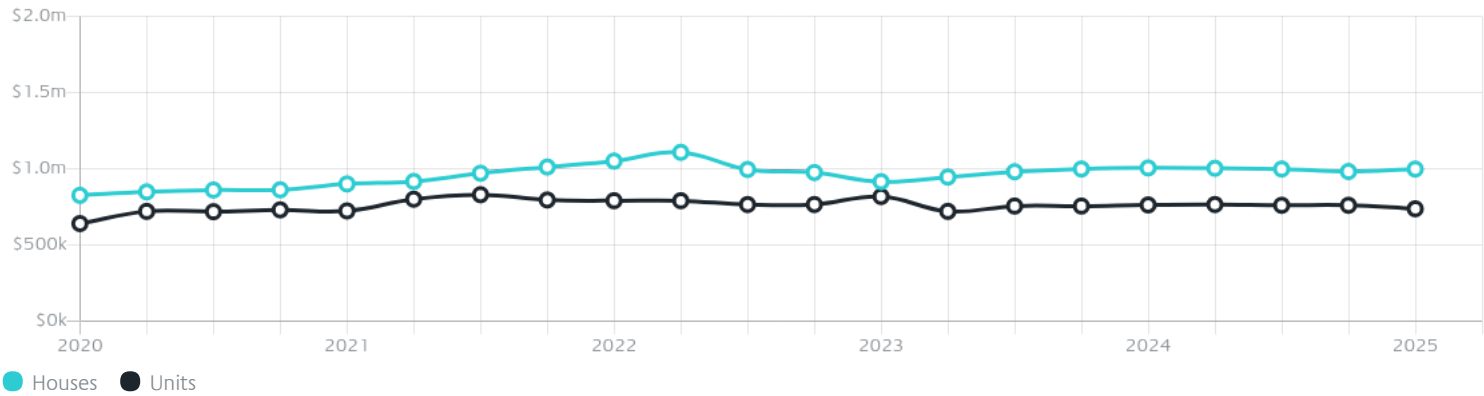
Quarterly Price Change
1.63% ↑

Median Unit Price*

Median
\$737k

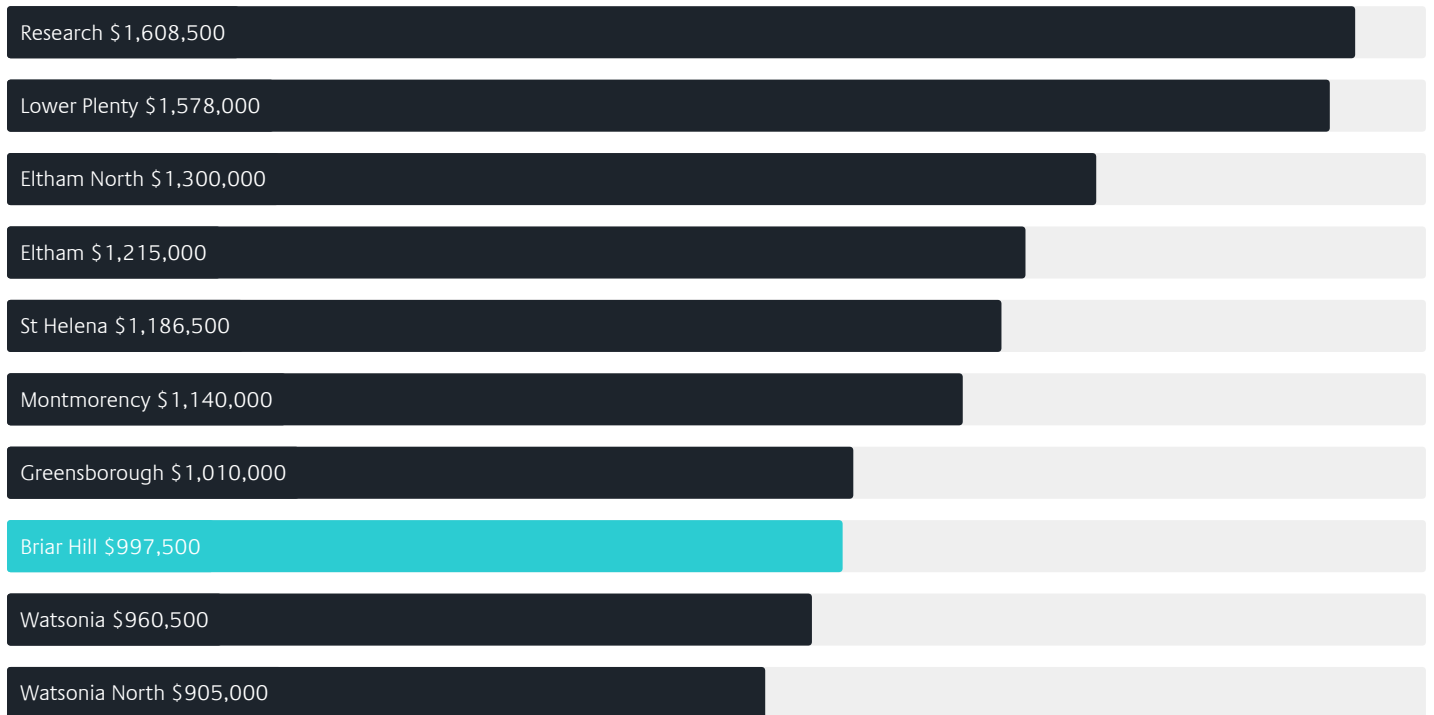
Quarterly Price Change
-3.02% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 17%
● Private 83%

Auction Clearance Rate*

100%

Median Days on Market^

22 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*

\$695

Population Growth^

2.16%

Rental Yield*

3.25%

Median Age^





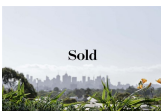







42 years

Median Household Size^









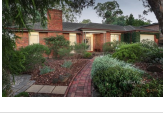

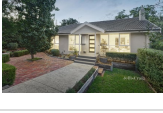

2.4 people

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
 216 Mountain View Rd Briar Hill	4	House	\$880,000	30 Jun 2025
 64 Gladstone Rd Briar Hill	4	House	\$1,100,000	19 Jun 2025
 136 St Helena Rd Briar Hill	4	House	\$1,800,000	16 Jun 2025
 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
 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

Sold Properties~

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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 27 Fernside Av Briar Hill	3	House	\$900,000	27 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
 15 Wembley Cl Briar Hill	3	House	\$1,046,000	29 Jan 2025
 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



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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