

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$998k

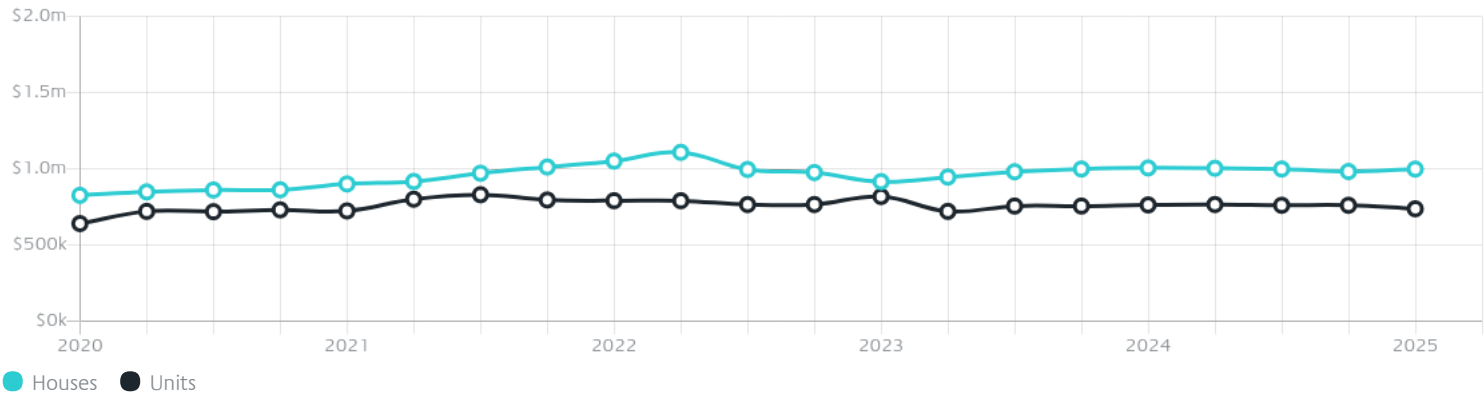
Quarterly Price Change
1.63% ↑

Median Unit Price*

Median
\$737k

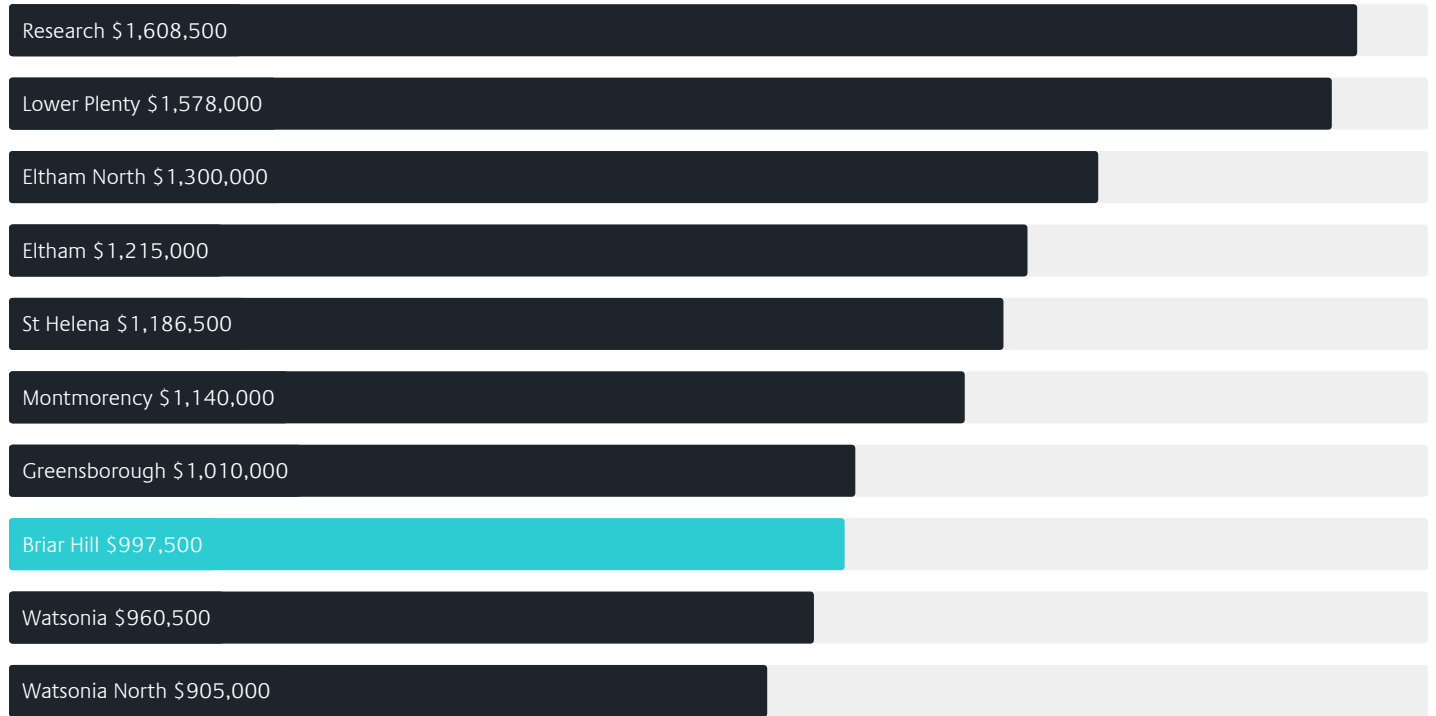
Quarterly Price Change
-3.02% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 16%
● Private 84%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

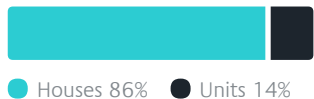
25 days

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~











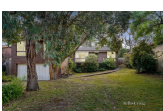

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



Greensborough Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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