

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
\$998k

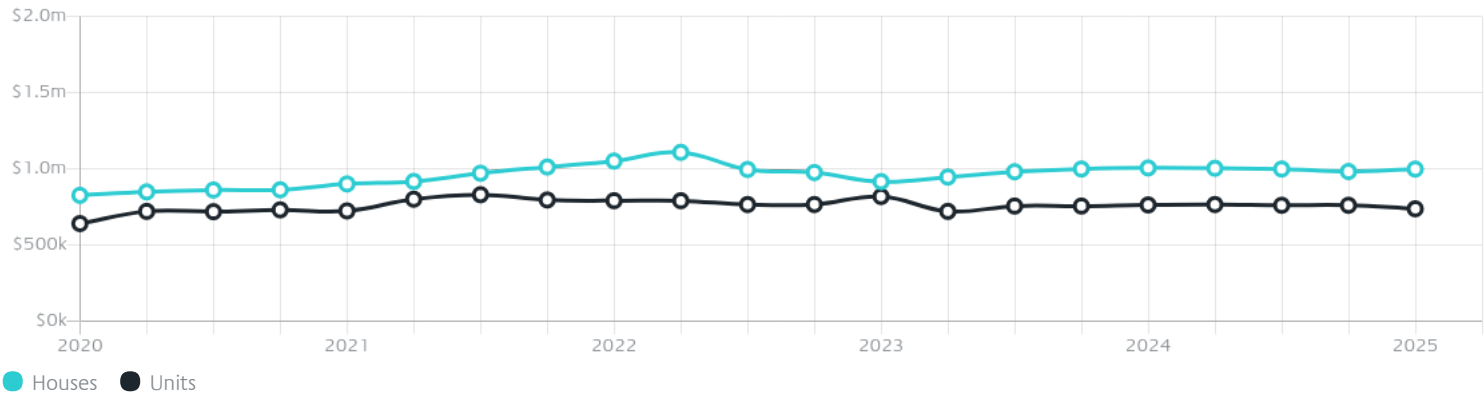
Quarterly Price Change  
1.63% ↑

## Median Unit Price\*

Median  
\$737k

Quarterly Price Change  
-3.02% ↓

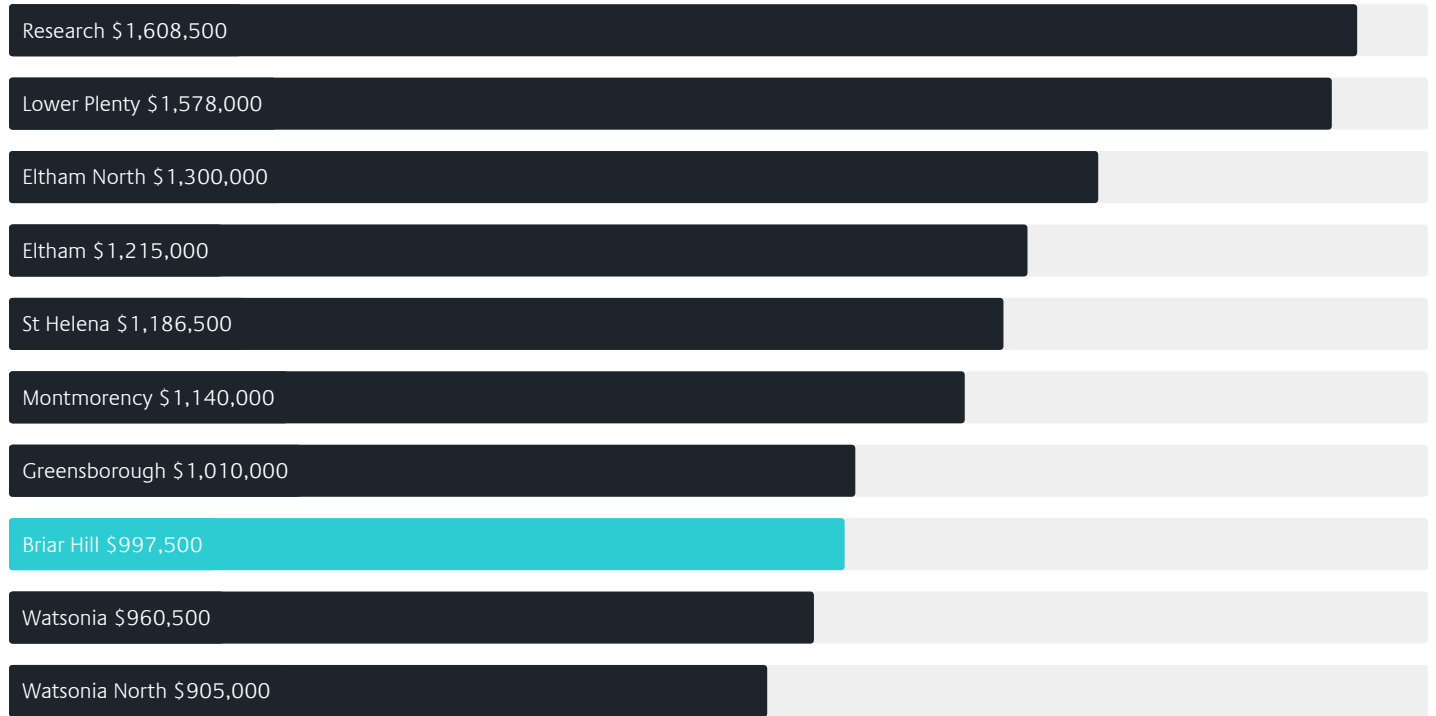
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 9%  
● Private 91%

Auction Clearance Rate\*

50%

Median Days on Market^

26 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](https://jellisicraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 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
 155 Mountain View Rd Briar Hill	4	House	\$1,085,000	01 Apr 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
 1/49 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 2 / 28 Greenwood St Briar Hill	4	House	\$1,490,000	16 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



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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