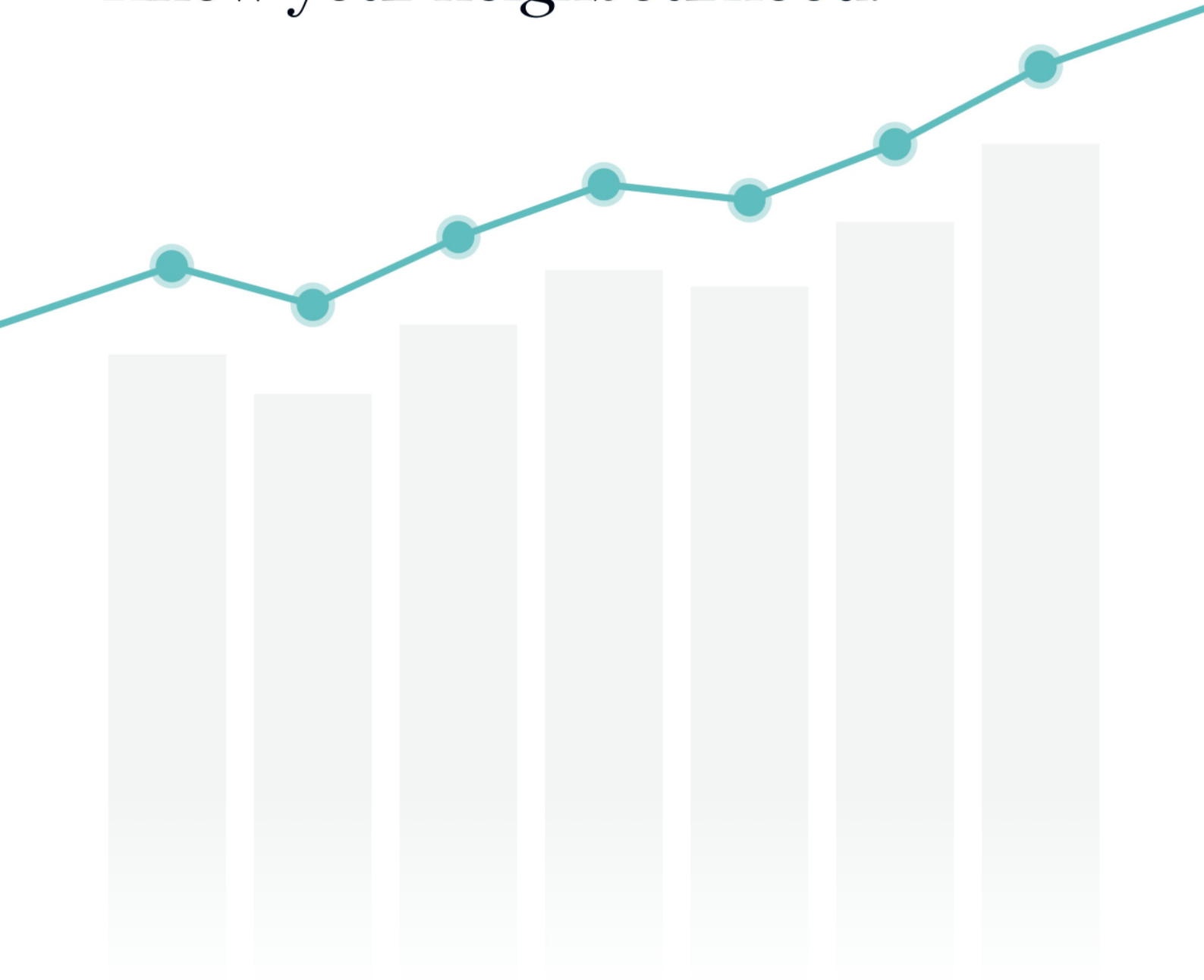


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$625k

Quarterly Price Change

5.21% ↑

Median Unit Price*

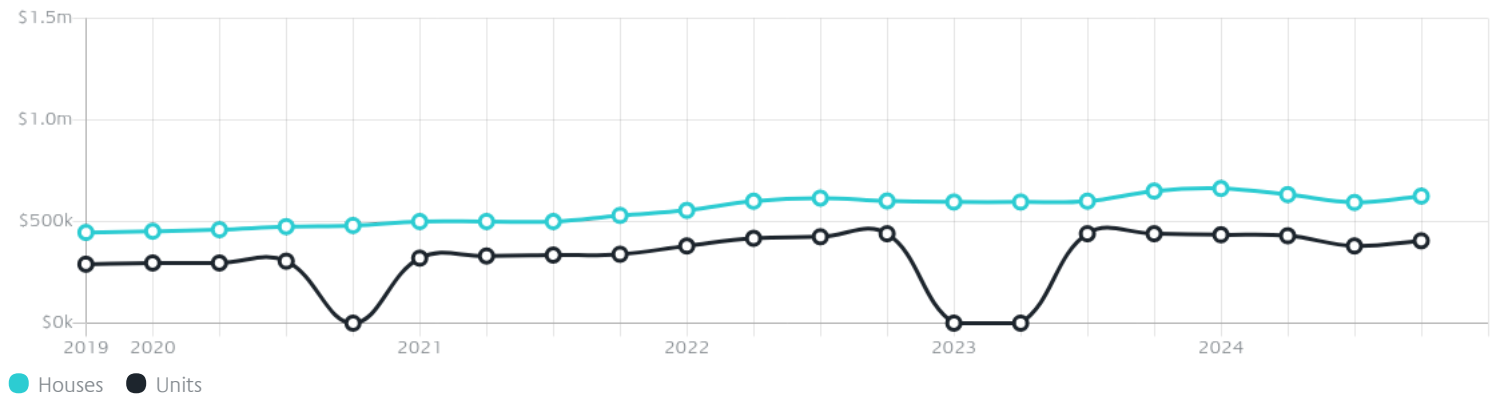
Median

\$405k

Quarterly Price Change

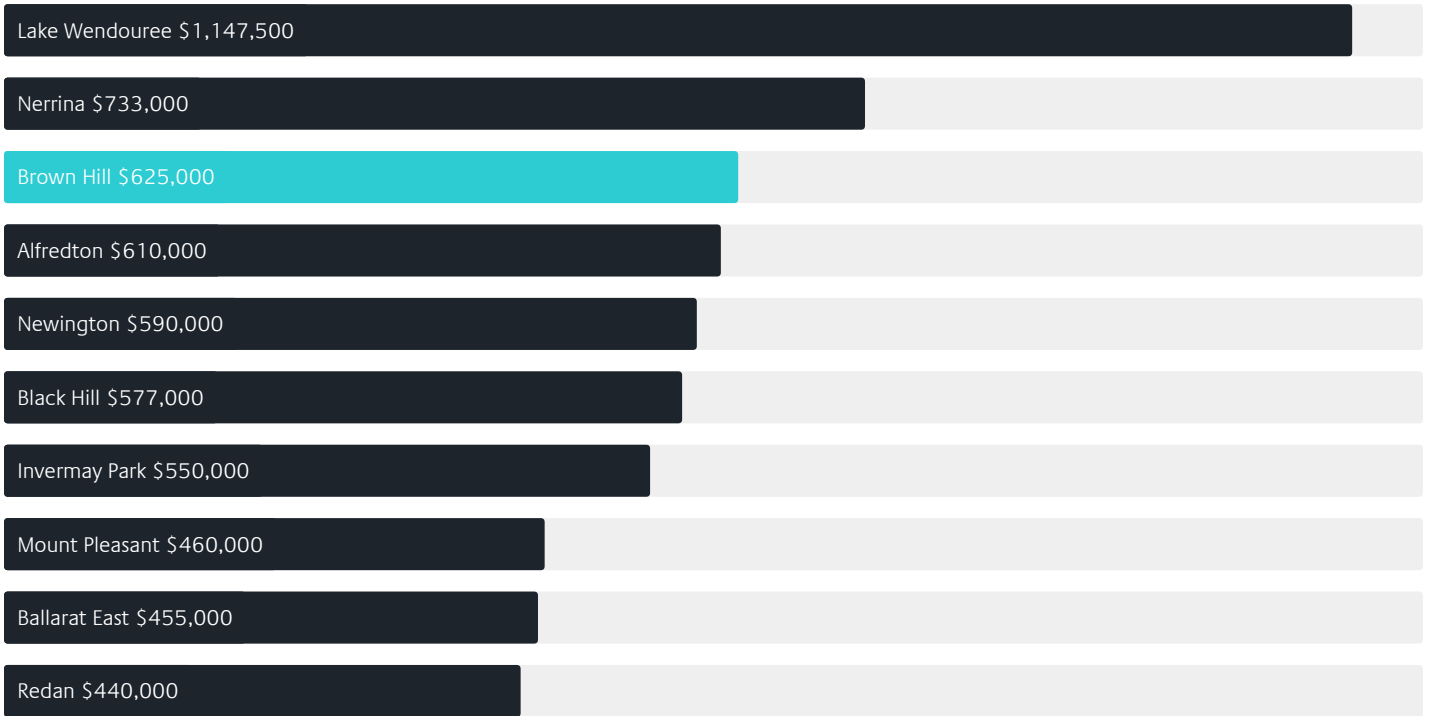
6.57% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 3%
● Private 97%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

99 days

Average Hold Period^{*}

3.0 years

Insights

Dwelling Type[^]



● Houses 88% ● Units 12%

Ownership[^]



● Owned Outright 32% ● Mortgaged 48% ● Rented 20%

Population[^]

4,489

Median Asking Rent per week^{*}

\$420

Population Growth[^]

25.32%

Rental Yield^{*}

3.6%

Median Age[^]








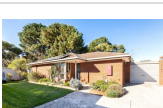
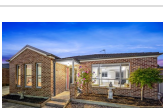
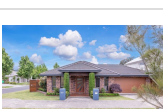
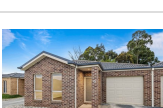

36 years

Median Household Size[^]













2.5 people

Sold Properties~









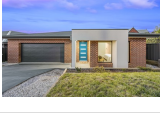



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 19 Chiara Ct Brown Hill	4	House	\$595,000	24 Mar 2025
 5 Janson Rd BROWN HILL	4	House	\$692,000	20 Mar 2025
 105 Daylesford Rd Brown Hill	5	House	\$950,000	11 Mar 2025
 26 Apple Orchard Dr Brown Hill	4	House	\$730,000	07 Mar 2025
 56 Bradbury St Brown Hill	3	House	\$443,000	06 Mar 2025
 14 Summit Cr BROWN HILL	5	House	\$855,000	04 Mar 2025
 6 Moneill Cl Brown Hill	4	House	\$660,000	17 Feb 2025
 5/14 Canterbury St Brown Hill	2	House	\$350,000	14 Feb 2025
 3/18 Ritchie St Brown Hill	2	Townhouse	\$400,000	12 Feb 2025
 117 Melbourne Rd Brown Hill	4	House	\$610,000	12 Feb 2025
 9 Malcolm Ct Brown Hill	2	Townhouse	\$355,000	11 Feb 2025
 218 Melbourne Rd Brown Hill	3	House	\$455,000	08 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 Thyanver Ct Brown Hill	0	Land	\$330,000	06 Feb 2025
 13a Brophy St Brown Hill	3	House	\$610,000	04 Feb 2025
 1/8 Lane St Brown Hill	3	Townhouse	\$350,000	03 Feb 2025
 5/234a Humffray St.N Brown Hill	2	Unit	\$360,000	01 Feb 2025
 35 Hill Top Rd Brown Hill	4	House	\$1,800,000	30 Jan 2025
 315a Humffray St.N Brown Hill	3	House	\$575,000	30 Jan 2025
 15 Janson Rd Brown Hill	4	House	\$705,000	23 Jan 2025
 341b Humffray St.N Brown Hill	3	House	\$560,000	22 Jan 2025
 15 Springs Rd Brown Hill	3	House	\$577,000	22 Jan 2025
 117 Gracefield Rd Brown Hill	4	House	\$675,000	21 Jan 2025
 24 Water St Brown Hill	2	House	\$350,000	21 Jan 2025
 4/4 Haines St Brown Hill	2	Unit	\$352,500	15 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10a Chiara Ct Brown Hill	3	House	\$500,000	13 Jan 2025
 2 Raymond Cr Brown Hill	4	House	\$475,000	08 Jan 2025
 4 Whistler Cl Brown Hill	4	House	\$885,000	02 Jan 2025
 335 Humffray St.N Brown Hill	3	House	\$490,000	27 Dec 2024
 6 Ludbrook Ct Brown Hill	4	House	\$590,000	17 Dec 2024
 55 Water St Brown Hill	3	House	\$510,000	13 Dec 2024
 111 Finlay St Brown Hill	4	House	\$610,000	10 Dec 2024
 123 Daylesford Rd Brown Hill	4	House	\$765,000	09 Dec 2024
 125 Gracefield Rd Brown Hill	4	House	\$735,000	04 Dec 2024
 11 Hearn Rd Brown Hill	3	House	\$600,000	02 Dec 2024
 21 Illana St Brown Hill	4	House	\$910,000	28 Nov 2024
 9 Benson St Brown Hill	5	House	\$1,050,000	21 Nov 2024

Jellis Craig

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03 5329 2500

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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