



Briar Hill

Suburb Report



Your connection to property insights



JellisCraig

BRIAR HILL SUBURB REPORT

Median house price¹

Median

\$982k

Quarterly price change

0.53% ↑

Median unit price¹

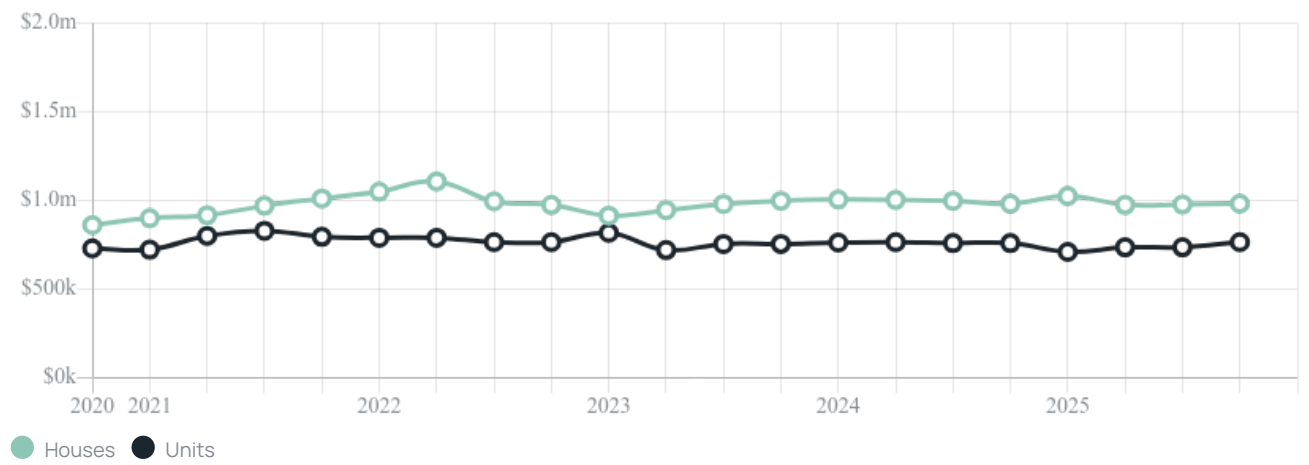
Median

\$765k

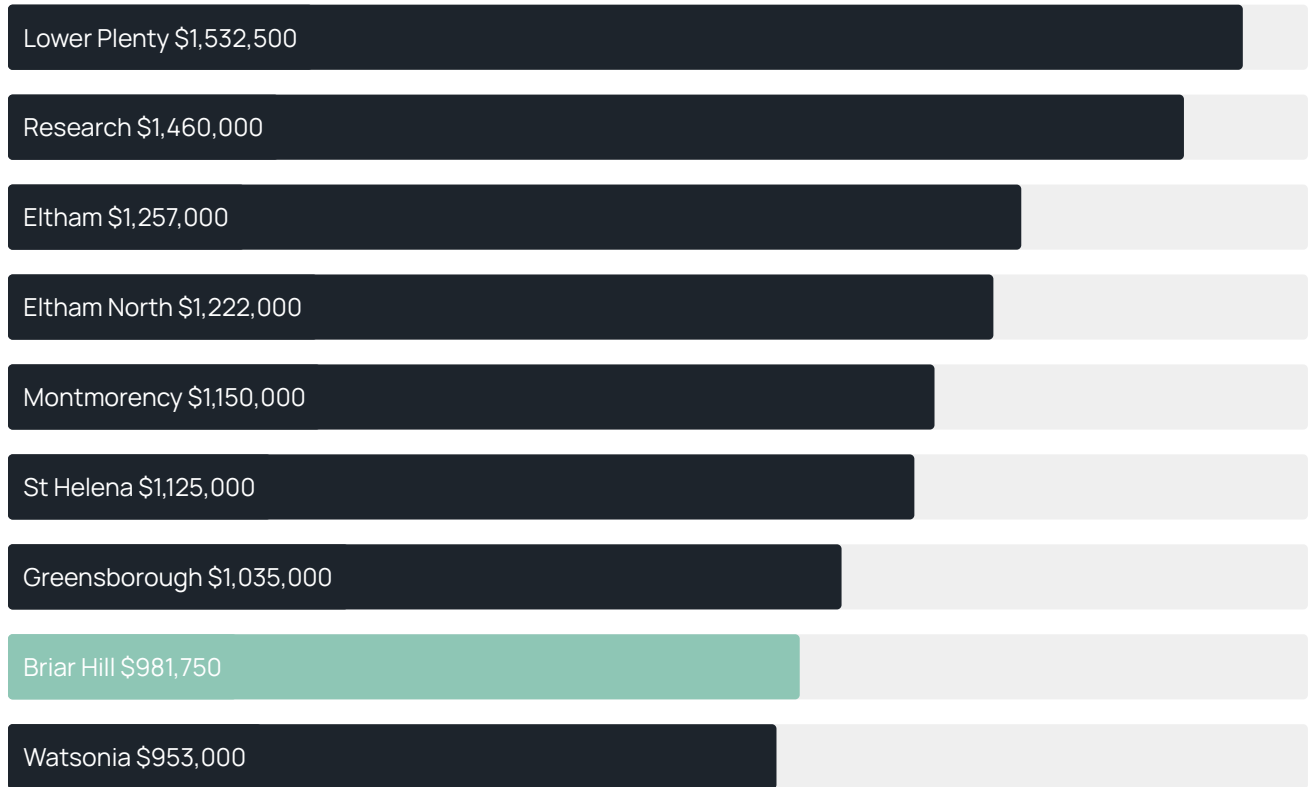
Quarterly price change

3.94% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 7%
● Private 93%

Auction clearance rate³

100%

Median days on market³

85 days

Average hold period¹

9.1 years

Dwelling type⁵



● Houses 86% ● Units 14%

Ownership⁵



● Owned outright 41% ● Mortgaged 42% ● Rented 17%

Population⁵

3,220

Median asking rent¹

\$725 per week

Population growth⁵

2.16%

Rental yield¹

3.25%

Median age⁵

42 years





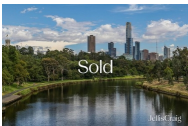





Median household size⁵

2.4 people











BRIAR HILL SUBURB REPORT

Recent Briar Hill sales








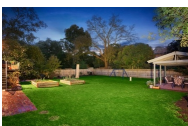


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/20 Williams Rd Briar Hill	2	House	\$826,000	19 Mar 2026
 3/7 Springfield St Briar Hill	4	Townhouse	\$1,480,000	14 Mar 2026
 2/32 Railway Rd Briar Hill	3	Townhouse	\$1,080,000	12 Mar 2026
 2/33 Williams Rd Briar Hill	3	House	\$855,000	12 Mar 2026
 2/36 Gladstone Rd Briar Hill	2	Unit	\$673,000	25 Feb 2026
 11 Outlook Cr Briar Hill	3	House	\$1,120,000	16 Feb 2026
 15 Law St Briar Hill	4	House	\$986,000	06 Feb 2026
 5 Ayr Ct Briar Hill	3	House	\$990,000	24 Jan 2026
 6 Aminya Pl Briar Hill	4	House	\$1,220,000	17 Jan 2026
 3/5 Doon Ct Briar Hill	3	House	\$1,125,000	16 Jan 2026

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 156 St Helena Rd BRIAR HILL	3	House	\$963,000	14 Jan 2026
 11/202 Mountain View Rd Briar Hill	4	Townhouse	\$988,666	10 Jan 2026
 1/7 Springfield St Briar Hill	4	Flat/Unit/Apartment	\$1,487,000	22 Dec 2025
 12 Arthur St Briar Hill	3	Townhouse	\$810,000	16 Dec 2025
 1/35 Beaconsfield Rd Briar Hill	2	House	\$795,000	13 Dec 2025
 218 Mountain View Rd Briar Hill	5	House	\$1,047,500	09 Dec 2025
 24 Williams Rd Briar Hill	3	House	\$966,500	01 Dec 2025
 54-56 Leach St Briar Hill	3	House	\$987,000	24 Nov 2025
 40-42 Leach St Briar Hill	3	House	\$1,100,000	24 Nov 2025
 55 Fernside Av Briar Hill	3	House	\$1,250,000	18 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 9 Hyacinth St Briar Hill	3	House	\$1,030,000	31 Oct 2025
 2/4 Box Rd Briar Hill	3	House	\$795,000	21 Oct 2025
 2/7 Campbell Rd Briar Hill	3	Unit	\$875,000	20 Oct 2025
 6 Law St Briar Hill	2	House	\$830,000	16 Oct 2025
 1/6 Law St Briar Hill	3	House	\$830,000	13 Oct 2025
 1/93 Karingal Dr Briar Hill	3	Townhouse	\$905,000	08 Oct 2025
 142 Mountain View Rd Briar Hill	3	House	\$1,005,000	07 Oct 2025
 8 Marden Dr Briar Hill	4	House	\$1,131,500	19 Sep 2025
 21a Bonnie Doone St Briar Hill	3	House	\$948,000	15 Sep 2025
 1/12 Springfield St Briar Hill	4	House	\$1,045,000	13 Sep 2025



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

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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