



Briar Hill

Suburb Report

Your connection to property insights



Jellis Craig

Property Prices

BRIAR HILL SUBURB REPORT

Median house price¹

Median

\$982k

Quarterly price change

0.53% 

Median unit price¹

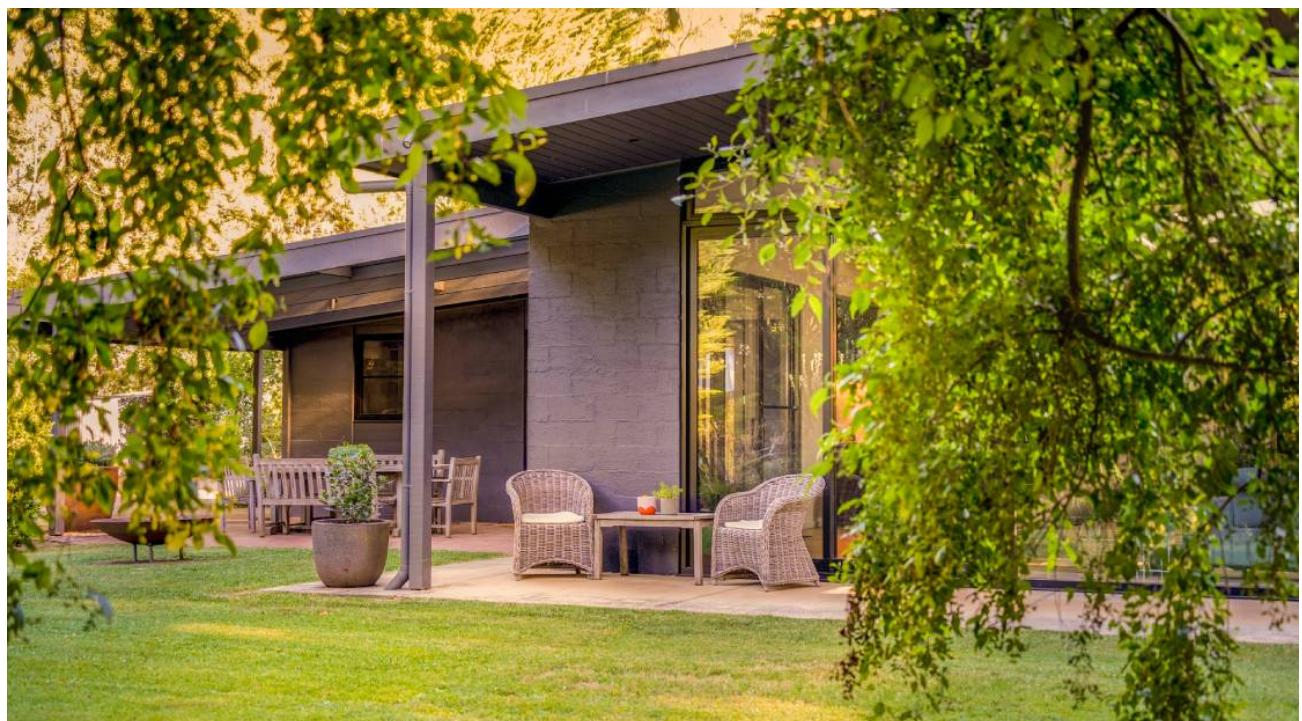
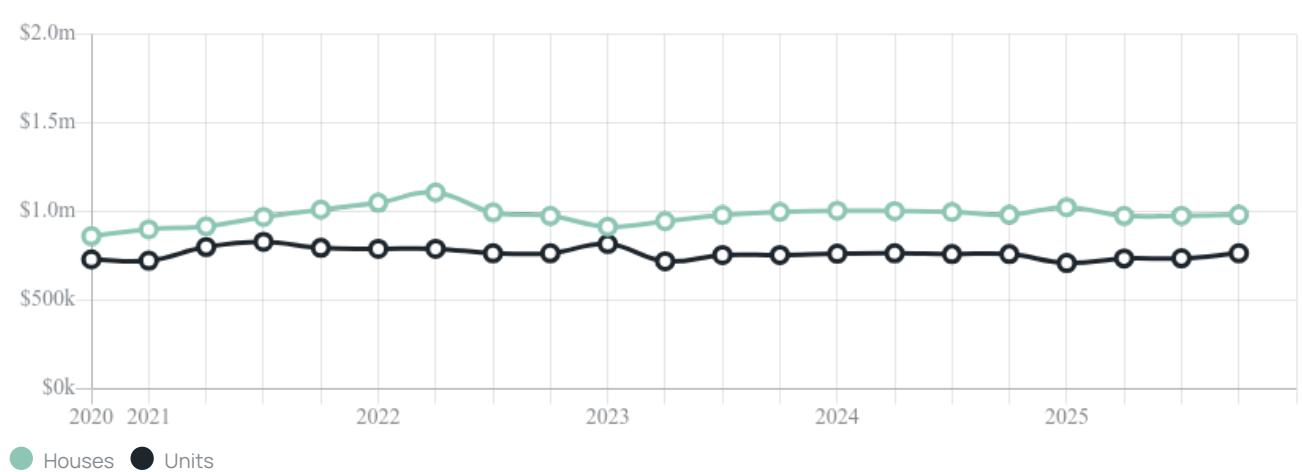
Median

\$765k

Quarterly price change

3.94% 

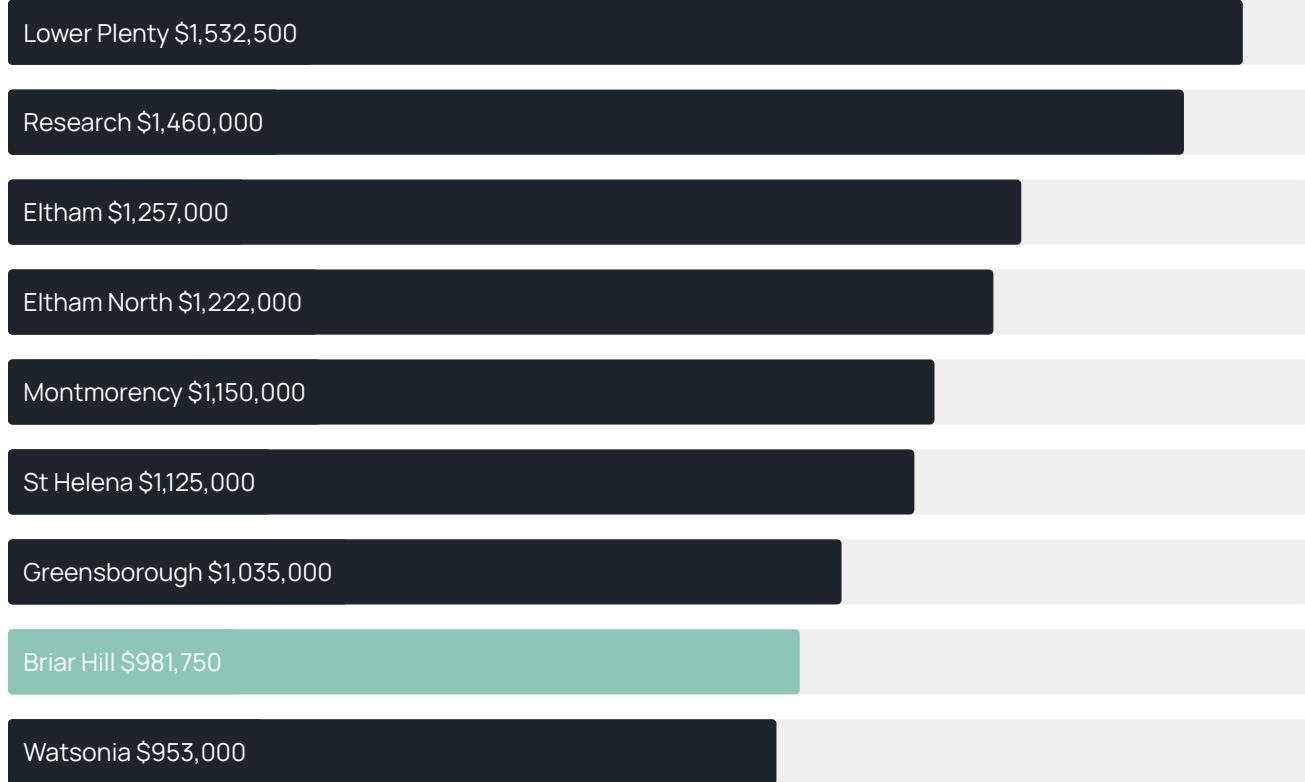
Quarterly price change¹



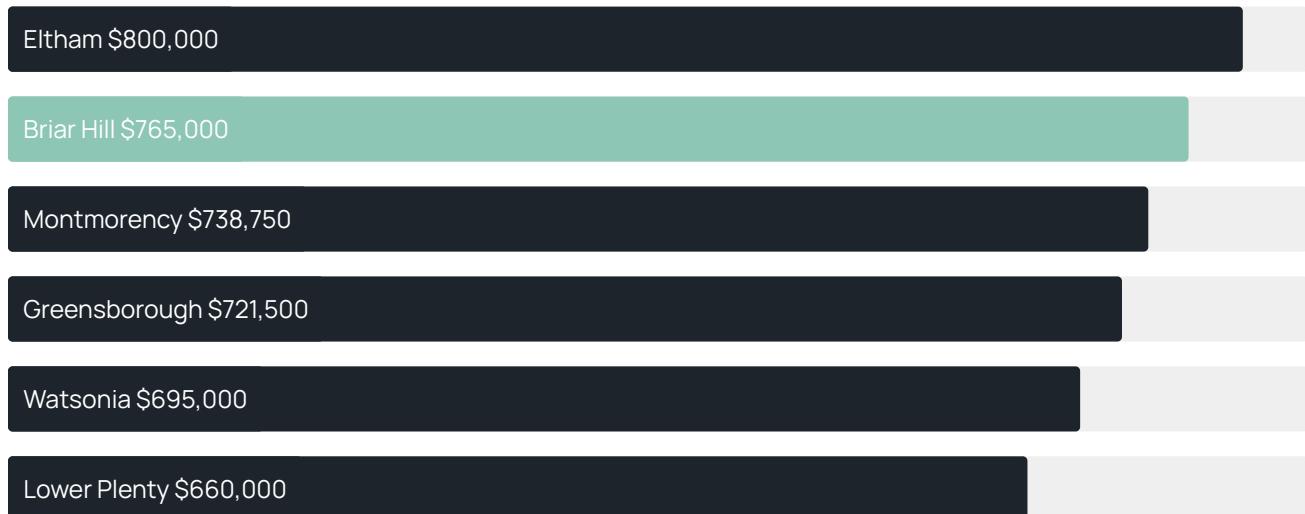
Surrounding Suburbs

BRIAR HILL SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BRIAR HILL SUBURB REPORT

Sale method²



● Auction 42%
● Private 58%

Auction clearance rate³

20%

Median days on market³

40 days

Average hold period¹

9.1 years

Insights

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
 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
 11/202 Mountain View Rd Briar Hill	4	Townhouse	\$988,666	10 Jan 2026
 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

Sold Properties

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 3/117 Mountain View Rd Briar Hill	2	Unit	\$711,000	13 Sep 2025

Sold Properties

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/25 Williams Rd Briar Hill	3	Unit	\$875,050	01 Sep 2025
 1/104 St Helena Rd Briar Hill	2	Unit	\$615,000	20 Aug 2025
 2/6 Glendale Rd BRIAR HILL	3	Unit	\$1,035,000	13 Aug 2025
 64 Fernside Av Briar Hill	4	House	\$900,000	12 Aug 2025
 20 Fernside Av Briar Hill	3	House	\$905,000	29 Jul 2025
 147 Mountain View Rd Briar Hill	3	House	\$865,000	26 Jul 2025
 2/46 Beaconsfield Rd Briar Hill	3	House	\$976,500	24 Jul 2025
 3/31 Williams Rd Briar Hill	2	Unit	\$765,000	24 Jul 2025
 6/2 Fernside Av Briar Hill	2	Unit	\$692,000	14 Jul 2025
 75 Gladstone Rd Briar Hill	4	House	\$772,000	03 Jul 2025



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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 01/02/2026

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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