



Briar Hill

Suburb Report



Your connection to property insights



JellisCraig

BRIAR HILL SUBURB REPORT

Median house price¹

Median

\$981k

Quarterly price change

-0.05% ↓

Median unit price¹

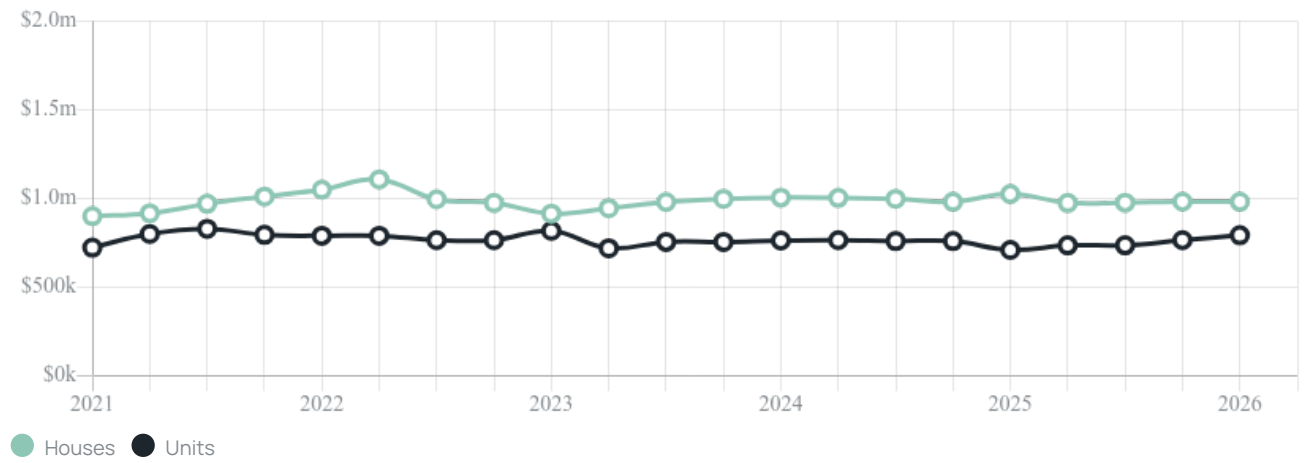
Median

\$793k

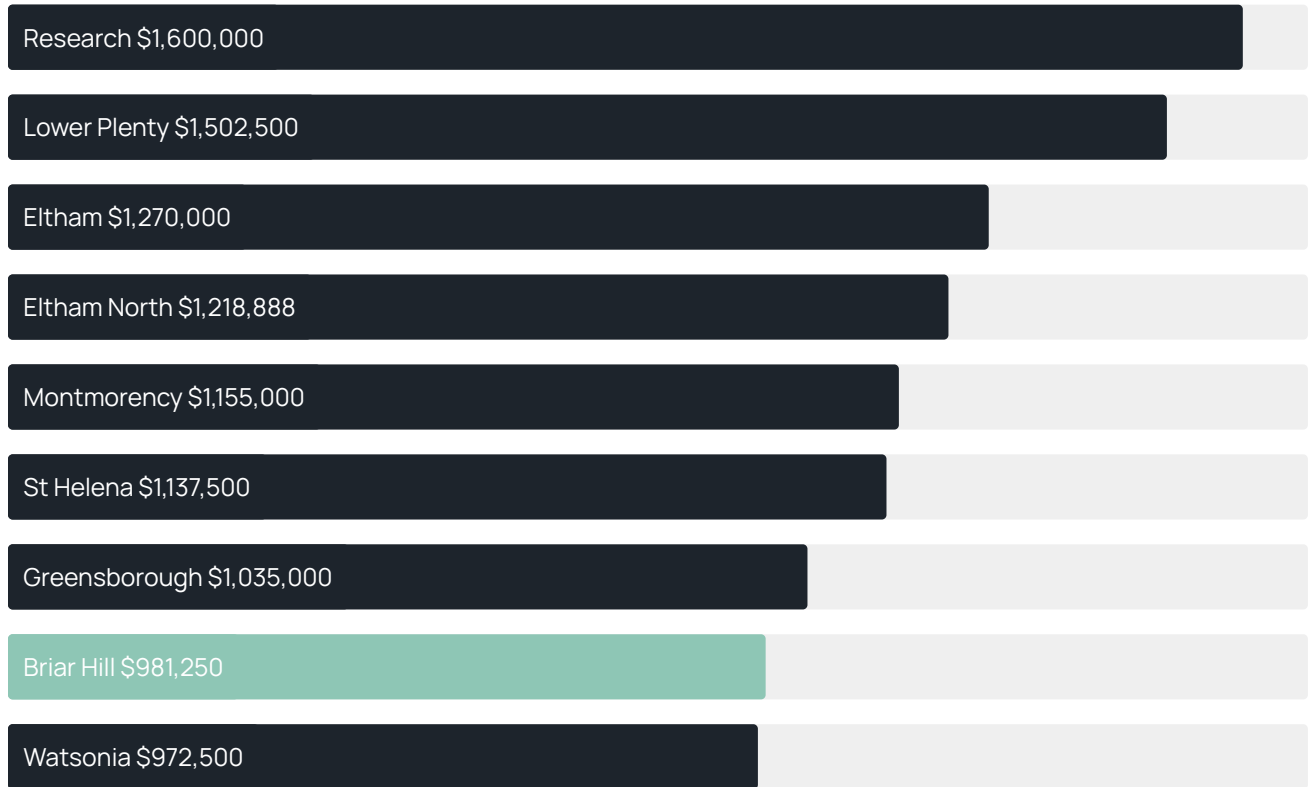
Quarterly price change

3.59% ↑

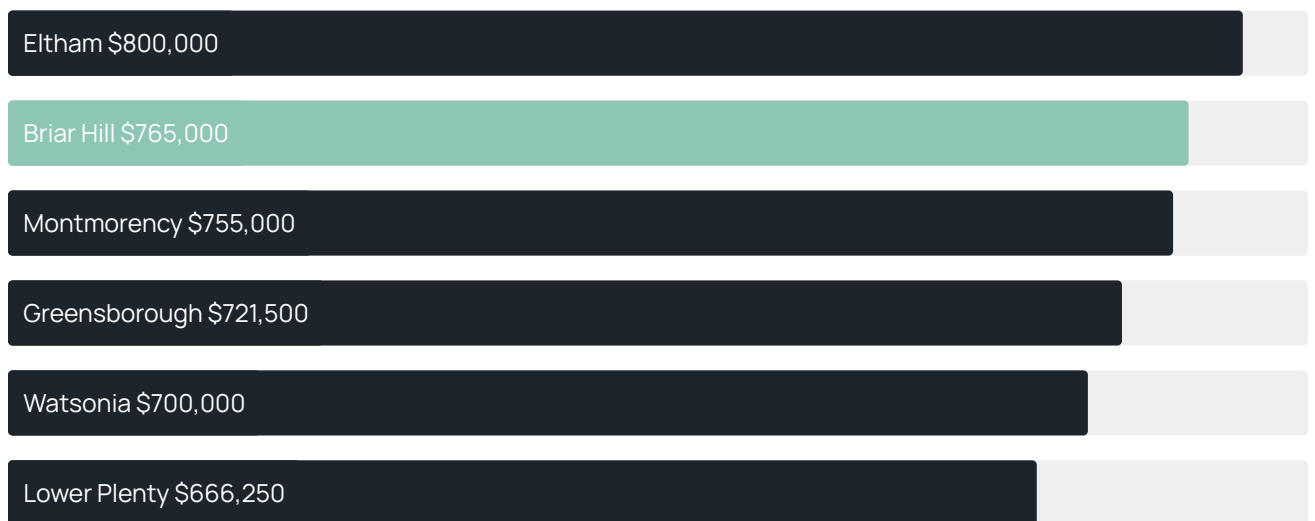
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 17%
- Private 83%

Auction clearance rate³

100%

Median days on market³

26 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

\$750 per week

Population growth⁵

2.16%

Rental yield¹

3.25%

Median age⁵

42 years










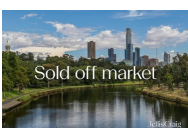
Median household size⁵

2.4 people










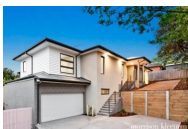
BRIAR HILL SUBURB REPORT

Recent Briar Hill sales





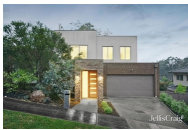





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 66 Fernside Av Briar Hill	3	House	\$930,000	23 Jun 2026
 2/142 St Helena Rd Briar Hill	4	House	\$1,200,000	13 Jun 2026
 10 Lorraine Dr Briar Hill	3	House	\$1,100,000	11 Jun 2026
 1/15 Greenwood St Briar Hill	3	House	\$1,190,000	08 Jun 2026
 16 Tower Dr Briar Hill	3	House	\$970,000	03 Jun 2026
 180 Mountain View Rd Briar Hill	3	House	\$790,000	18 May 2026
 3 Dawson Rd Briar Hill	3	House	\$750,000	18 May 2026
 3/110 St Helena Rd Briar Hill	3	Unit	\$910,000	18 May 2026
 6 Beaconsfield Rd Briar Hill	3	House	\$1,110,000	16 May 2026
 1 Outlook Cr Briar Hill	3	House	\$840,000	15 May 2026

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/129 Mountain View Rd Briar Hill	2	Townhouse	\$762,000	03 May 2026
 11 Campbell Rd BRIAR HILL	3	House	\$880,000	02 May 2026
 1/226 Mountain View Rd Briar Hill	3	Townhouse	\$835,000	24 Apr 2026
 65 Greenwood St Briar Hill	5	House	\$1,275,000	14 Apr 2026
 21 Hyacinth St Briar Hill	5	House	\$1,640,000	11 Apr 2026
 1/5 Leach St Briar Hill	2	Unit	\$700,000	26 Mar 2026
 2/7 Springfield St Briar Hill	4	House	\$1,480,000	21 Mar 2026
 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

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



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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 01/07/2026

- 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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