



Briar Hill

# Suburb Report



Your connection to property insights



**JellisCraig**

BRIAR HILL SUBURB REPORT

Median house price<sup>1</sup>

Median

\$981k

Quarterly price change

-0.05% ↓

Median unit price<sup>1</sup>

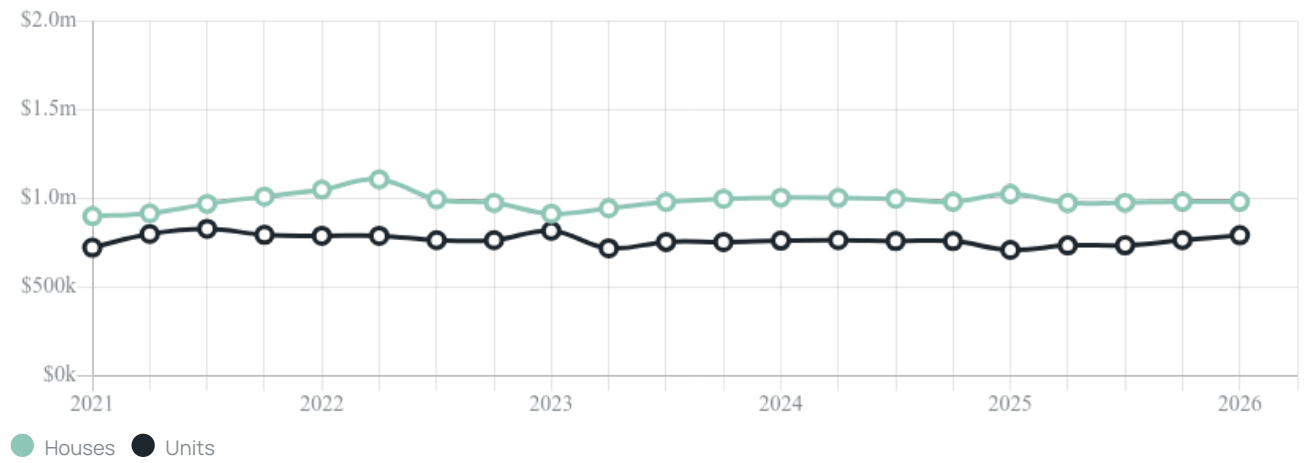
Median

\$793k

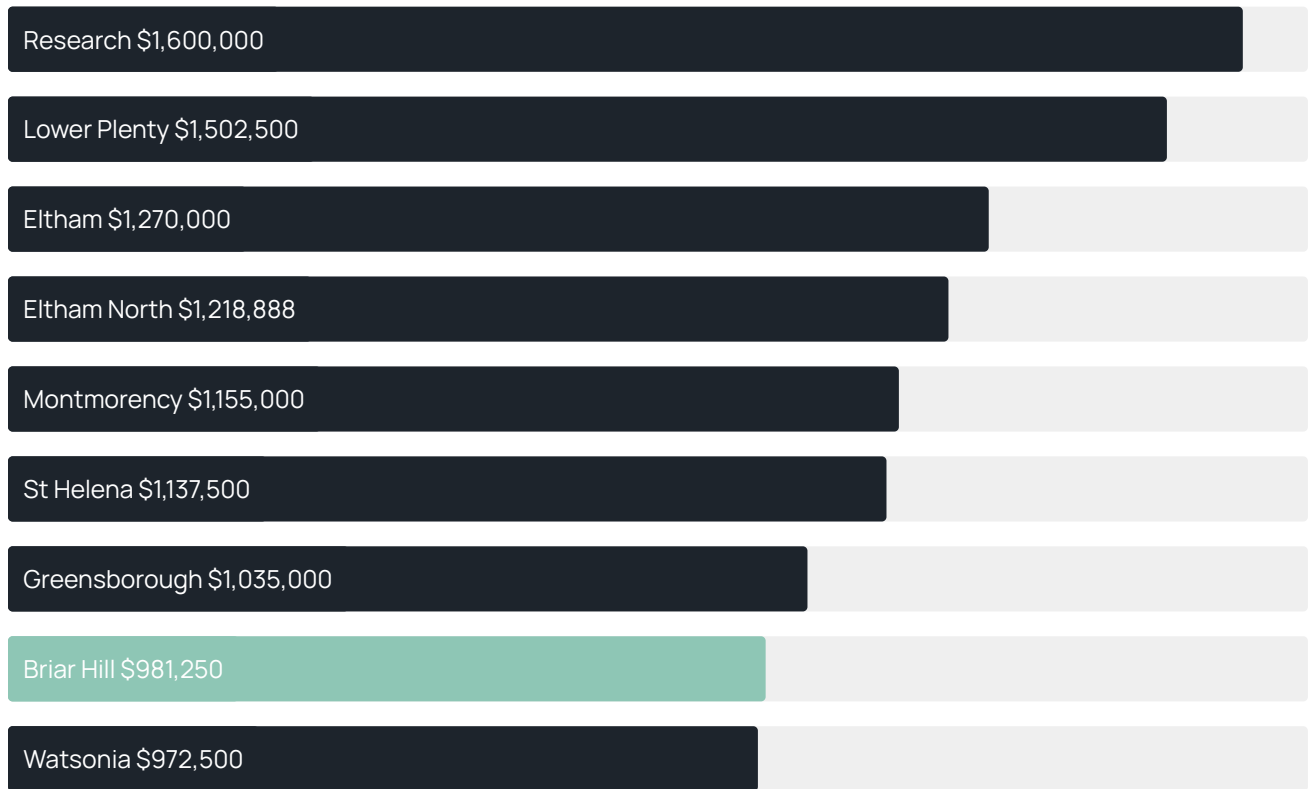
Quarterly price change

3.59% ↑

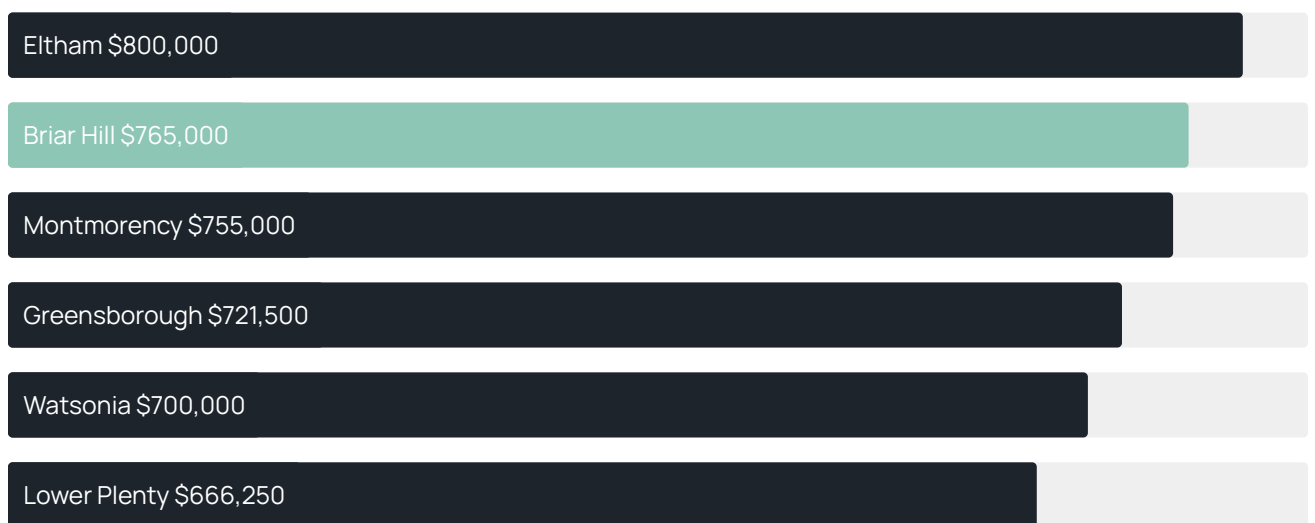
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 8%
- Private 92%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

35 days

Average hold period<sup>1</sup>

9.1 years

Dwelling type<sup>5</sup>



- Houses 86%
- Units 14%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

3,220

Median asking rent<sup>1</sup>

\$750 per week

Population growth<sup>5</sup>

2.16%

Rental yield<sup>1</sup>

3.25%

Median age<sup>5</sup>

42 years






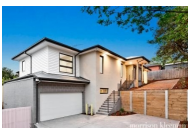

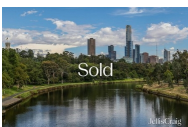


Median household size<sup>5</sup>

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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 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

## BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



**Jellis Craig Greensborough**  
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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.

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Data is current as of PDF generation date 01/05/2026

- 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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