Briar Hill

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$1.03m

Monthly median price change[2]

-1.67% ↓

Median unit price

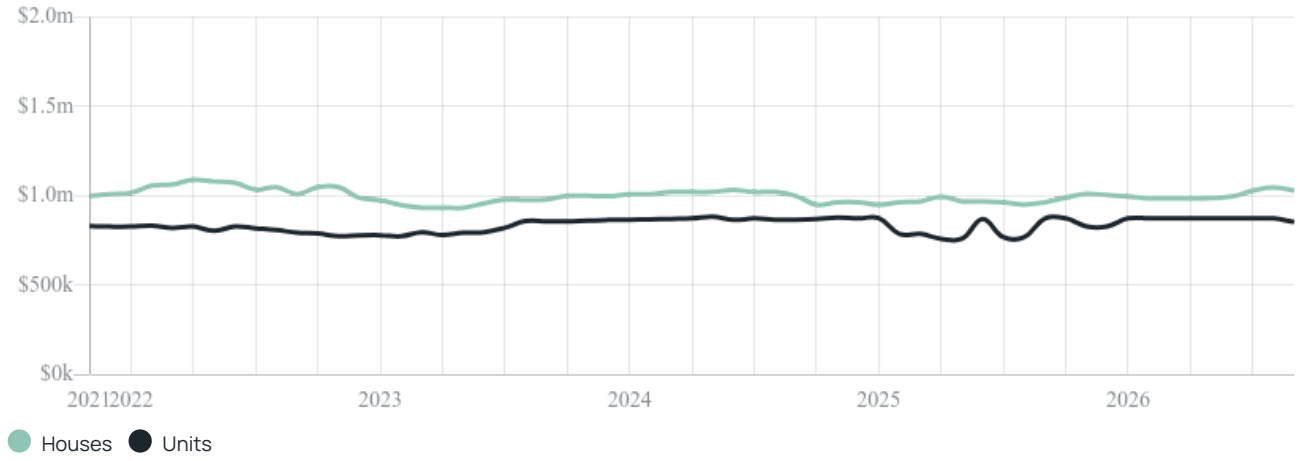
Median[1]

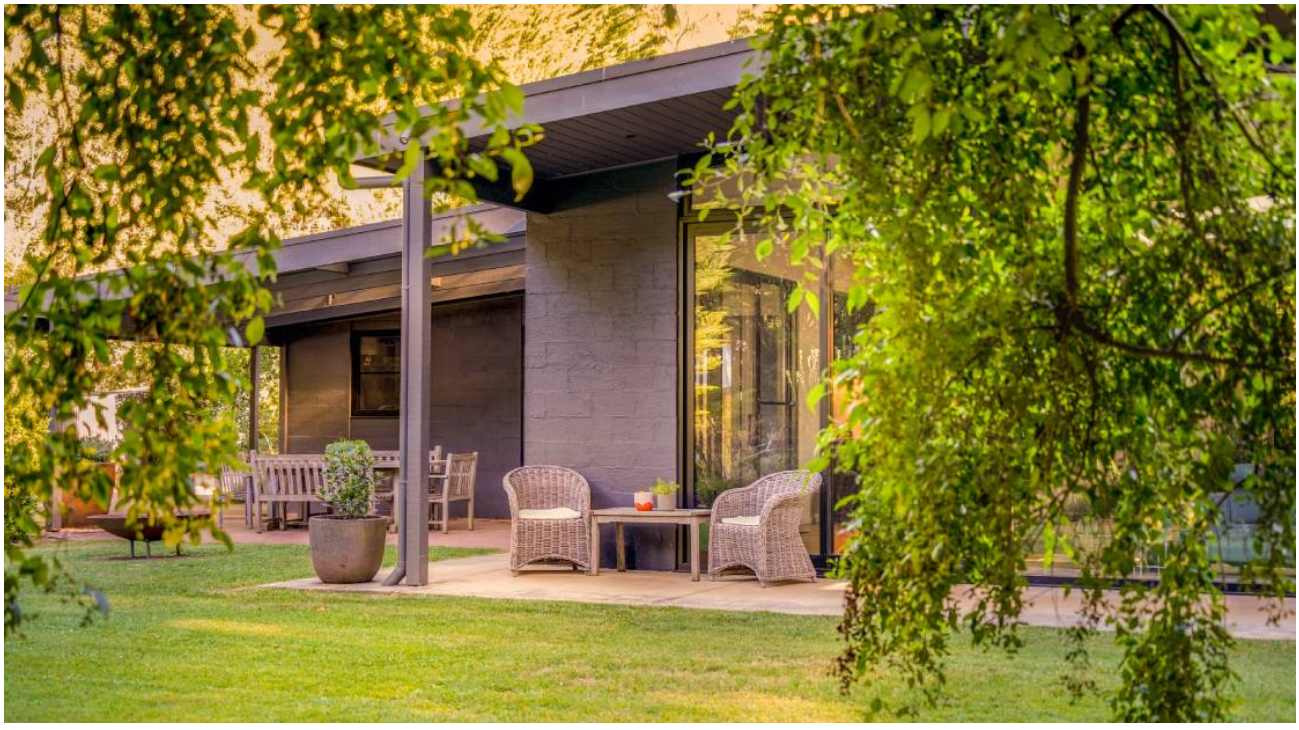
$855k

Monthly median price change[2]

-2.29% ↓

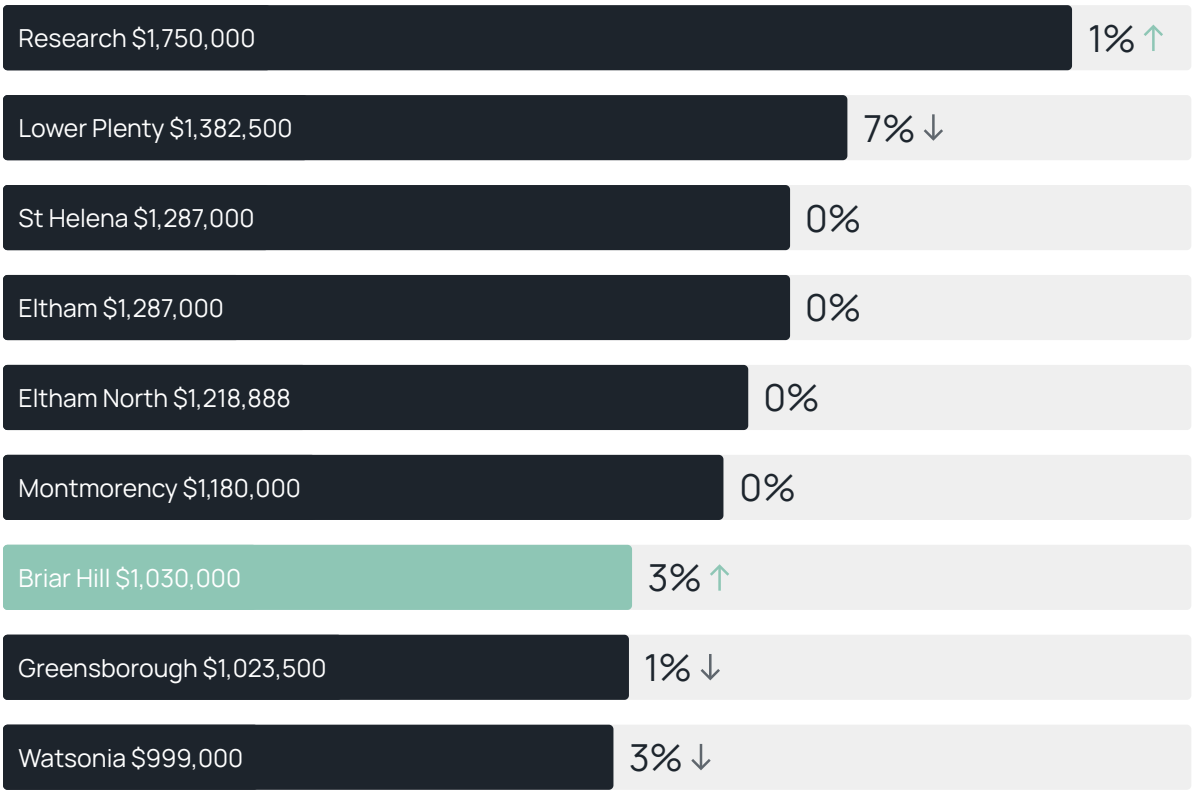
Briar Hill monthly median property prices[3]



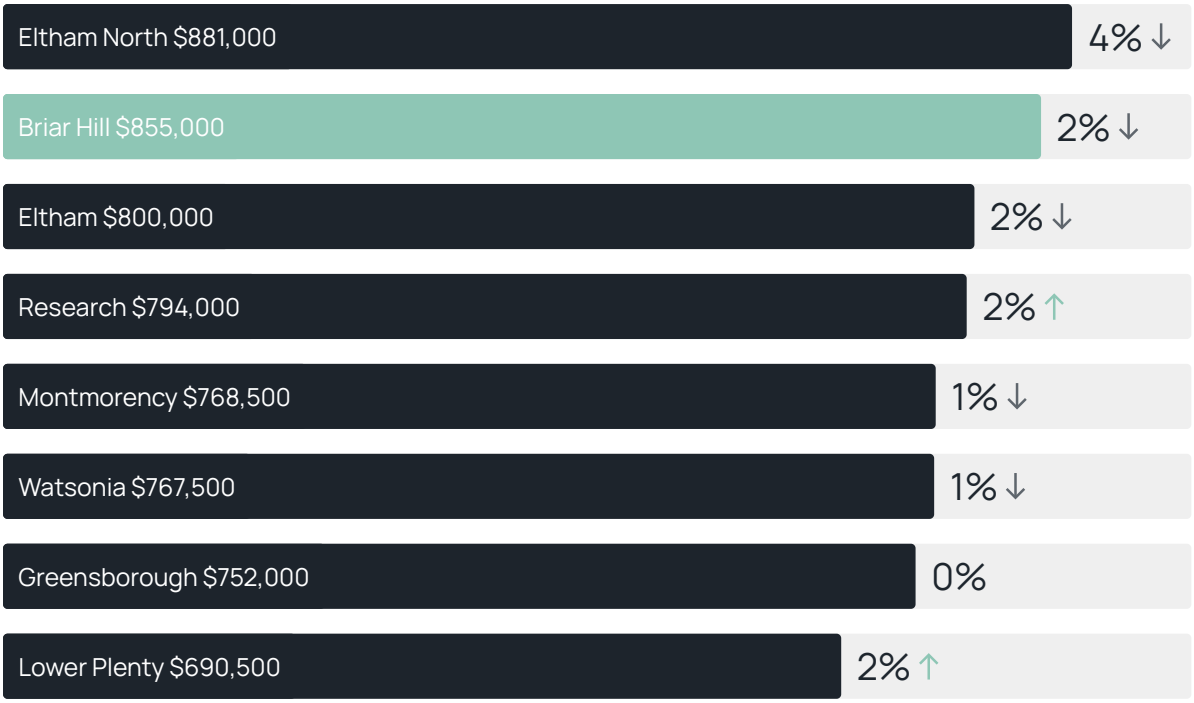


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

100%

Median days on market[5]

House	Unit
31 days	26 days

Average hold period[1]

House	Unit
16.9 years	11.5 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

3,220

Population growth[7]

2.16%

Median age[7]

42 years

Median household size[7]

2.4 people

Median asking rent per week[1]

House	Unit
$720	$550

Rental yield[8]

House	Unit
3.65%	4.02%

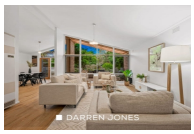
Recent Briar Hill sales[5]

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 Campbell Road Briar Hill	4	House	$931,000	21 Oct 2026
	1/95 Karingal Drive Briar Hill	5	House	$1,000,000	14 Oct 2026
	35 Williams Road Briar Hill	5	House	$1,087,000	13 Oct 2026
	29 Beaconsfield Road Briar Hill	3	House	$1,025,000	10 Oct 2026
	1/3 Campbell Road Briar Hill	2	Unit	$720,000	07 Oct 2026
	1/32 Fernside Avenue Briar Hill	3	Unit	$690,000	05 Oct 2026
	1/2 River Street Briar Hill	3	House	$851,000	02 Oct 2026
	1/1 Hyacinth Street Briar Hill	2	Unit	$715,000	29 Sep 2026
	5/2 Fernside Avenue Briar Hill	2	Unit	Undisclosed	25 Sep 2026
	1/2 Gladstone Road Briar Hill	2	Townhouse	$720,000	19 Sep 2026

Address		Bedrooms	Type	Price	Sold
	79 Karingal Drive Briar Hill	4	House	Undisclosed	16 Sep 2026
	17 Tower Drive Briar Hill	0	Residential_land	$695,000	08 Sep 2026
	15 Hyacinth Street Briar Hill	2	House	$885,000	04 Sep 2026
	1/32 Railway Road Briar Hill	4	Townhouse	$1,050,000	23 Aug 2026
	2/100 St Helena Road Briar Hill	3	House	$780,000	10 Aug 2026
	3/16 Railway Road Briar Hill	2	Unit	Undisclosed	10 Aug 2026
	2/24 Railway Road Briar Hill	3	Unit	$800,000	07 Aug 2026
	24 Gladstone Road Briar Hill	4	House	$1,400,000	06 Aug 2026
	1/65 Fernside Avenue Briar Hill	3	Unit	$963,580	24 Jul 2026
	3/9 Springfield Street Briar Hill	4	Townhouse	$1,400,000	13 Jul 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	9 Dixon Court Briar Hill	4	House	$1,120,000	01 Jul 2026
	122 Mountain View Road Briar Hill	4	House	$1,500,000	24 Jun 2026
	18 Leach Street Briar Hill	5	House	$1,368,000	24 Jun 2026
	66 Fernside Avenue Briar Hill	3	House	$930,000	23 Jun 2026
	2/142 St Helena Road Briar Hill	4	House	$1,200,000	13 Jun 2026
	10 Lorraine Drive Briar Hill	3	House	$1,100,000	11 Jun 2026
	1/15 Greenwood Street Briar Hill	3	House	$1,190,000	08 Jun 2026
	16 Tower Drive Briar Hill	3	House	$970,000	03 Jun 2026
	125 Fernside Avenue Briar Hill	3	House	$1,208,000	27 May 2026
	3/110 St Helena Road Briar Hill	3	Unit	$910,000	18 May 2026

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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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