



Briar Hill

Suburb Report



Your connection to property insights



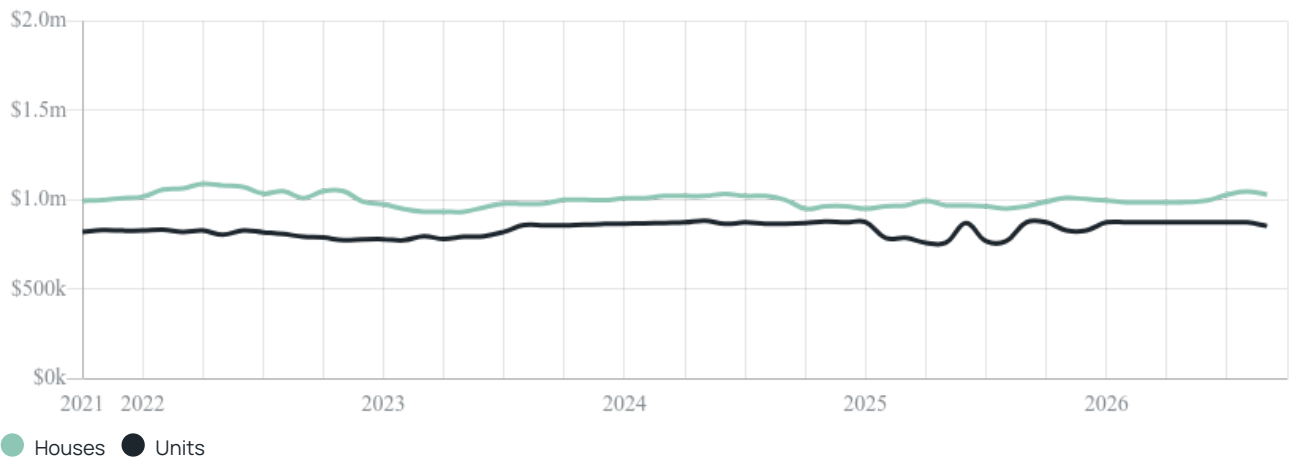
JellisCraig

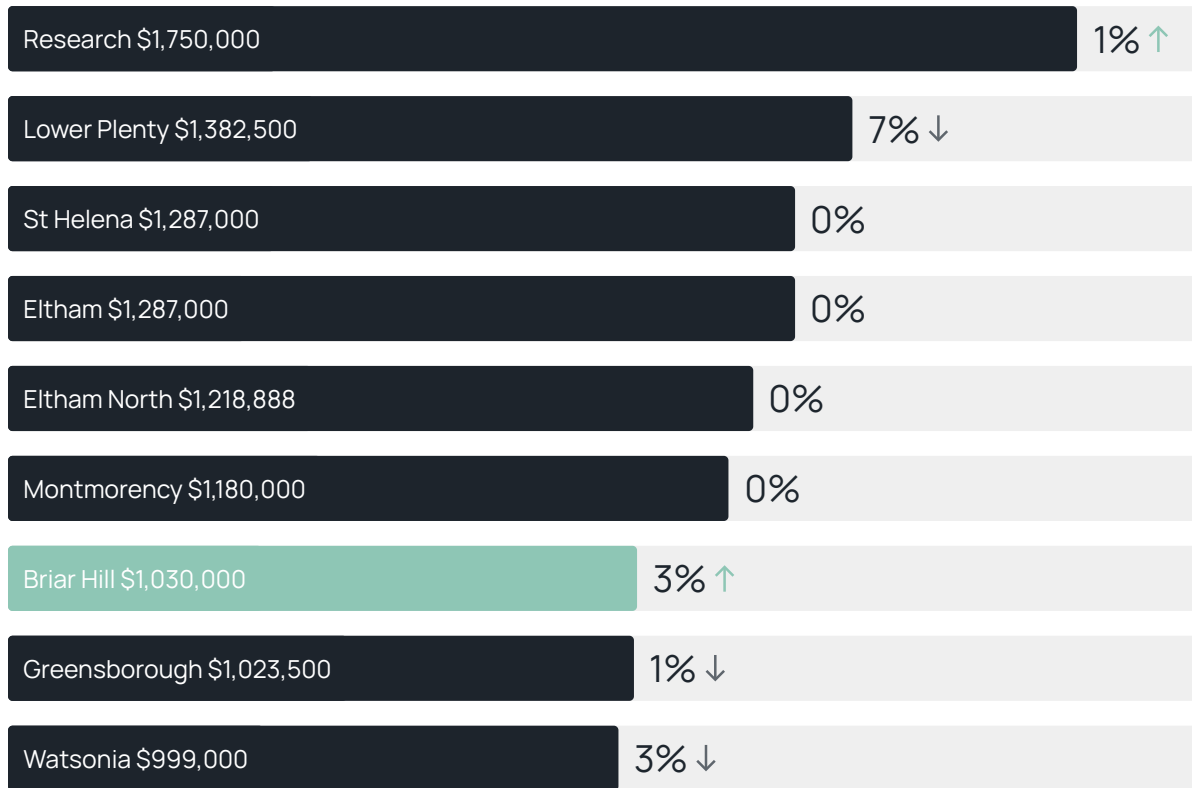
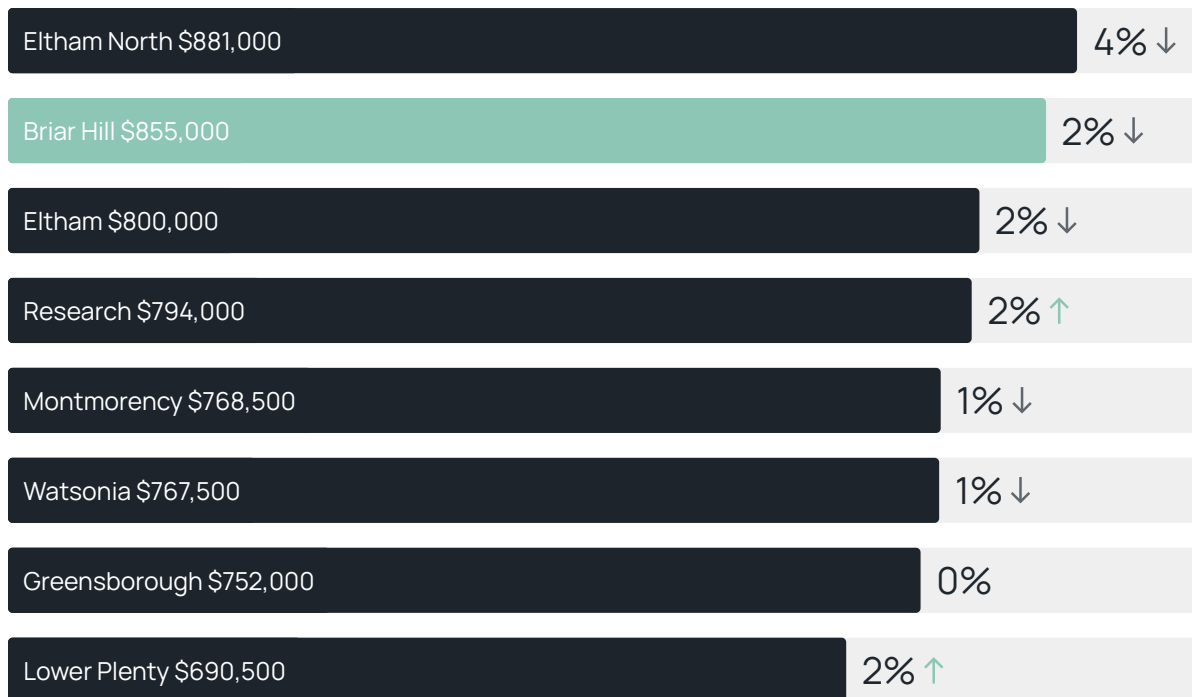
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.03m	-1.67% ↓	\$855k	-2.29% ↓

Briar Hill monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 12%
● Private 88%

Auction clearance rate⁴

100%

Median days on market⁵

House

Unit

31 days

26 days

Average hold period¹

House

Unit

16.9 years

11.5 years

Dwelling type⁷

● Houses 100% ● Units 0%

Ownership⁷

● Owned outright 39% ● Mortgaged 40% ● Rented 20%

Population⁷

3,220

Population growth⁷

2.16%

Median age⁷

42 years

Median household size⁷

2.4 people

Median asking rent per week¹

House

Unit

\$720

\$550

Rental yield⁸

House

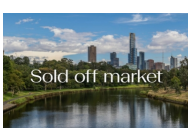
Unit

3.65%

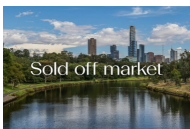
4.02%

Recent Briar Hill sales⁵

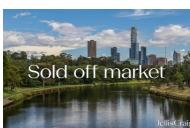
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/95 Karingal Drive Briar Hill	5	House	\$1,000,000	14 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
 1/2 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
 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

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	13 Jul 2026
 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

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 180 Mountain View Road Briar Hill	3	House	\$790,000	18 May 2026
 6 Beaconsfield Road Briar Hill	3	House	\$1,110,000	16 May 2026
 1 Outlook Crescent Briar Hill	3	House	\$840,000	15 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 18/10/2026

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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