



Briar Hill

Suburb Report



Your connection to property insights



JellisCraig

BRIAR HILL SUBURB REPORT

Median house price¹

Median

\$1.05m

Quarterly price change

1.70% ↑

Median unit price¹

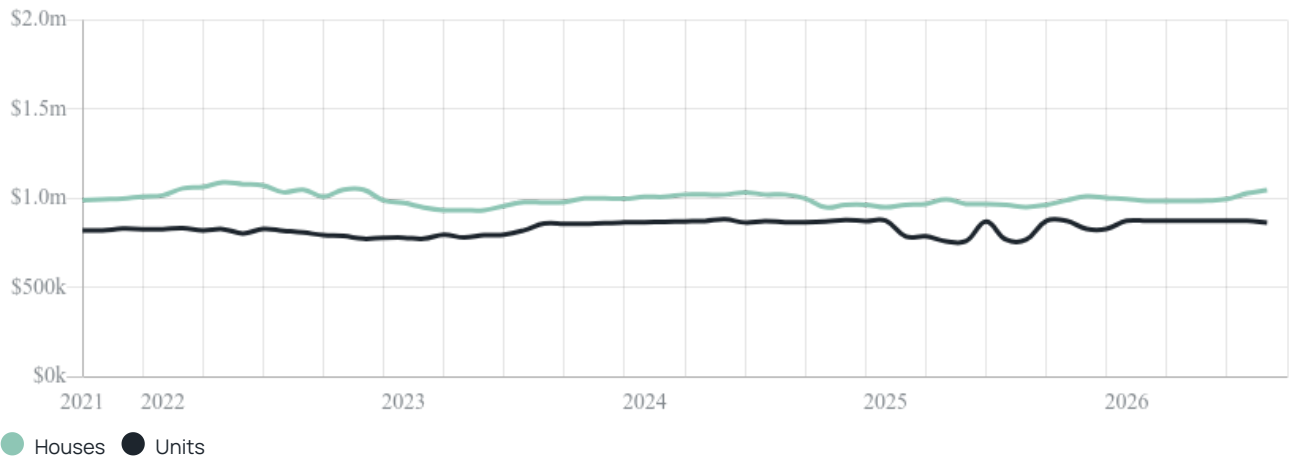
Median

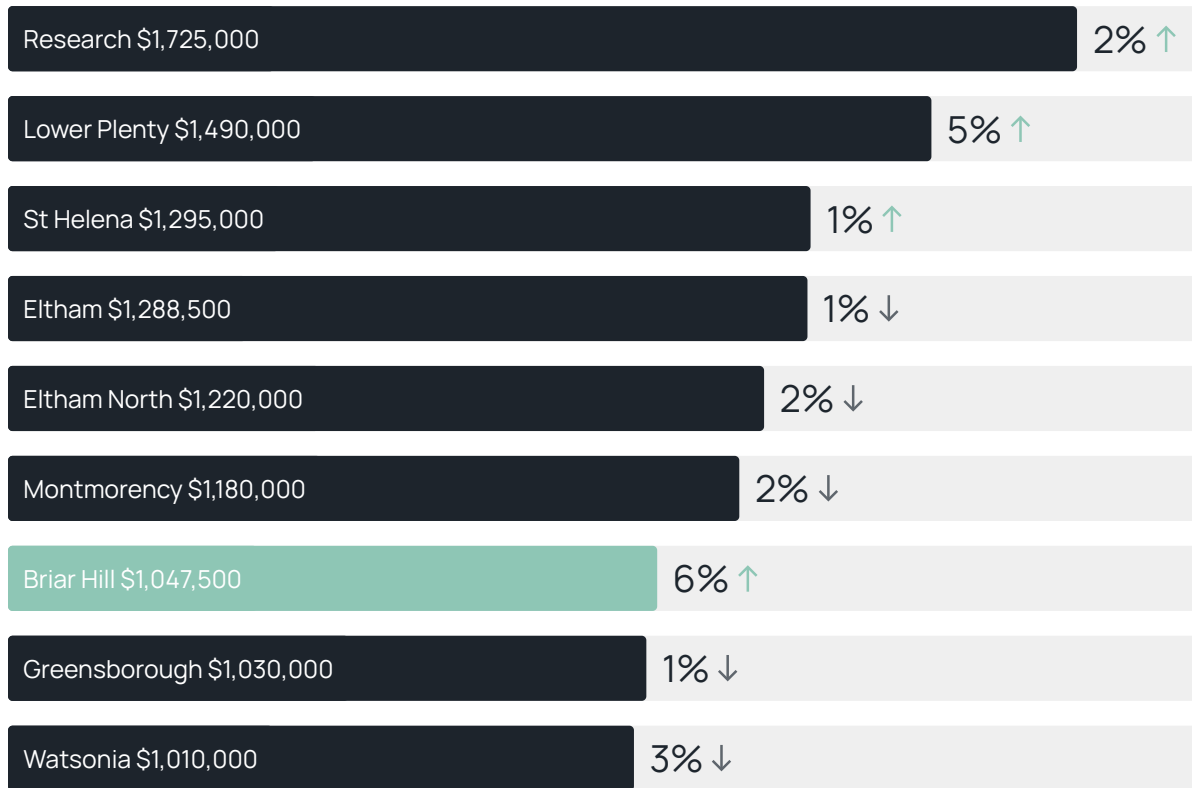
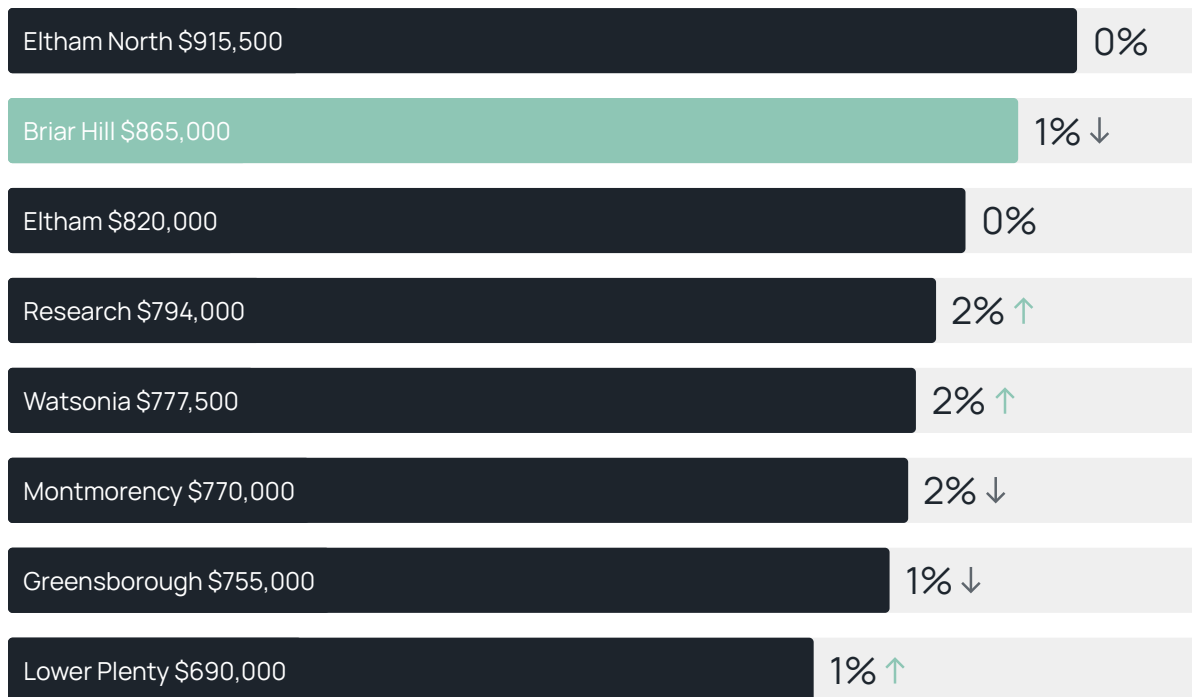
\$865k

Quarterly price change

-1.15% ↓

Briar Hill quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 12%
● Private 88%

Auction clearance rate³

100%

Median days on market³

House

Unit

31 days

29 days

Average hold period¹

House

Unit

14.9 years

12.3 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

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

Population⁵

3,220

Median asking rent per week¹

Unit

\$735

\$570

Population growth⁵

2.16%

Rental yield¹

House

Unit

3.52%

3.98%

Median age⁵

42 years

Median household size⁵

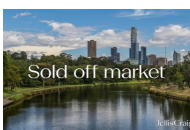
2.4 people

Recent Briar Hill sales²

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

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
 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
 66 Fernside Avenue Briar Hill	3	House	\$930,000	23 Jun 2026

BRIAR HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 7 Wiluna Court Briar Hill	4	House	\$1,720,000	13 May 2026

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Address	Bedrooms	Type	Price	Sold
 4/129 Mountain View Road Briar Hill	2	Townhouse	\$762,000	03 May 2026
 11 Campbell Road Briar Hill	3	House	\$880,000	02 May 2026
 1/226 Mountain View Road Briar Hill	3	Townhouse	\$835,000	24 Apr 2026
 65 Greenwood Street Briar Hill	5	House	\$1,275,000	14 Apr 2026
 21 Hyacinth Street Briar Hill	5	House	\$1,640,000	11 Apr 2026
 1/5 Leach Street Briar Hill	2	Unit	\$700,000	26 Mar 2026
 2/7 Springfield Street Briar Hill	4	House	\$1,480,000	21 Mar 2026
 3/20 Williams Road Briar Hill	2	House	\$826,000	19 Mar 2026
 1/46 Beaconsfield Road Briar Hill	3	House	\$1,035,000	14 Mar 2026
 3/7 Springfield Street Briar Hill	4	Townhouse	\$1,480,000	14 Mar 2026



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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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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