

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.36m

Quarterly Price Change

-2.92% ↓

Median Unit Price*

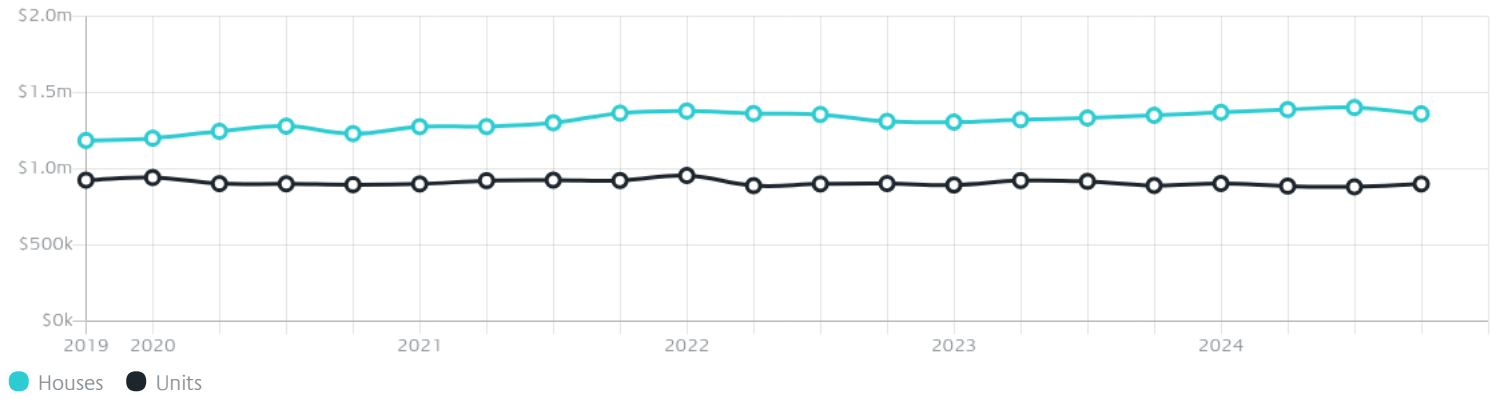
Median

\$900k

Quarterly Price Change

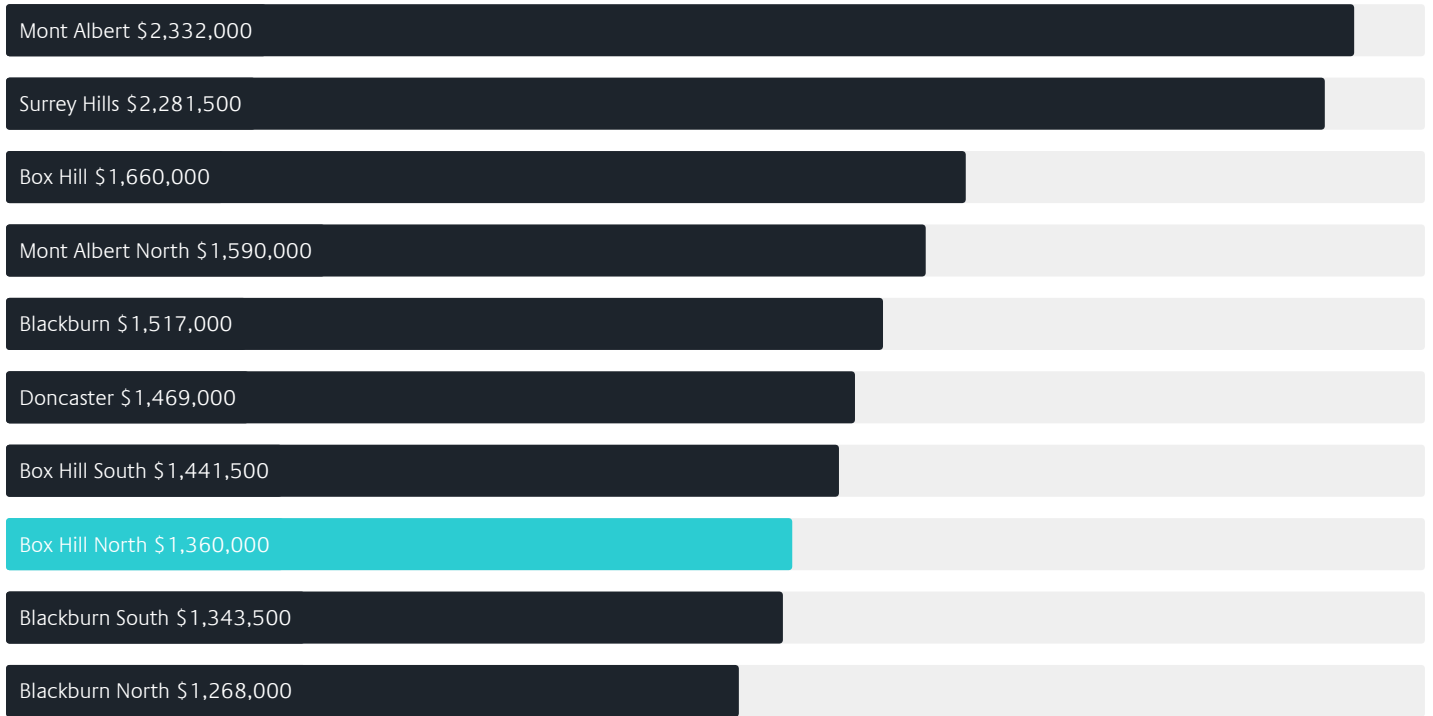
2.15% ↑

Quarterly Price Change*

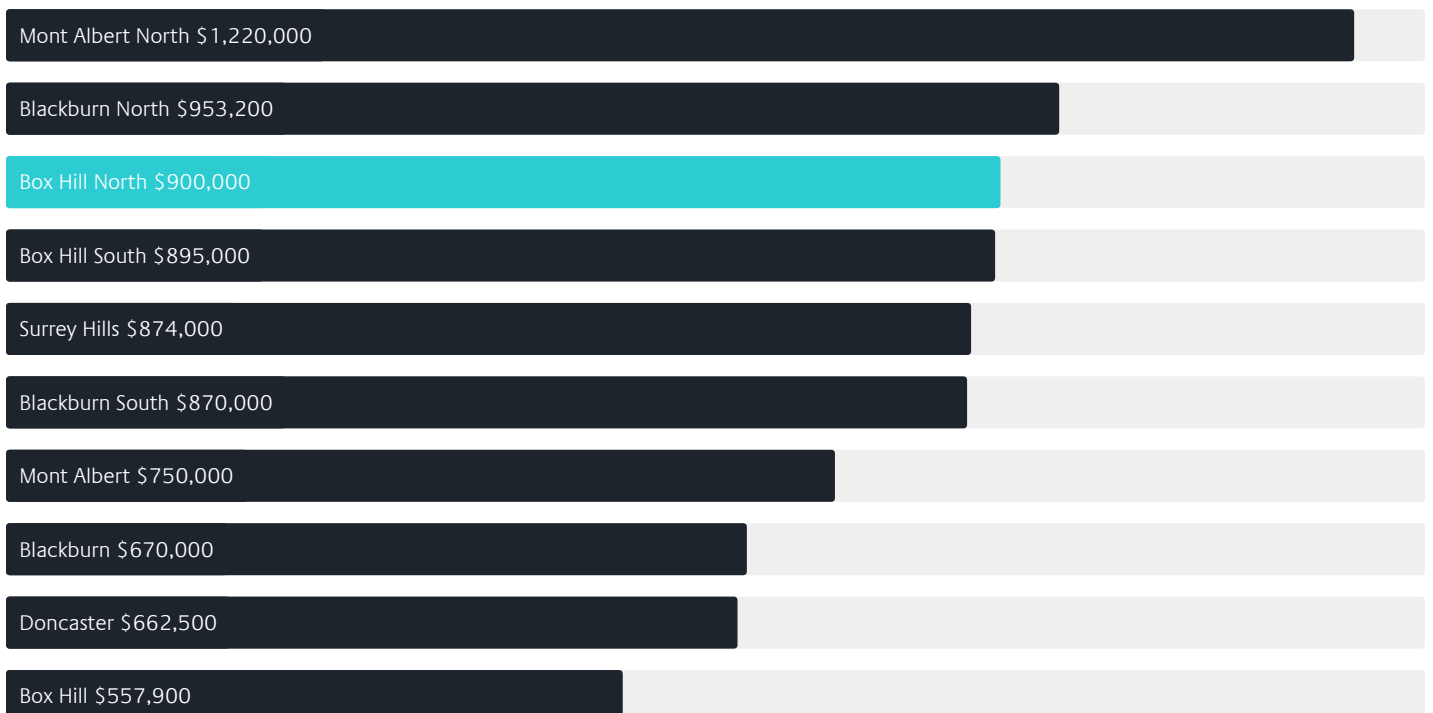


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 71%
● Private 29%

Auction Clearance Rate^{*}

77.78%

Median Days on Market[^]

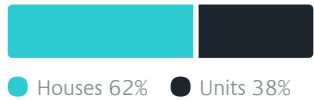
26 days

Average Hold Period^{*}

7.0 years

Insights

Dwelling Type[^]



● Houses 62% ● Units 38%

Ownership[^]



● Owned Outright 38% ● Mortgaged 33% ● Rented 29%

Population[^]

12,337

Median Asking Rent per week^{*}

\$650

Population Growth[^]

3.90%

Rental Yield^{*}

2.42%

Median Age[^]













37 years

Median Household Size[^]













2.6 people

Sold Properties~











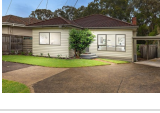

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  76 Dorking Rd Box Hill North | 4 | House | \$1,655,000 | 29 Mar 2025 |
|  4 Kneale Dr Box Hill North | 5 | House | \$2,018,000 | 28 Mar 2025 |
|  4/78 Severn St Box Hill North | 2 | Unit | \$735,000 | 21 Mar 2025 |
|  8/142-144 Thames St Box Hill North | 3 | Townhouse | \$695,000 | 20 Mar 2025 |
|  2/38 Peter St BOX HILL NORTH | 3 | Townhouse | \$1,252,000 | 15 Mar 2025 |
|  3 Harrison St Box Hill North | 3 | House | \$1,238,000 | 15 Mar 2025 |
|  5 Packham St Box Hill North | 3 | House | \$1,406,000 | 15 Mar 2025 |
|  2/41 Medway St Box Hill North | 2 | Unit | \$710,000 | 14 Mar 2025 |
|  1/4 Ovens St Box Hill North | 3 | Townhouse | \$960,000 | 10 Mar 2025 |
|  35 Marshall Rd Box Hill North | 3 | House | \$1,265,000 | 06 Mar 2025 |
|  1 Tynong St Box Hill North | 0 | House | \$1,320,000 | 01 Mar 2025 |
|  3/32 Severn St BOX HILL NORTH | 2 | Unit | \$728,000 | 27 Feb 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  23 Heathfield Rise Box Hill North | 4 | House | \$1,270,000 | 25 Feb 2025 |
|  6 Mitta St Box Hill North | 2 | House | \$1,482,000 | 22 Feb 2025 |
|  2/465 Middleborough Rd Box Hill North | 3 | Townhouse | \$975,000 | 19 Feb 2025 |
|  830 Station St Box Hill North | 4 | House | \$1,660,000 | 19 Feb 2025 |
|  2/27 Shannon St Box Hill North | 3 | Townhouse | \$1,180,000 | 15 Feb 2025 |
|  15 Boxleigh Gr Box Hill North | 4 | House | \$1,340,000 | 15 Feb 2025 |
|  15 Patrick St Box Hill North | 3 | House | \$1,342,000 | 15 Feb 2025 |
|  8 Saxton St Box Hill North | 3 | House | \$1,726,000 | 15 Feb 2025 |
|  37 Werder St Box Hill North | 6 | House | \$1,931,000 | 15 Feb 2025 |
|  3/27 Shannon St Box Hill North | 3 | Townhouse | \$1,180,000 | 15 Feb 2025 |
|  5 Lyndhurst Cr Box Hill North | 4 | House | \$1,262,000 | 15 Feb 2025 |
|  3/71 Severn St Box Hill North | 3 | Townhouse | \$858,000 | 13 Feb 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  2/3 Simmons St Box Hill North | 2 | Townhouse | \$805,000 | 08 Feb 2025 |
|  3 Boyland Ct Box Hill North | 3 | House | \$1,180,000 | 08 Feb 2025 |
|  12 Twyford St Box Hill North | 3 | House | \$1,331,600 | 08 Feb 2025 |
|  2/47 Springfield Rd Box Hill North | 3 | Unit | \$918,000 | 24 Jan 2025 |
|  3/22 Thames St Box Hill North | 2 | Flat/Unit/Apartment | \$785,000 | 06 Jan 2025 |
|  30 Packham St Box Hill North | 3 | House | \$1,103,000 | 19 Dec 2024 |
|  4/99 Nelson Rd Box Hill North | 2 | Unit | \$680,000 | 16 Dec 2024 |
|  24 Ovens St Box Hill North | 2 | House | \$878,000 | 14 Dec 2024 |
|  33 Severn St Box Hill North | 5 | House | \$2,450,000 | 14 Dec 2024 |
|  2/9 Goulburn St Box Hill North | 2 | Flat/Unit/Apartment | \$690,000 | 11 Dec 2024 |
|  5 Harrison St Box Hill North | 2 | House | \$865,000 | 07 Dec 2024 |
|  1a Richard St Box Hill North | 3 | Unit | \$891,000 | 07 Dec 2024 |

Jellis Craig

Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jellisraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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