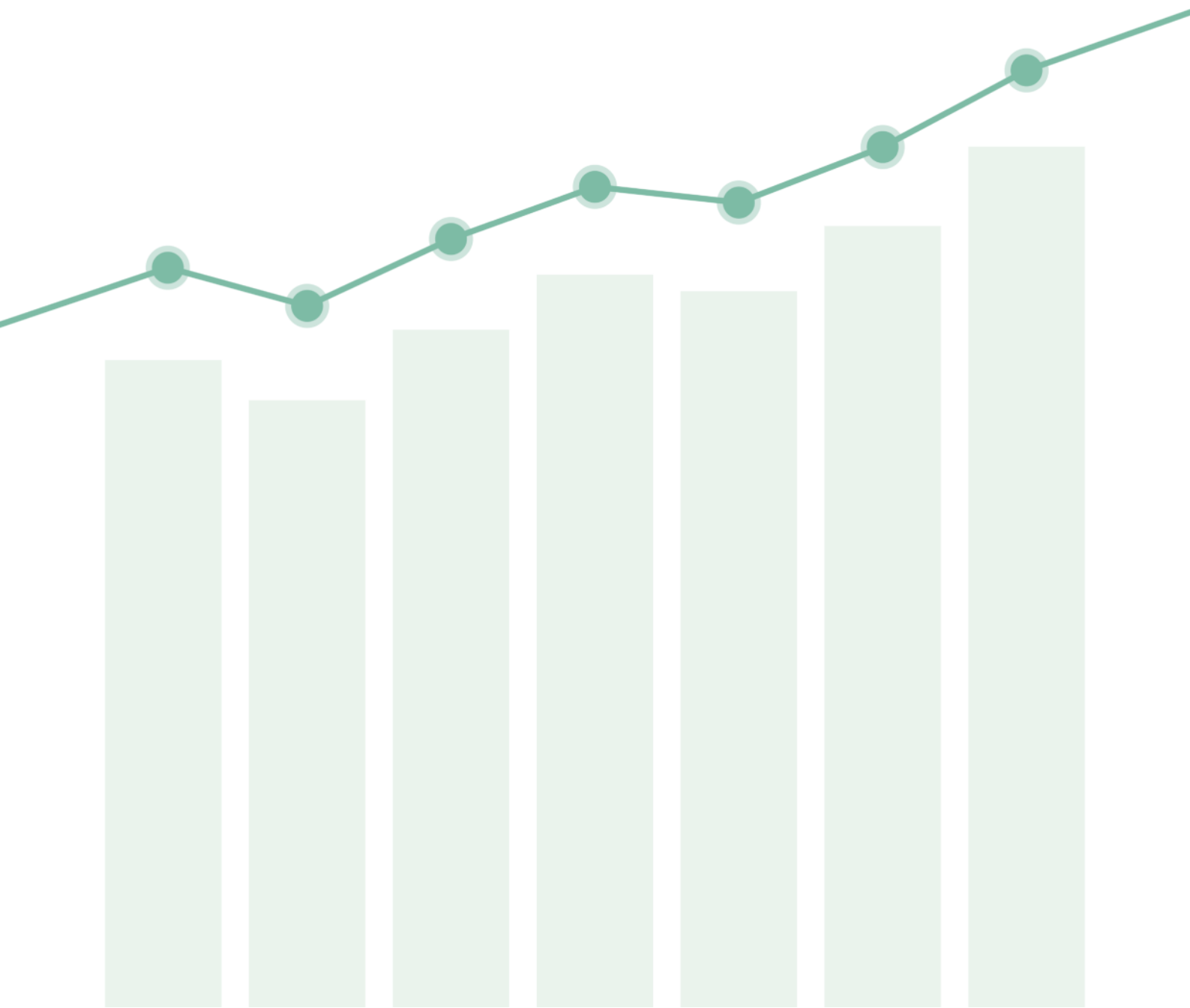


JellisCraig

BOX HILL NORTH

Suburb Report

Know your neighbourhood.



BOX HILL NORTH SUBURB REPORT

Median House Price*

Median

\$1.36m

Quarterly Price Change

1.26% ↑

Median Unit Price*

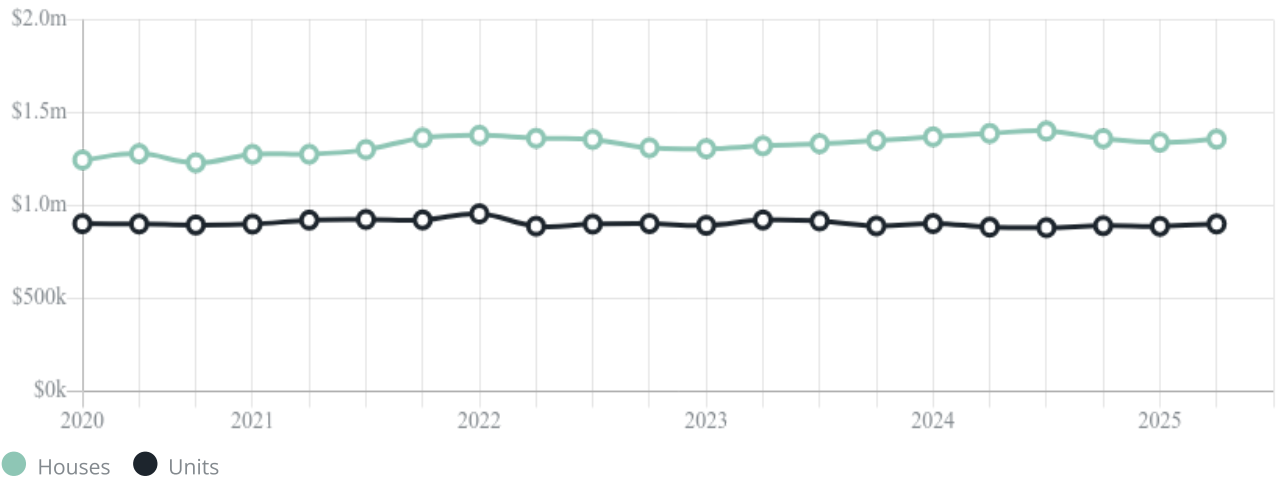
Median

\$901k

Quarterly Price Change

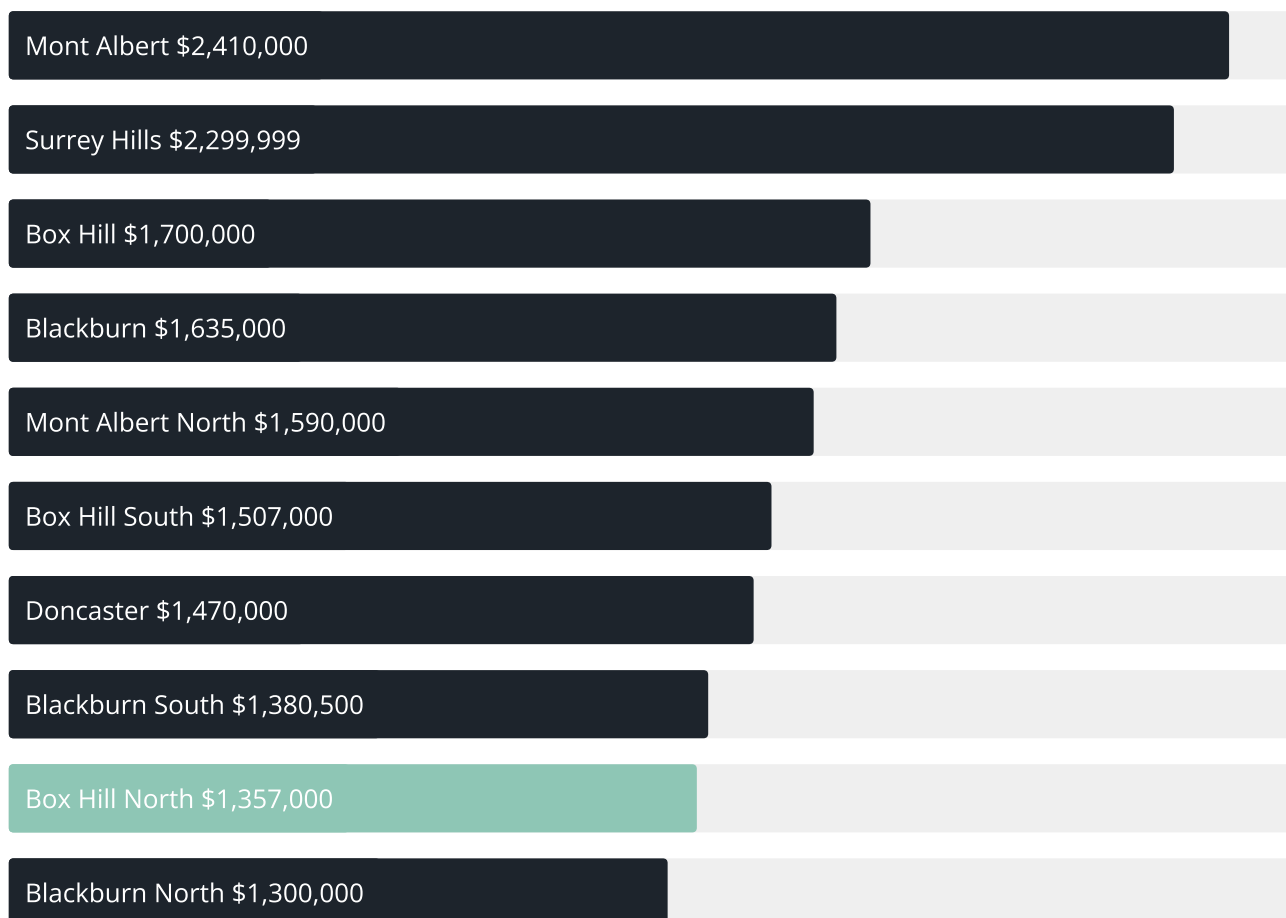
1.46% ↑

Quarterly Price Change*

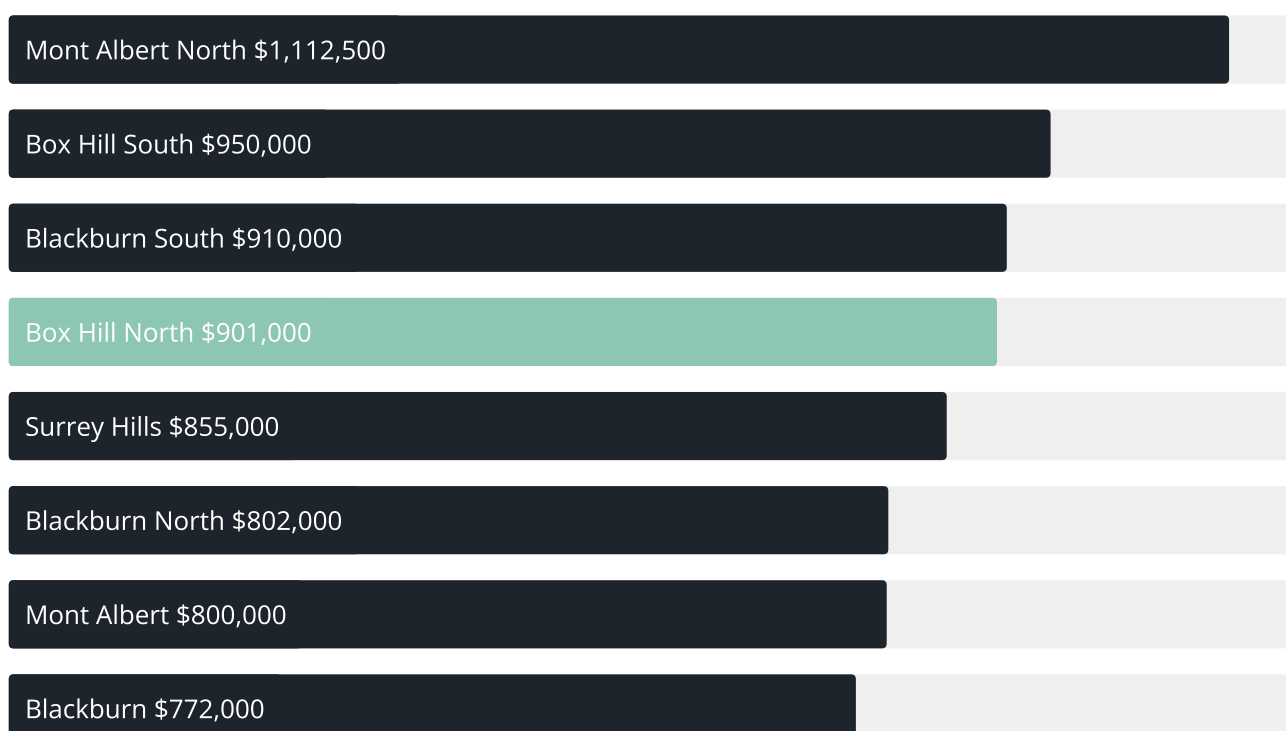


BOX HILL NORTH SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



Doncaster \$667,500

Box Hill \$559,900

BOX HILL NORTH SUBURB REPORT

Sale Method*



● Auction 81%
● Private 19%

Auction Clearance Rate*

85.11%

Median Days on Market^

26 days

Average Hold Period*

7.0 years

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

BOX HILL NORTH SUBURB REPORT











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
 10 Eram Rd Box Hill North	5	House	\$1,560,000	26 Jul 2025
 2 Inglis St Box Hill North	3	House	\$1,085,000	26 Jul 2025
 27 Aspinall Rd Box Hill North	1	House	\$1,291,000	26 Jul 2025
 1/2 Boxleigh Gr Box Hill North	2	Unit	\$705,000	23 Jul 2025
 37a Twyford St Box Hill North	3	Unit	\$926,500	19 Jul 2025
 7/231 Dorking Rd Box Hill North	4	Townhouse	\$938,000	19 Jul 2025
 2/12 Loraine Av Box Hill North	3	Townhouse	\$951,000	12 Jul 2025
 140 Dorking Rd Box Hill North	4	House	\$1,365,000	12 Jul 2025
 12 Patrick St Box Hill North	4	House	\$1,850,000	05 Jul 2025
 9 Olympiad Cr Box Hill North	4	House	\$1,618,000	05 Jul 2025

BOX HILL NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/900 Station St Box Hill North	2	Unit	\$705,000	28 Jun 2025
 4 Twyford St Box Hill North	3	House	\$1,400,500	28 Jun 2025
 3/5 Padgham Ct Box Hill North	2	Unit	\$693,000	28 Jun 2025
 15 Kneale Dr Box Hill North	4	House	\$1,780,000	26 Jun 2025
 1/119 Nelson Rd Box Hill North	2	Villa	\$813,000	24 Jun 2025
 19 Simmons St Box Hill North	3	House	\$1,500,000	19 Jun 2025
 46 Karen St Box Hill North	3	House	\$895,000	17 Jun 2025
 73 Woodhouse Gr Box Hill North	3	House	\$1,260,000	14 Jun 2025
 20 Saxton St Box Hill North	6	House	\$1,835,000	14 Jun 2025
 12 Boxleigh Gr Box Hill North	3	House	\$1,321,500	14 Jun 2025

BOX HILL NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 29 Werder St Box Hill North	4	House	\$1,603,000	14 Jun 2025
 1/4 Loddon St Box Hill North	4	Townhouse	\$1,290,000	13 Jun 2025
 2/27-29 Clyde St Box Hill North	4	Townhouse	\$1,308,000	06 Jun 2025
 16 Shanklin St Box Hill North	3	House	\$1,230,000	04 Jun 2025
 123 Shannon St Box Hill North	3	House	\$1,350,000	04 Jun 2025
 792a Station St Box Hill North	3	Townhouse	\$910,000	31 May 2025
 183 Dorking Rd Box Hill North	3	House	\$1,357,000	31 May 2025
 1a Second Av Box Hill North	3	House	\$1,047,000	31 May 2025
 2/12 Wimmera St Box Hill North	2	Unit	\$981,000	31 May 2025
 2/4 Eram Rd Box Hill North	3	House	\$1,191,000	31 May 2025



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166 Whitehorse Road, Blackburn
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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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