

# JellisCraig

BOX HILL NORTH

# Suburb Report

Know your neighbourhood.



BOX HILL NORTH SUBURB REPORT

Median House Price\*

Median

\$1.38m

Quarterly Price Change

1.58% ↑

Median Unit Price\*

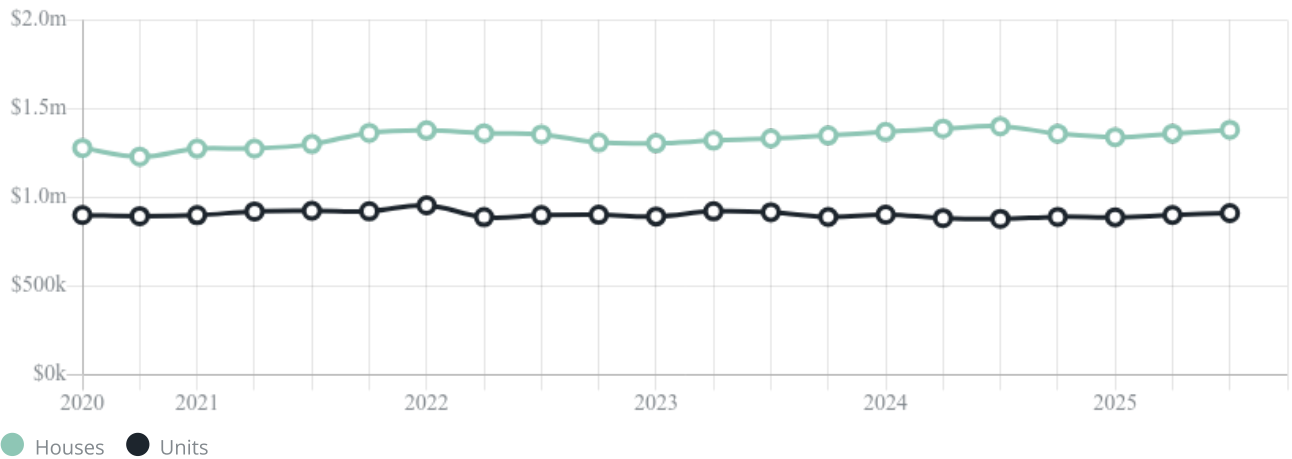
Median

\$912k

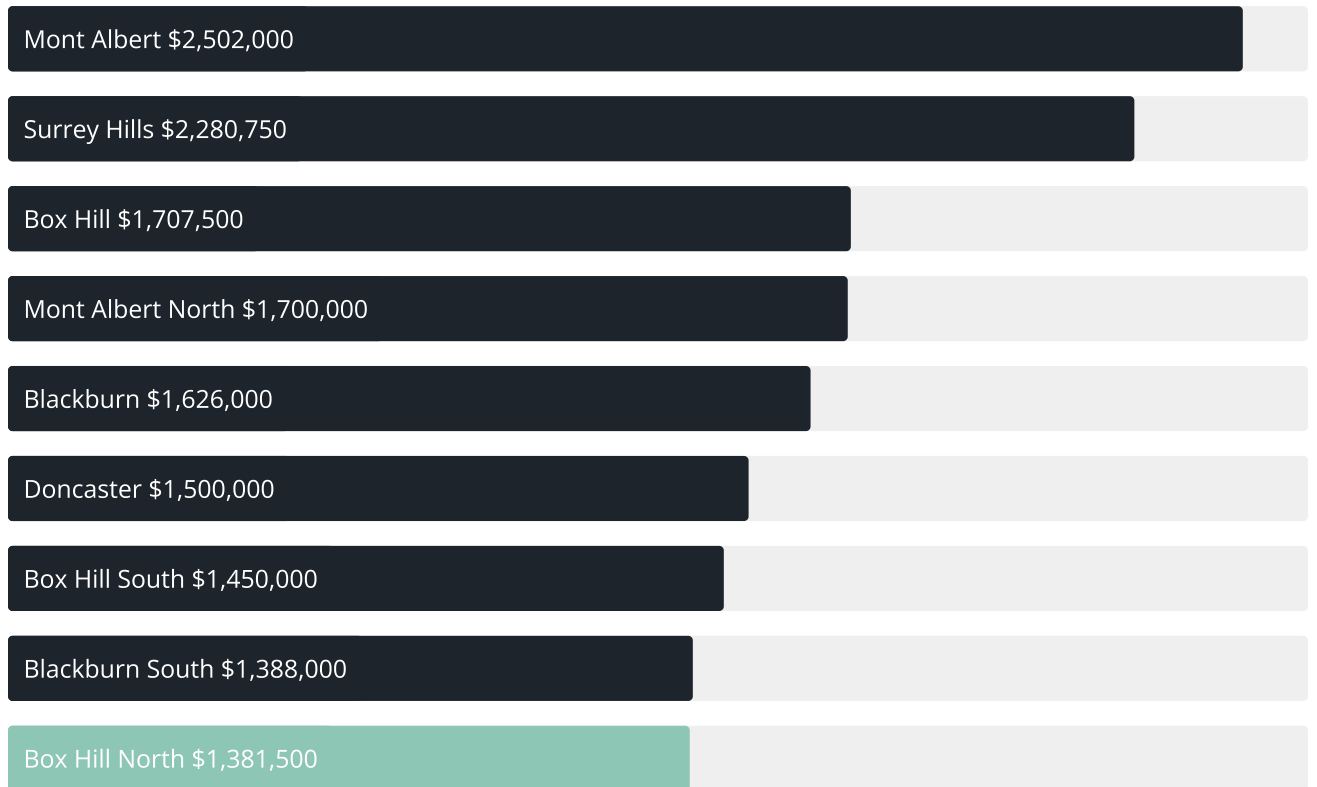
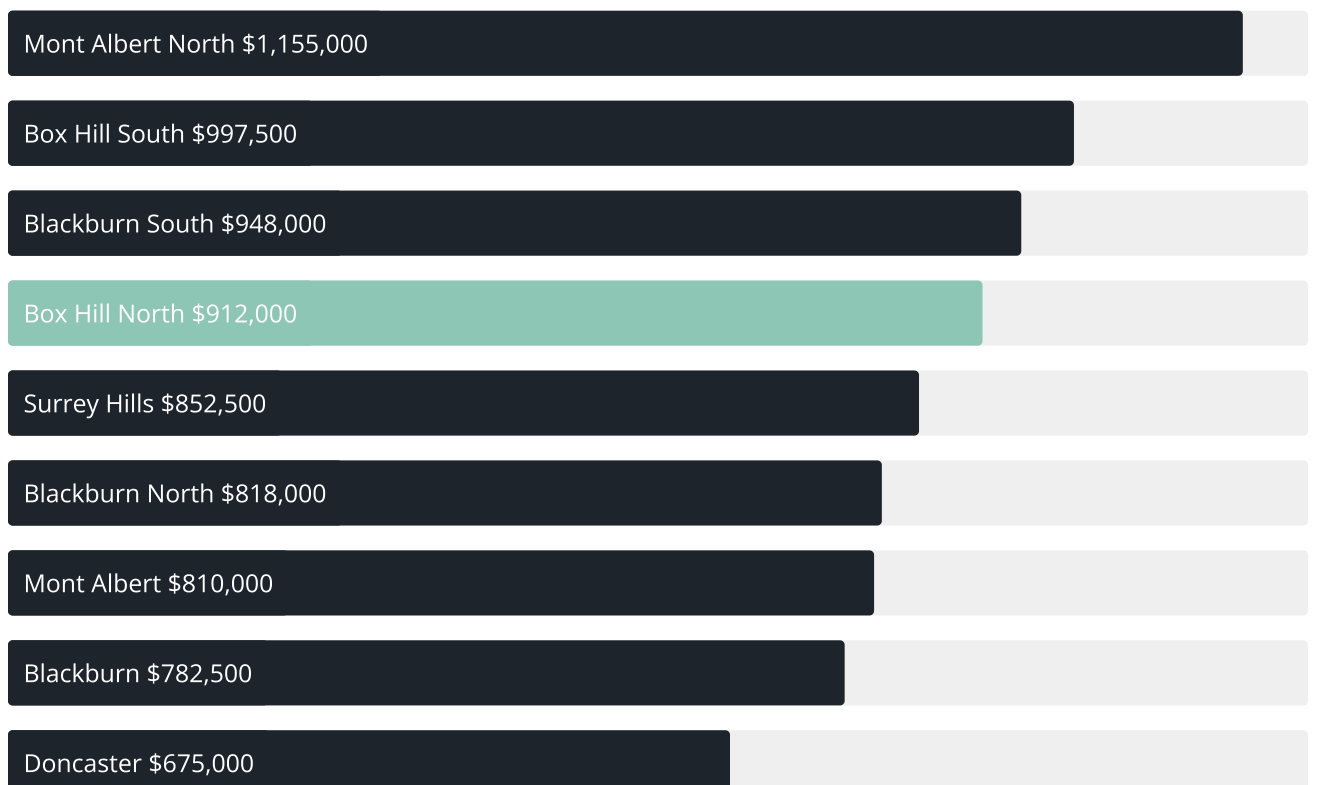
Quarterly Price Change

1.22% ↑

Quarterly Price Change\*



## BOX HILL NORTH SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BOX HILL NORTH SUBURB REPORT

## Sale Method\*



● Auction 79%  
● Private 21%

## Auction Clearance Rate\*

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**85.48%**

## Median Days on Market^

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**31 days**

## Average Hold Period\*

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**7.0 years**

## Dwelling Type^



● Houses 62% ● Units 38%

## Ownership^



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

## Population^

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**12,337**

## Median Asking Rent per week\*

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**\$650**

## Population Growth^

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**3.90%**

## Rental Yield\*

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**2.42%**

## Median Age^

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**37 years**

## Median Household Size^

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**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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

| Address                                                                                                                      | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  51a Peter St<br>Box Hill North             | 4        | House     | \$1,180,000 | 27 Nov 2025 |
|  22 Maude St<br>Box Hill North              | 5        | House     | \$2,360,000 | 27 Nov 2025 |
|  1c Werder St<br>Box Hill North             | 3        | House     | \$1,450,000 | 26 Nov 2025 |
|  17 Springfield Rd<br>Box Hill North       | 4        | House     | \$1,690,000 | 22 Nov 2025 |
|  9 Kneale Dr<br>Box Hill North            | 5        | House     | \$1,390,000 | 20 Nov 2025 |
|  3/4 Janda Ct<br>Box Hill North           | 4        | Townhouse | \$1,340,000 | 18 Nov 2025 |
|  583 Middleborough Rd<br>Box Hill North   | 4        | House     | \$1,085,000 | 17 Nov 2025 |
|  3/501 Middleborough Rd<br>Box Hill North | 2        | Unit      | \$780,000   | 15 Nov 2025 |
|  32 Maude St<br>Box Hill North            | 3        | House     | \$1,456,000 | 11 Nov 2025 |
|  2 Reid St<br>Box Hill North              | 7        | House     | \$1,910,000 | 09 Nov 2025 |

## BOX HILL NORTH SUBURB REPORT

| Address                                                                                                                   | Bedrooms | Type      | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  23 Garden St<br>Box Hill North          | 5        | House     | \$3,180,000 | 08 Nov 2025 |
|  13 Twyford St<br>Box Hill North         | 4        | House     | \$1,501,000 | 01 Nov 2025 |
|  1/66 Tyne St<br>Box Hill North          | 3        | Unit      | \$1,282,000 | 01 Nov 2025 |
|  58 Woodhouse Gr<br>Box Hill North       | 3        | House     | \$1,238,000 | 01 Nov 2025 |
|  26 Simmons St<br>Box Hill North        | 3        | House     | \$1,181,000 | 25 Oct 2025 |
|  3/68 Springfield Rd<br>BOX HILL NORTH | 3        | Townhouse | \$890,000   | 25 Oct 2025 |
|  1 Twyford St<br>Box Hill North        | 5        | House     | \$2,712,000 | 25 Oct 2025 |
|  99 Clyde St<br>Box Hill North         | 4        | House     | \$2,140,300 | 25 Oct 2025 |
|  15a Kneale Dr<br>Box Hill North       | 4        | House     | \$1,830,000 | 23 Oct 2025 |
|  2 Kay Ct<br>Box Hill North            | 3        | House     | \$1,535,000 | 22 Oct 2025 |

## BOX HILL NORTH SUBURB REPORT

| Address                                                                                                                      | Bedrooms | Type      | Price       | Sold        |
|------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  623 Middleborough Rd<br>Box Hill North     | 3        | House     | \$1,080,000 | 21 Oct 2025 |
|  4 First Av<br>BOX HILL NORTH               | 4        | House     | \$1,345,000 | 18 Oct 2025 |
|  23 Aspinall Rd<br>Box Hill North           | 5        | House     | \$1,350,000 | 11 Oct 2025 |
|  1/11 Medway St<br>Box Hill North           | 4        | Townhouse | \$1,470,000 | 11 Oct 2025 |
|  69 Woodhouse Gr<br>Box Hill North         | 4        | House     | \$2,080,000 | 11 Oct 2025 |
|  76 Harrison St<br>Box Hill North         | 3        | House     | \$1,199,000 | 11 Oct 2025 |
|  2/15 Ashley St<br>Box Hill North         | 4        | Townhouse | \$1,172,000 | 11 Oct 2025 |
|  14 Kneale Dr<br>Box Hill North           | 3        | House     | \$830,000   | 10 Oct 2025 |
|  18 Currie St<br>BOX HILL NORTH           | 3        | House     | \$1,200,000 | 04 Oct 2025 |
|  37 Cherry Orchard Rise<br>Box Hill North | 3        | House     | \$1,265,000 | 04 Oct 2025 |



Whitehorse Office  
166 Whitehorse Road, Blackburn  
03 9908 5700

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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