

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.36m

Quarterly Price Change

-2.92% ↓

Median Unit Price*

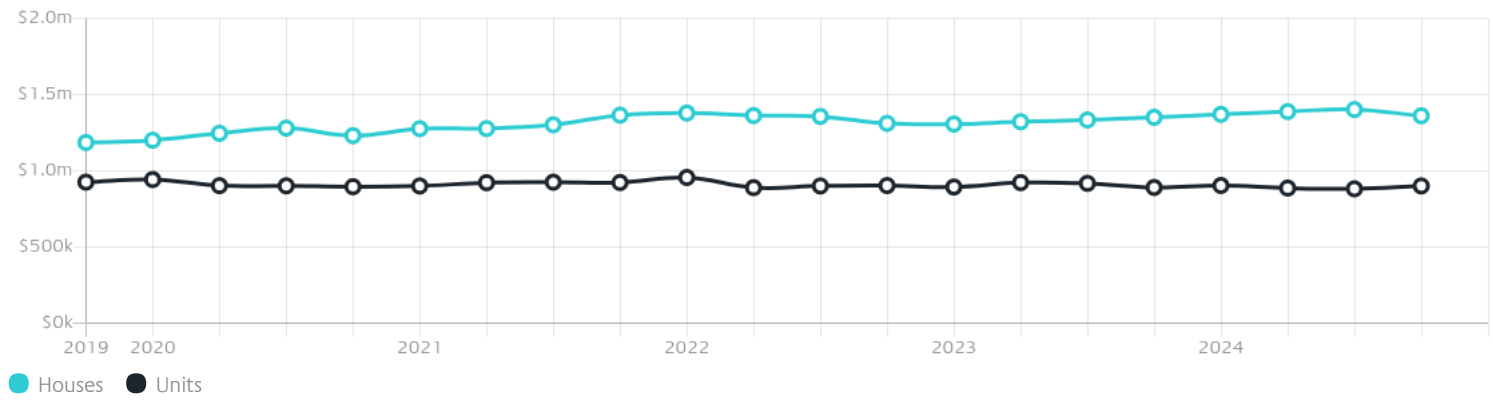
Median

\$900k

Quarterly Price Change

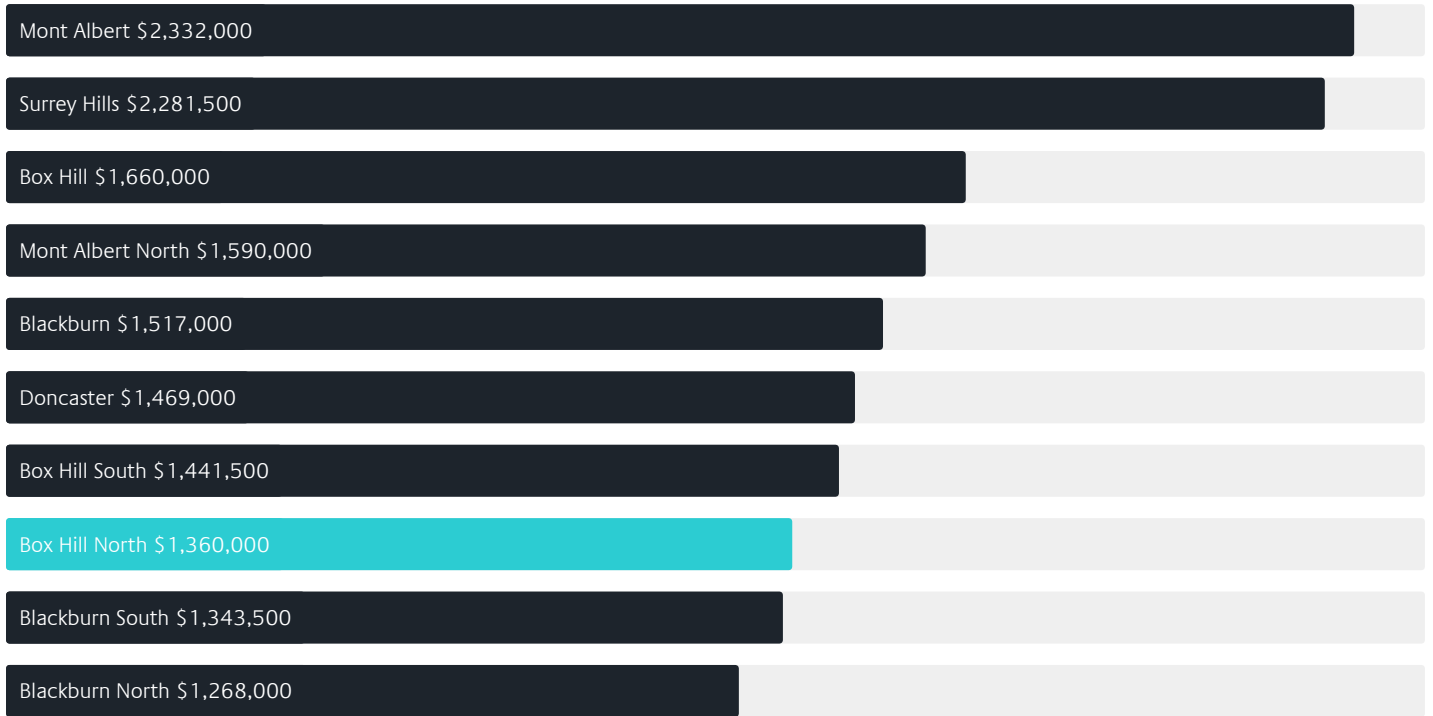
2.15% ↑

Quarterly Price Change*

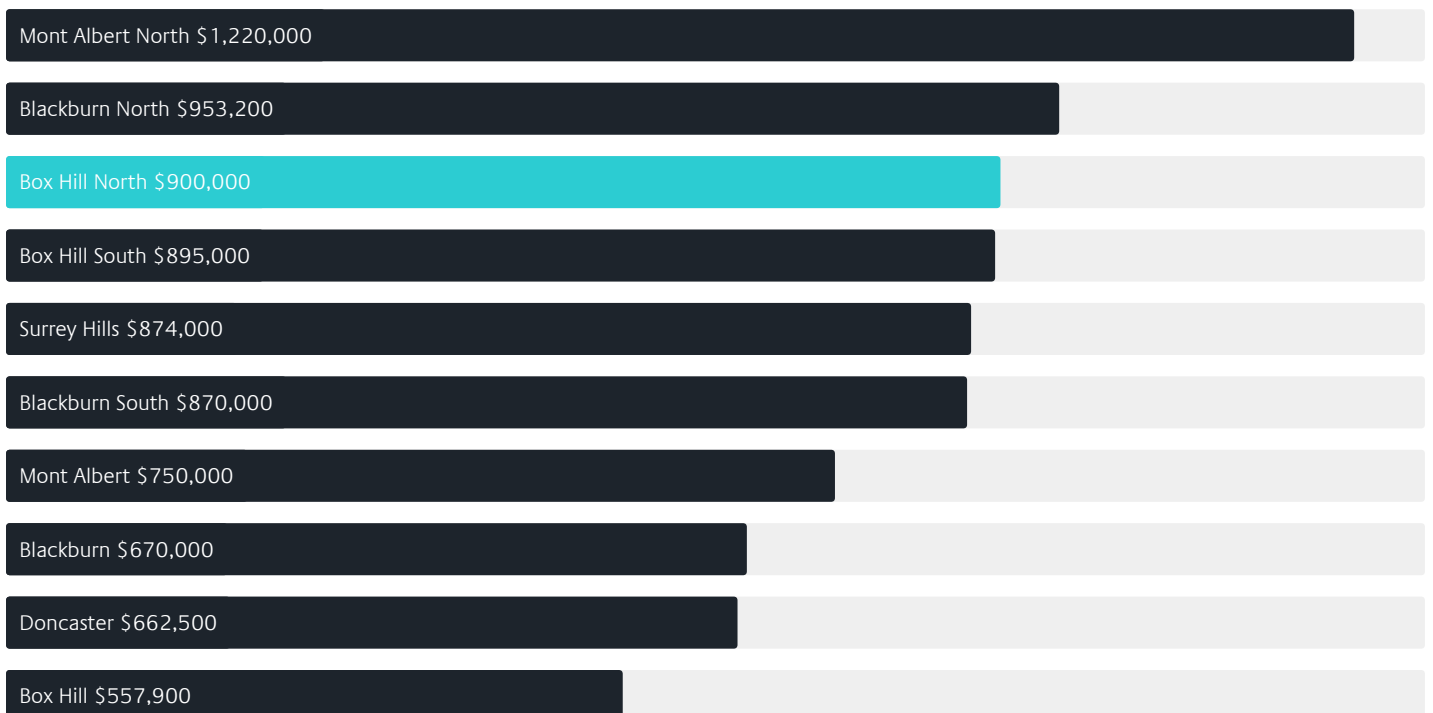


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 56%
● Private 44%

Auction Clearance Rate^{*}

96%

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[^]


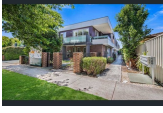






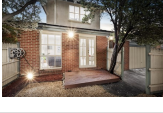
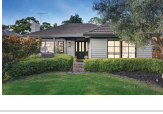
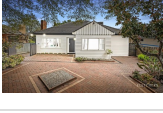

2.6 people

Sold Properties~









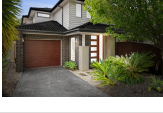
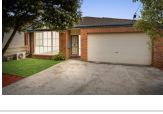


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/47 Springfield Rd Box Hill North	3	Unit	\$918,000	24 Jan 2025
 24 Ovens St Box Hill North	2	House	\$878,000	14 Dec 2024
 8 Martin St Box Hill North	3	House	\$1,306,000	07 Dec 2024
 1a Richard St Box Hill North	3	Unit	\$891,000	07 Dec 2024
 6/100 Thames St Box Hill North	4	Townhouse	\$808,000	07 Dec 2024
 5 Boyland Ct Box Hill North	4	House	\$1,451,000	30 Nov 2024
 30 Karen St Box Hill North	5	House	\$1,300,000	30 Nov 2024
 2/17 Wimmera St Box Hill North	3	Unit	\$935,000	28 Nov 2024
 36 Heathfield Rise Box Hill North	3	House	\$1,240,000	27 Nov 2024
 30 Aspinall Rd Box Hill North	3	House	\$1,100,000	27 Nov 2024
 4/4 Amaroo Ct Box Hill North	2	Townhouse	\$702,500	27 Nov 2024
 7/19 Paul Av Box Hill North	3	Flat/Unit/Apartment	\$820,000	26 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/5 Padgham Ct Box Hill North	2	Unit	\$648,000	25 Nov 2024
 7/100 Thames St Box Hill North	3	Townhouse	\$765,000	23 Nov 2024
 6 Martin St Box Hill North	3	House	\$1,320,000	23 Nov 2024
 42 Killara St BOX HILL NORTH	3	House	\$1,282,000	23 Nov 2024
 2/22 Paisley St BOX HILL NORTH	3	Townhouse	\$912,000	23 Nov 2024
 32 Woodhouse Gr Box Hill North	4	House	\$1,500,000	16 Nov 2024
 3/9 Goulburn St Box Hill North	2	Unit	\$640,000	16 Nov 2024
 102 Clyde St Box Hill North	5	House	\$1,280,000	13 Nov 2024
 1/887 Station St Box Hill North	3	Flat/Unit/Apartment	\$882,000	13 Nov 2024
 50 Eram Rd Box Hill North	4	House	\$1,250,000	11 Nov 2024
 965 Station St Box Hill North	4	House	\$1,128,000	10 Nov 2024
 25 Garden St Box Hill North	3	House	\$1,461,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/5a Ashley St Box Hill North	3	Unit	\$965,000	09 Nov 2024
 4 Second Av Box Hill North	4	House	\$1,390,000	09 Nov 2024
 2/82 Severn St Box Hill North	3	Townhouse	\$1,132,000	09 Nov 2024
 29 Eram Rd Box Hill North	3	House	\$1,285,000	07 Nov 2024
 2/71 Severn St Box Hill North	3	Townhouse	\$838,000	07 Nov 2024
 2c Ronald St Box Hill North	3	Townhouse	\$1,191,000	02 Nov 2024
 34 Woodhouse Gr BOX HILL NORTH	4	House	\$1,580,000	01 Nov 2024
 4/647 Middleborough Rd Box Hill North	3	Unit	\$828,000	01 Nov 2024
 1A Boxleigh Gr Box Hill North	3	Townhouse	\$1,200,000	29 Oct 2024
 54 Shannon St Box Hill North	3	House	\$1,030,000	28 Oct 2024
 38 Clyde St Box Hill North	3	House	\$1,464,000	26 Oct 2024
 4/2b Derwent St Box Hill North	3	Townhouse	\$848,000	26 Oct 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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