

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.34m

Quarterly Price Change

-1.39% ↓

## Median Unit Price\*

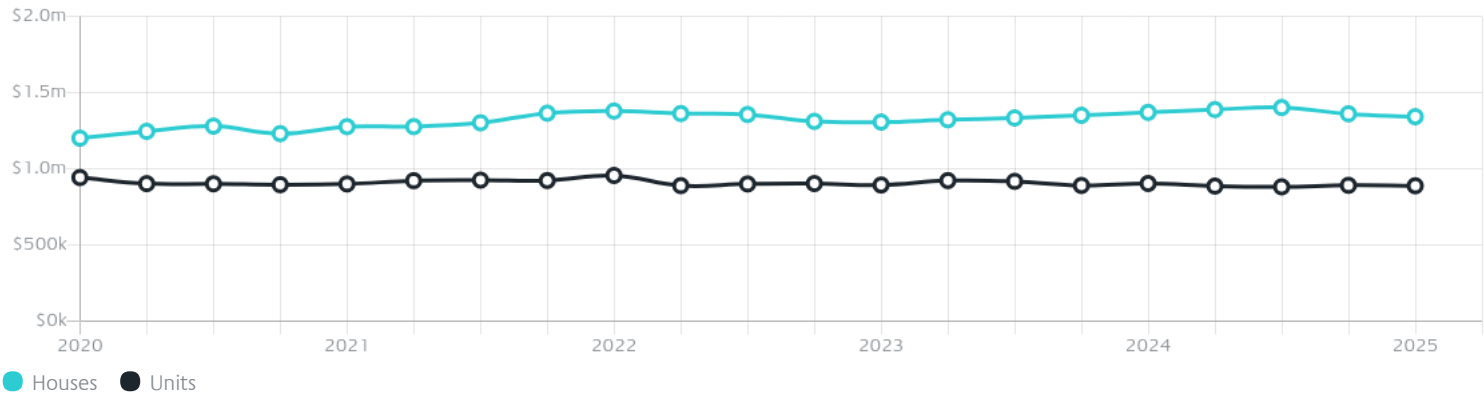
Median

\$888k

Quarterly Price Change

-0.33% ↓

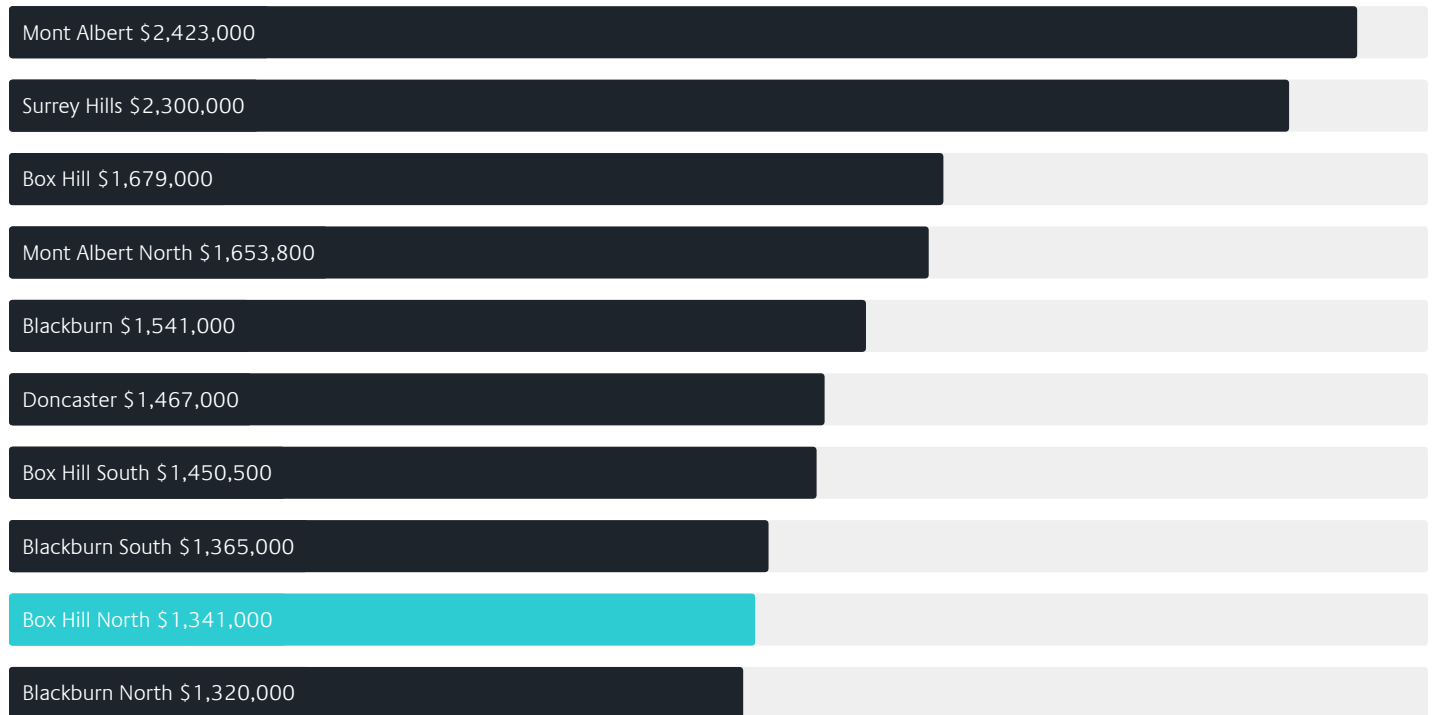
## Quarterly Price Change\*



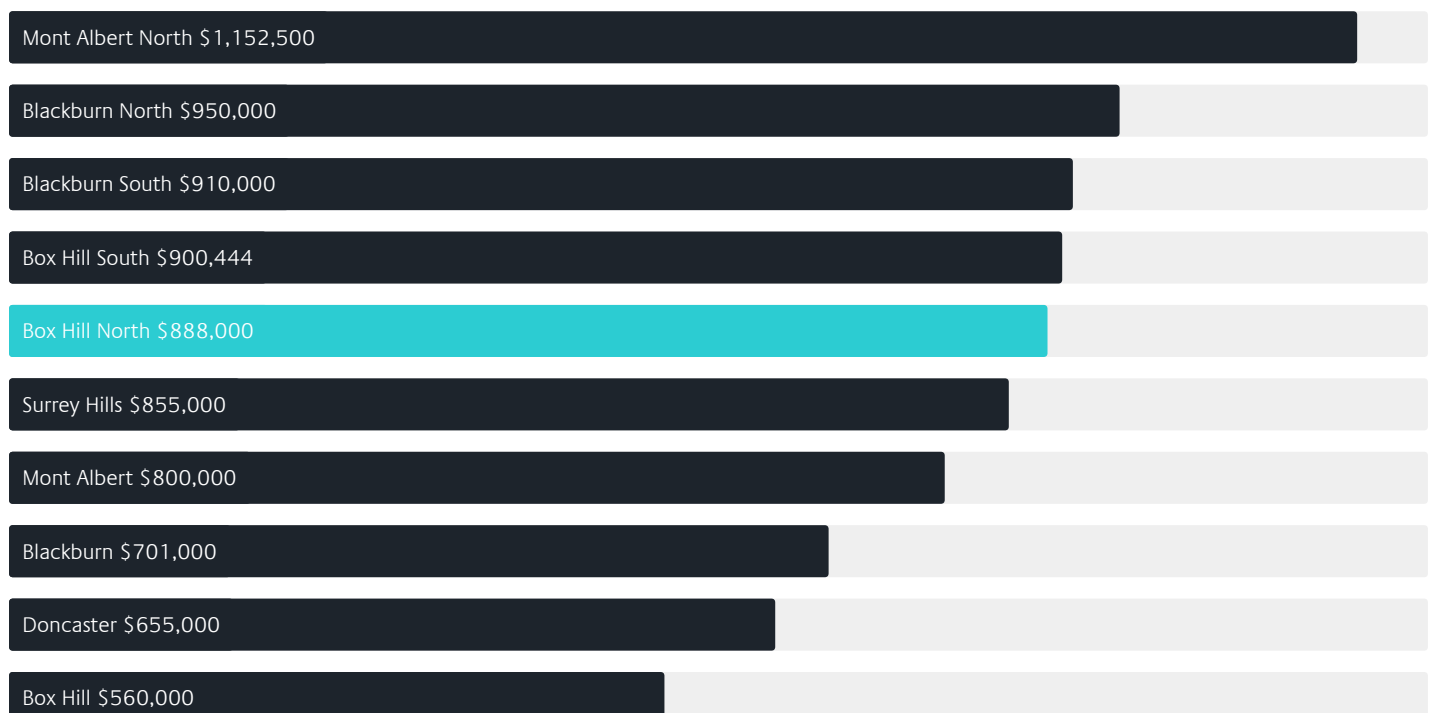
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 75%  
● Private 25%

Auction Clearance Rate\*

78.05%

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^









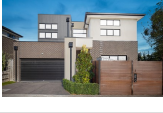
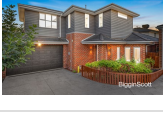
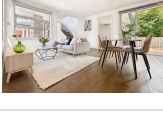

2.6 people

# Sold Properties~










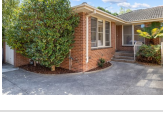


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 183 Dorking Rd Box Hill North	3	House	\$1,357,000	31 May 2025
 2/4 Eram Rd Box Hill North	3	House	\$1,191,000	31 May 2025
 1a Second Av Box Hill North	3	House	\$1,047,000	31 May 2025
 12 Luther St Box Hill North	3	House	\$1,770,000	24 May 2025
 5 Daisy Ct Box Hill North	4	House	\$1,675,000	24 May 2025
 1 Currie St Box Hill North	3	House	\$1,416,000	24 May 2025
 27 Olympiad Cr Box Hill North	5	House	\$2,700,000	22 May 2025
 30 Olympiad Cr Box Hill North	4	House	\$1,658,000	17 May 2025
 22 Paul Av Box Hill North	4	House	\$1,375,000	17 May 2025
 1/35 Springfield Rd Box Hill North	4	Townhouse	\$1,305,000	14 May 2025
 9 Avon St Box Hill North	3	Apartment	\$615,000	09 May 2025
 2/449 Middleborough Rd Box Hill North	5	Townhouse	\$1,270,000	04 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/88 Dorking Rd Box Hill North	3	Townhouse	\$1,200,000	03 May 2025
 19 Packham St Box Hill North	3	House	\$1,450,000	26 Apr 2025
 34 Heathfield Rise Box Hill North	3	House	\$1,328,888	26 Apr 2025
 5 Lexton Rd Box Hill North	3	House	\$1,280,000	23 Apr 2025
 8/102-106 Watts St Box Hill North	3	Townhouse	\$1,080,000	14 Apr 2025
 58 Packham St Box Hill North	2	House	\$1,445,000	12 Apr 2025
 140 Woodhouse Gr Box Hill North	4	House	\$1,442,000	12 Apr 2025
 28 Garden St Box Hill North	4	House	\$1,642,500	12 Apr 2025
 3 Rainbow La Box Hill North	4	Townhouse	\$1,253,000	12 Apr 2025
 3/5 Campaspe St Box Hill North	4	Townhouse	\$1,180,000	12 Apr 2025
 4/93 Harrison St Box Hill North	3	Townhouse	\$901,000	12 Apr 2025
 1/883 Station St Box Hill North	4	Unit	\$1,015,000	12 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/18 Simmons St Box Hill North	2	Unit	\$753,000	10 Apr 2025
 105/761 Station St Box Hill North	2	Apartment	\$480,000	09 Apr 2025
 57 Watts St Box Hill North	3	House	\$1,565,000	08 Apr 2025
 467A Middleborough Rd Box Hill North	3	House	\$1,180,000	05 Apr 2025
 46 Peter St Box Hill North	3	House	\$1,190,000	05 Apr 2025
 3/11 Mersey St Box Hill North	2	Townhouse	\$882,000	05 Apr 2025
 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
 4/41 Shannon St Box Hill North	3	Strata Unit/Flat	\$910,000	26 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
 495 Middleborough Rd Box Hill North	4	House	\$1,250,000	20 Mar 2025



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03 9908 5700

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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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