

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.36m

Quarterly Price Change

-2.92% ↓

Median Unit Price*

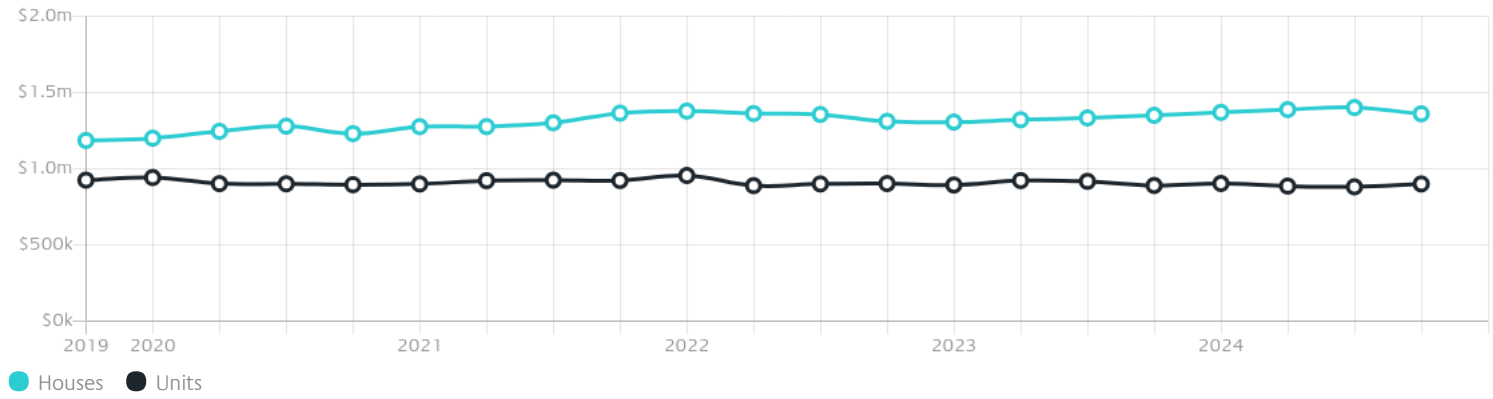
Median

\$900k

Quarterly Price Change

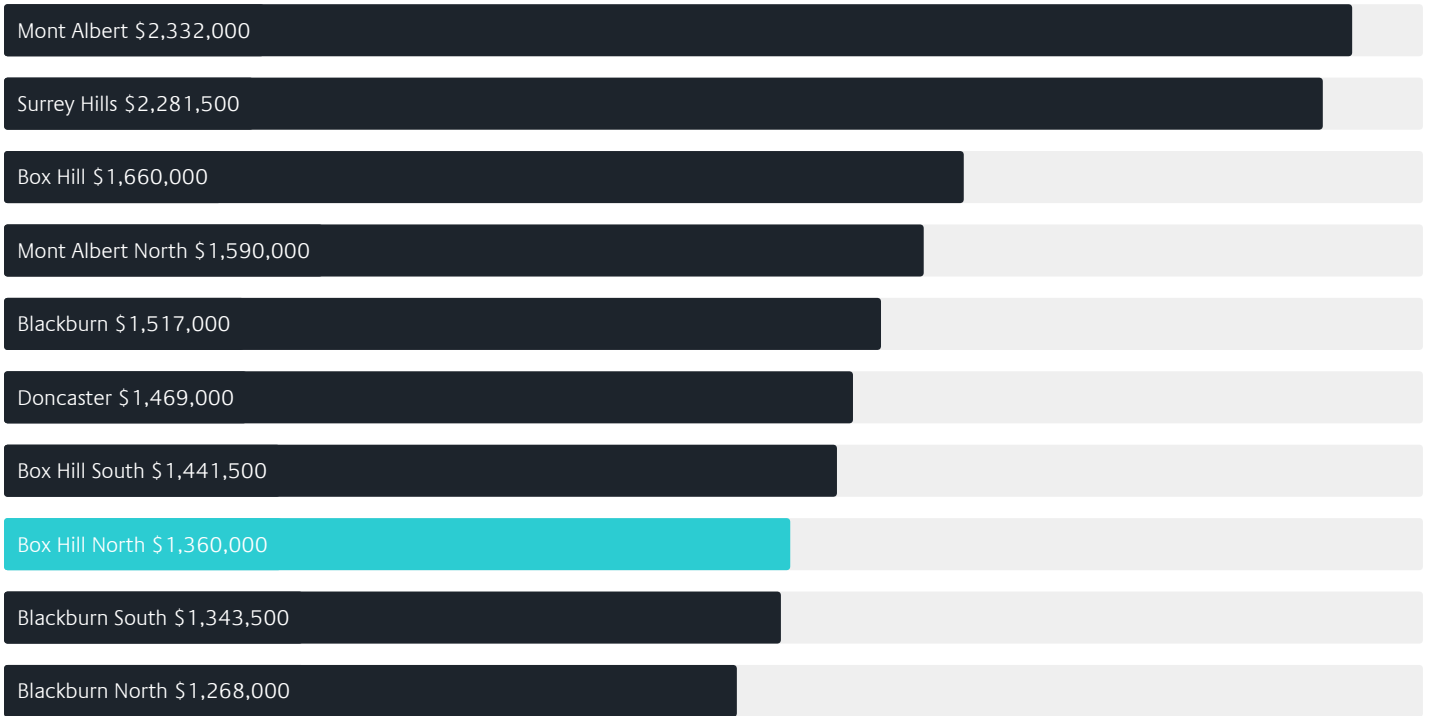
2.15% ↑

Quarterly Price Change*

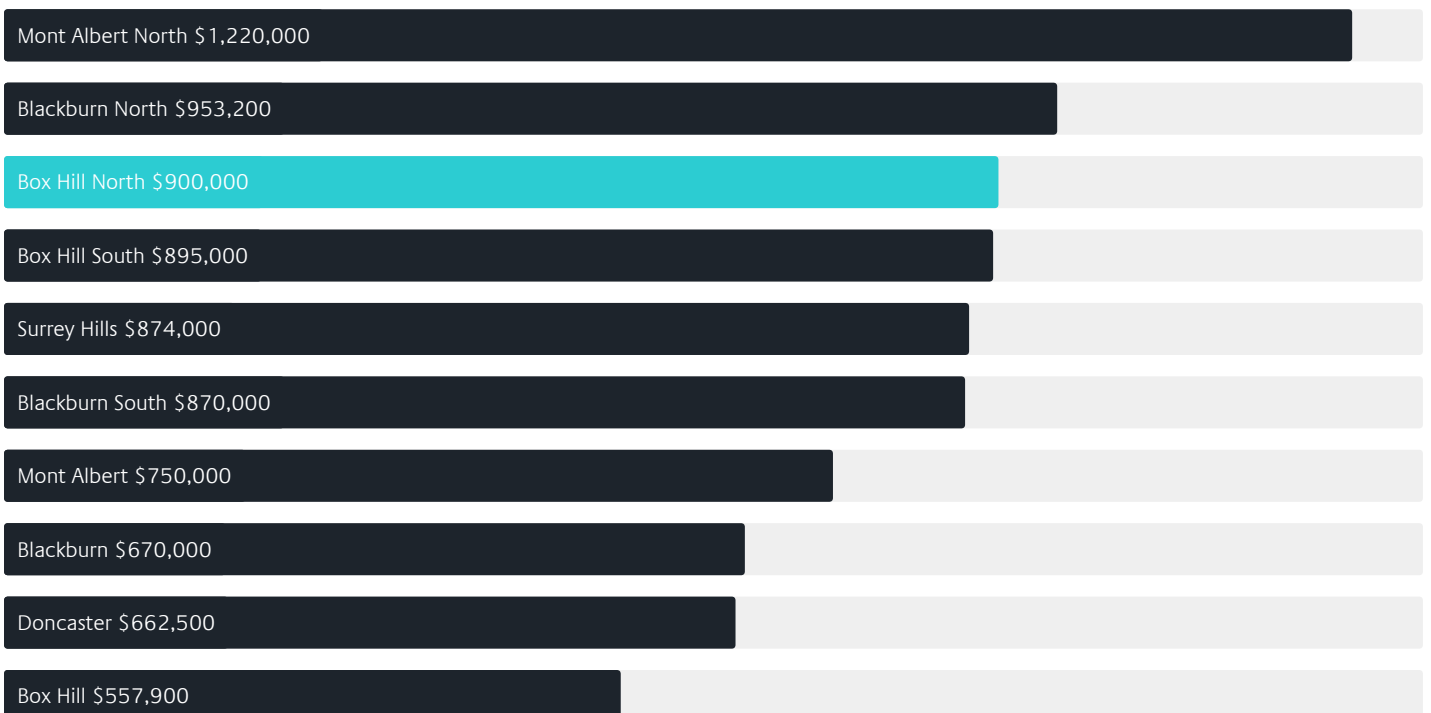


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 70%
● Private 30%

Auction Clearance Rate^{*}

100%

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~










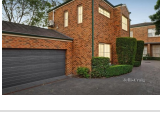


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 33 Morley Cr Box Hill North	5	House	\$1,775,000	27 Feb 2025
 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
 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
 5 Lyndhurst Cr Box Hill North	4	House	\$1,262,000	15 Feb 2025
 3/27 Shannon St Box Hill North	3	Townhouse	\$1,180,000	15 Feb 2025
 37 Werder St Box Hill North	6	House	\$1,931,000	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
 12 Twyford St Box Hill North	3	House	\$1,331,600	08 Feb 2025
 3 Boyland Ct Box Hill North	3	House	\$1,180,000	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
 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
 6/100 Thames St Box Hill North	4	Townhouse	\$808,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Martin St Box Hill North	3	House	\$1,306,000	07 Dec 2024
 3 Essex St Box Hill North	4	House	\$1,600,000	07 Dec 2024
 10 Currie St Box Hill North	3	House	\$1,457,000	06 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
 52 Mersey St Box Hill North	5	House	\$1,818,000	28 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
 4/5 Padgham Ct Box Hill North	2	Unit	\$648,000	25 Nov 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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