

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.34m

Quarterly Price Change

-1.39% ↓

Median Unit Price*

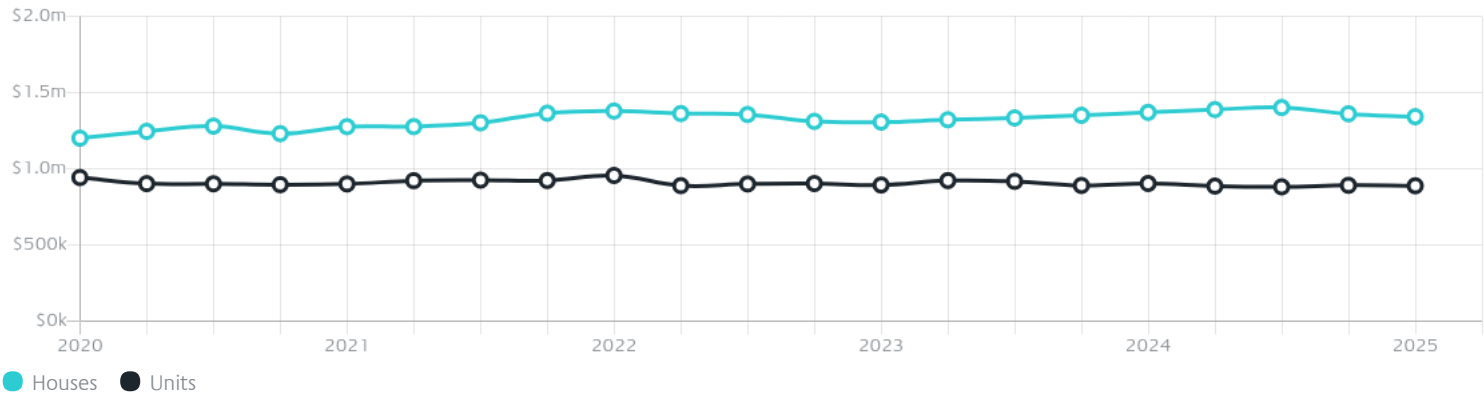
Median

\$888k

Quarterly Price Change

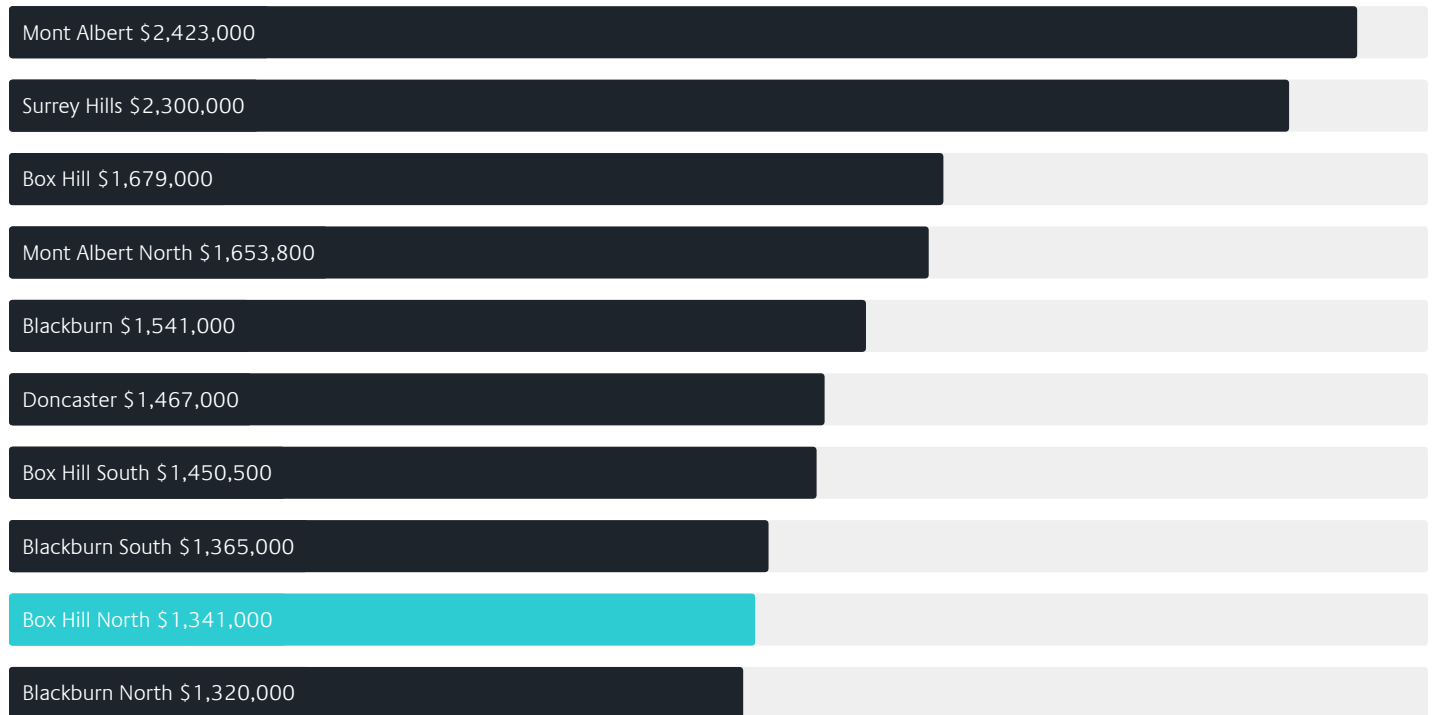
-0.33% ↓

Quarterly Price Change*

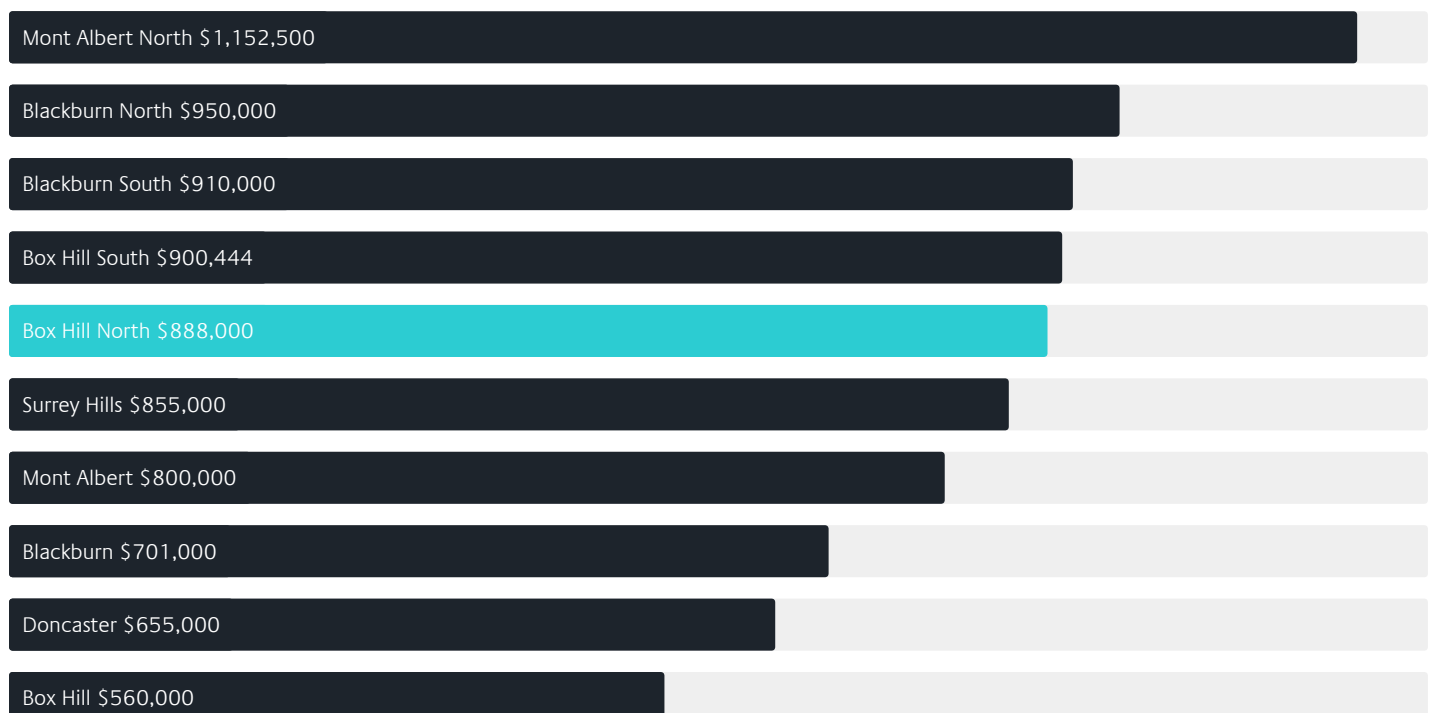


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 68%
● Private 32%

Auction Clearance Rate*

85.37%

Median Days on Market^

27 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^







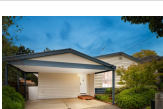
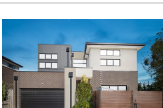
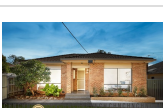
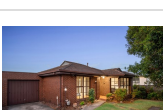
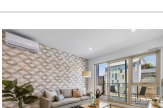
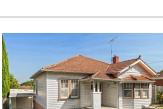
37 years

Median Household Size^









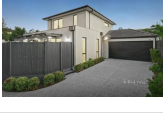



2.6 people

Sold Properties~











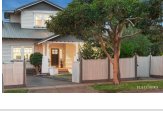

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 1/883 Station St Box Hill North	4	Unit	\$1,015,000	12 Apr 2025
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/11 Mersey St Box Hill North	2	Townhouse	\$882,000	05 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
 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
 4/78 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
 2/38 Peter St BOX HILL NORTH	3	Townhouse	\$1,252,000	15 Mar 2025
 3 Harrison St Box Hill North	3	House	\$1,238,000	15 Mar 2025
 5 Packham St Box Hill North	3	House	\$1,406,000	15 Mar 2025
 2/41 Medway St Box Hill North	2	Unit	\$710,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 /4 Ovens St Box Hill North	3	Townhouse	\$960,000	10 Mar 2025
 35 Marshall Rd Box Hill North	3	House	\$1,265,000	06 Mar 2025
 1 Tynong St Box Hill North	3	House	\$1,320,000	01 Mar 2025
 3/32 Severn St BOX HILL NORTH	2	Unit	\$728,000	27 Feb 2025
 23 Heathfield Rise Box Hill North	4	House	\$1,270,000	25 Feb 2025
 8/10 Fortune St Box Hill North	5	Flat/Unit/Apartment	\$1,450,000	24 Feb 2025
 6 Mitta St Box Hill North	2	House	\$1,482,000	22 Feb 2025
 33 Morley Cr Box Hill North	5	House	\$1,775,000	22 Feb 2025
 37 Werder St Box Hill North	6	House	\$1,900,000	20 Feb 2025
 2/465 Middleborough Rd Box Hill North	3	Townhouse	\$975,000	19 Feb 2025
 830 Station St Box Hill North	4	House	\$1,660,000	19 Feb 2025
 12 Dane St Box Hill North	3	House	\$2,650,000	16 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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