

JellisCraig

BOX HILL NORTH

Suburb Report

Know your neighbourhood.



BOX HILL NORTH SUBURB REPORT

Median House Price*

Median

\$1.36m

Quarterly Price Change

1.26% ↑

Median Unit Price*

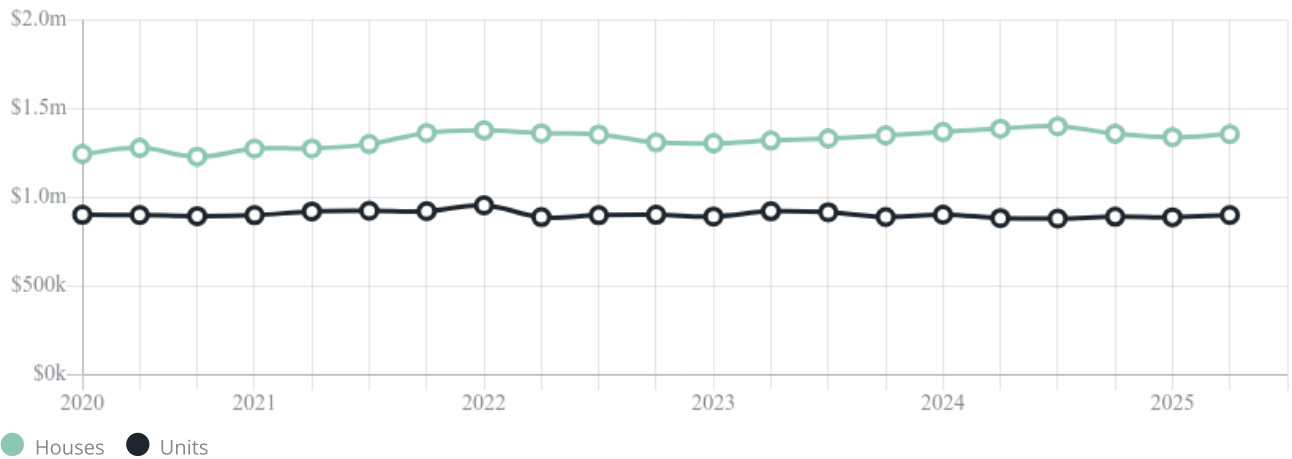
Median

\$901k

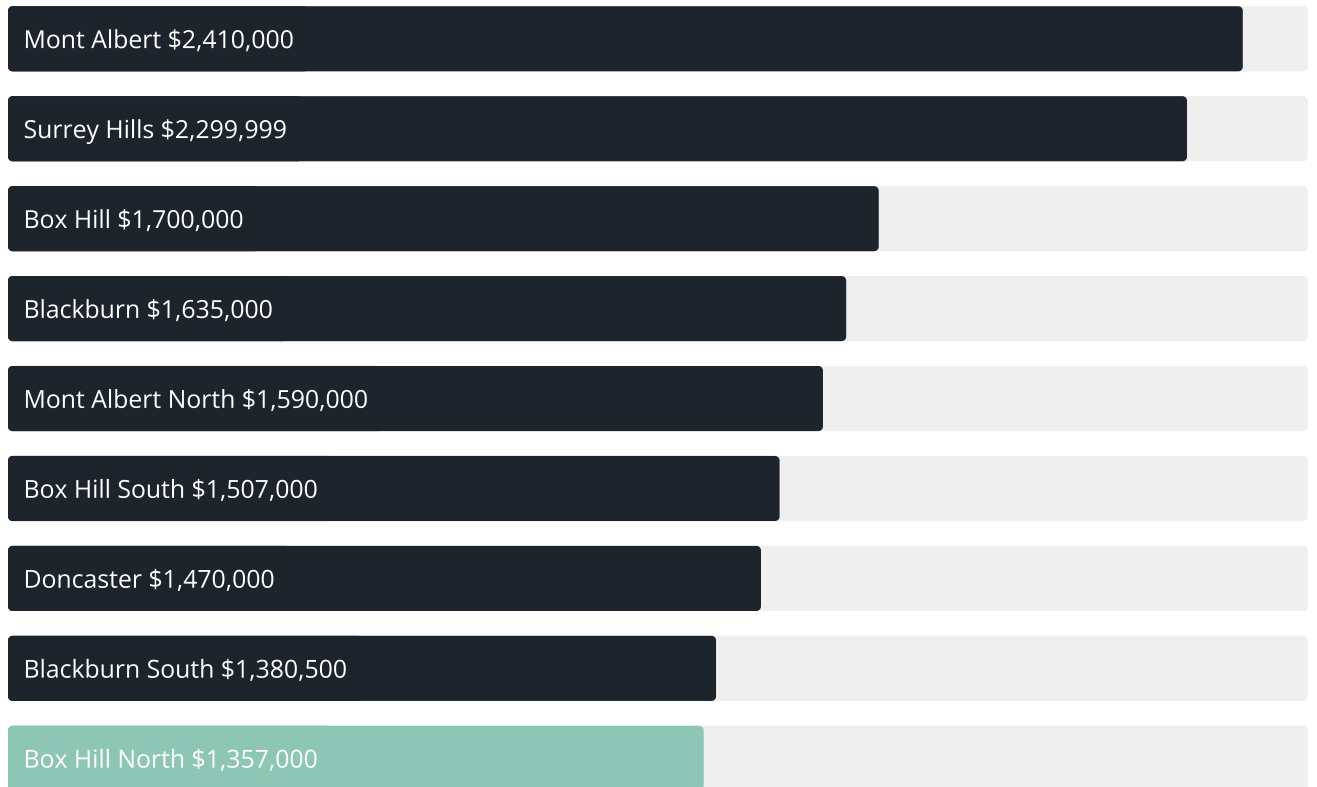
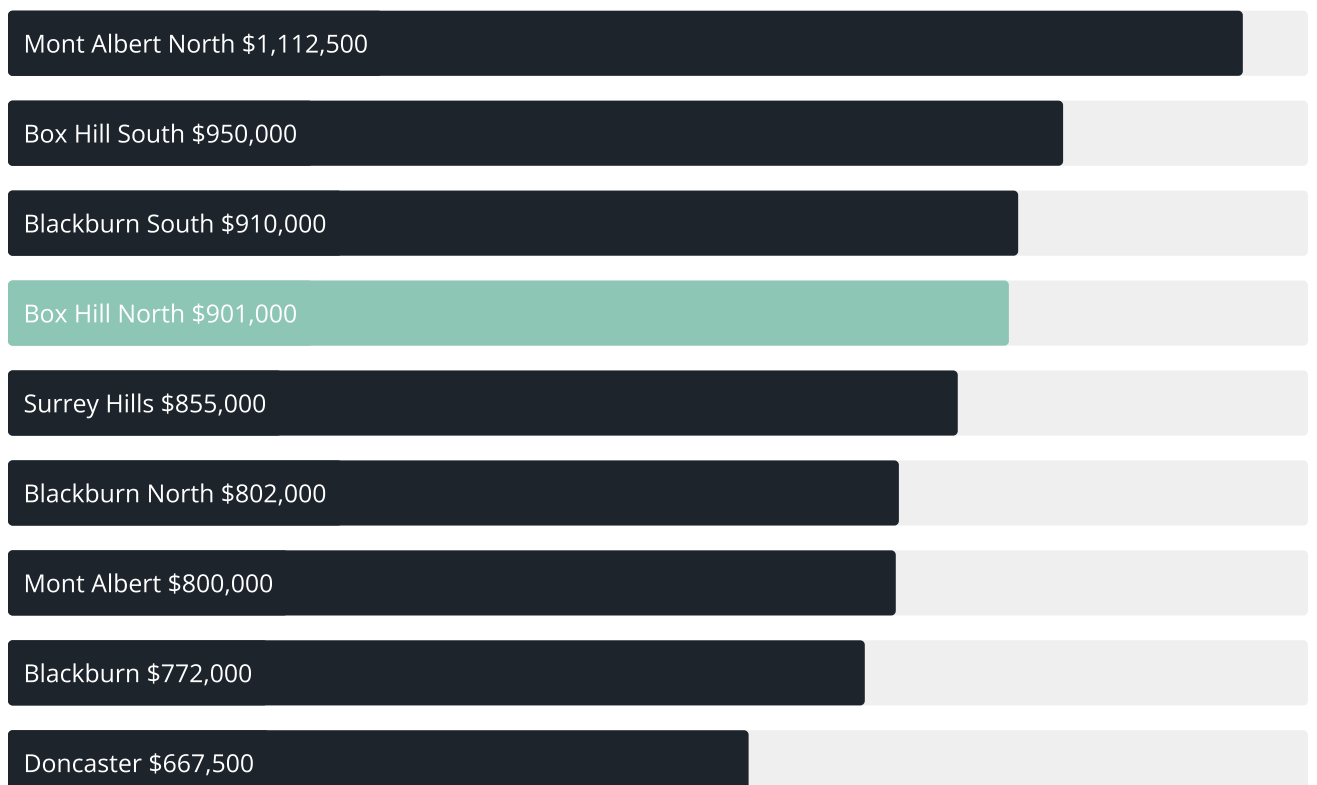
Quarterly Price Change

1.46% ↑

Quarterly Price Change*



BOX HILL NORTH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BOX HILL NORTH SUBURB REPORT

Sale Method^{*}

● Auction 91%
● Private 9%

Auction Clearance Rate^{*}

79.25%

Median Days on Market[^]

27 days

Average Hold Period^{*}

7.0 years

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

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 jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  1 Leach Av Box Hill North | 5 | House | \$3,326,000 | 30 Aug 2025 |
|  3/38 Packham St Box Hill North | 3 | Unit | \$1,010,000 | 30 Aug 2025 |
|  40 Springfield Rd Box Hill North | 4 | House | \$1,310,000 | 30 Aug 2025 |
|  106 Woodhouse Gr Box Hill North | 4 | House | \$1,350,000 | 30 Aug 2025 |
|  7 Vista Ct Box Hill North | 4 | House | \$1,500,000 | 23 Aug 2025 |
|  4/22 Tyne St Box Hill North | 2 | Unit | \$828,000 | 16 Aug 2025 |
|  2 Third Av Box Hill North | 3 | House | \$1,222,000 | 16 Aug 2025 |
|  2/5 Fortune St Box Hill North | 3 | Unit | \$1,291,000 | 16 Aug 2025 |
|  5/5 Padgham Ct Box Hill North | 2 | Unit | \$650,000 | 13 Aug 2025 |
|  4 Rye St Box Hill North | 3 | House | \$1,346,888 | 02 Aug 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  14 Lawford St Box Hill North | 3 | House | \$1,082,000 | 02 Aug 2025 |
|  45 Mersey St Box Hill North | 4 | House | \$1,635,000 | 02 Aug 2025 |
|  10 Eram Rd Box Hill North | 5 | House | \$1,560,000 | 26 Jul 2025 |
|  2 Inglis St Box Hill North | 3 | House | \$1,085,000 | 26 Jul 2025 |
|  27 Aspinall Rd Box Hill North | 1 | House | \$1,291,000 | 26 Jul 2025 |
|  14 Mitta St Box Hill North | 3 | House | \$1,300,000 | 24 Jul 2025 |
|  1/2 Boxleigh Gr Box Hill North | 2 | Unit | \$705,000 | 23 Jul 2025 |
|  37a Twyford St Box Hill North | 3 | Unit | \$926,500 | 19 Jul 2025 |
|  7/231 Dorking Rd Box Hill North | 4 | Townhouse | \$938,000 | 19 Jul 2025 |
|  43 Trawool St Box Hill North | 3 | House | \$1,430,000 | 13 Jul 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  2/12 Loraine Av Box Hill North | 3 | Townhouse | \$951,000 | 12 Jul 2025 |
|  140 Dorking Rd Box Hill North | 4 | House | \$1,365,000 | 12 Jul 2025 |
|  3/18 Thames St Box Hill North | 2 | Unit | \$760,800 | 11 Jul 2025 |
|  12 Patrick St Box Hill North | 4 | House | \$1,850,000 | 05 Jul 2025 |
|  9 Olympiad Cr Box Hill North | 4 | House | \$1,618,000 | 05 Jul 2025 |
|  1/37 Wimmera St Box Hill North | 3 | House | \$1,052,000 | 05 Jul 2025 |
|  923 Station St Box Hill North | 3 | House | \$1,390,000 | 02 Jul 2025 |
|  66 Heathfield Rise Box Hill North | 3 | House | \$1,085,000 | 02 Jul 2025 |
|  4 Twyford St Box Hill North | 3 | House | \$1,400,500 | 28 Jun 2025 |
|  3/5 Padgham Ct Box Hill North | 2 | Unit | \$693,000 | 28 Jun 2025 |



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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