

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.71m**

Quarterly Price Change

**2.40% ↑**

## Median Unit Price\*

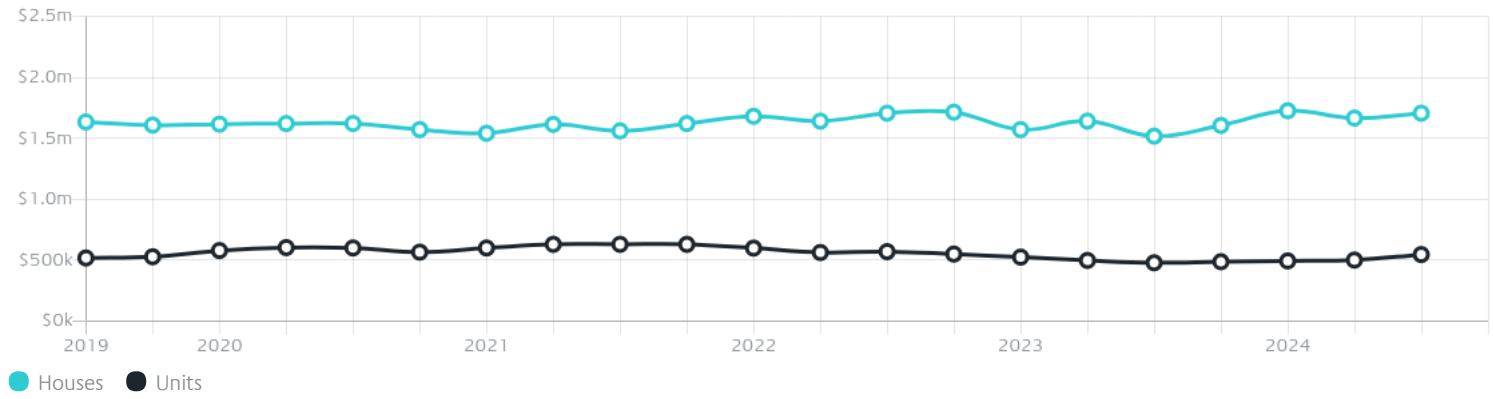
Median

**\$546k**

Quarterly Price Change

**8.98% ↑**

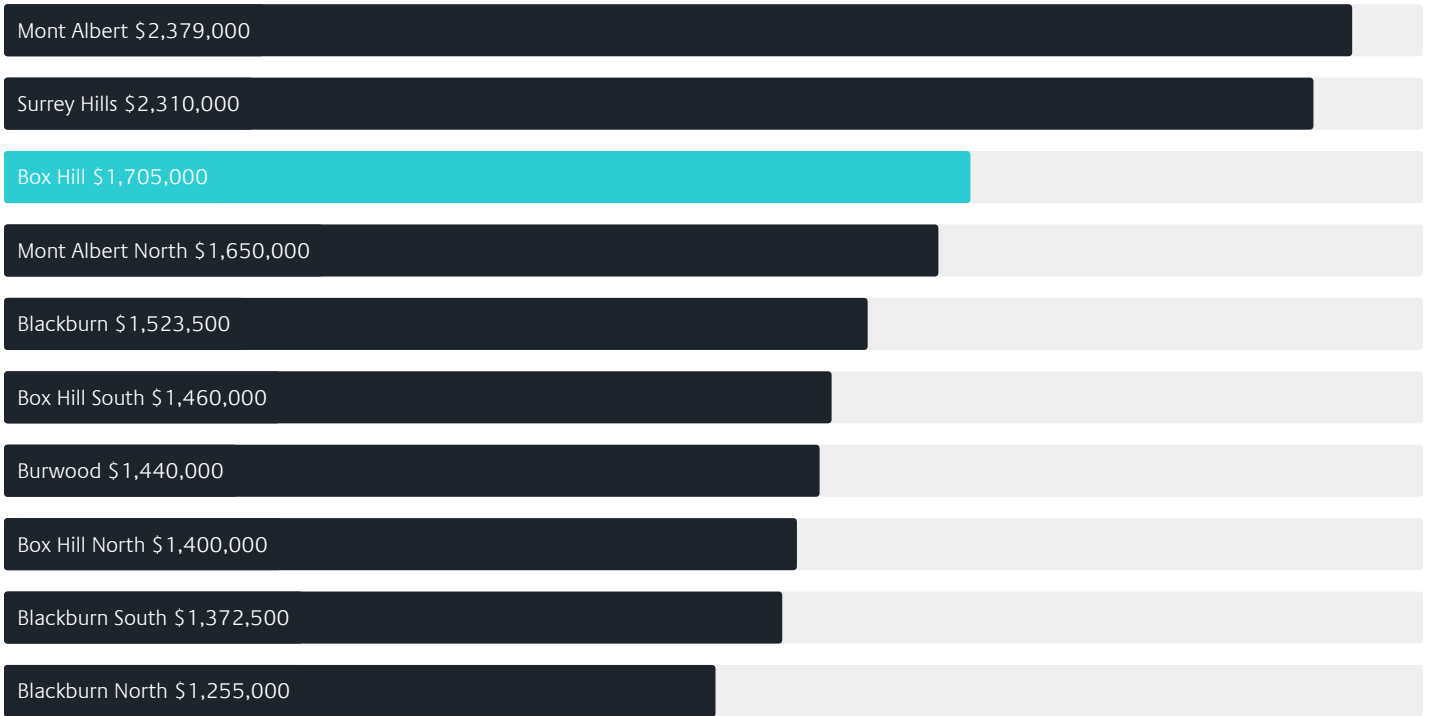
## Quarterly Price Change\*



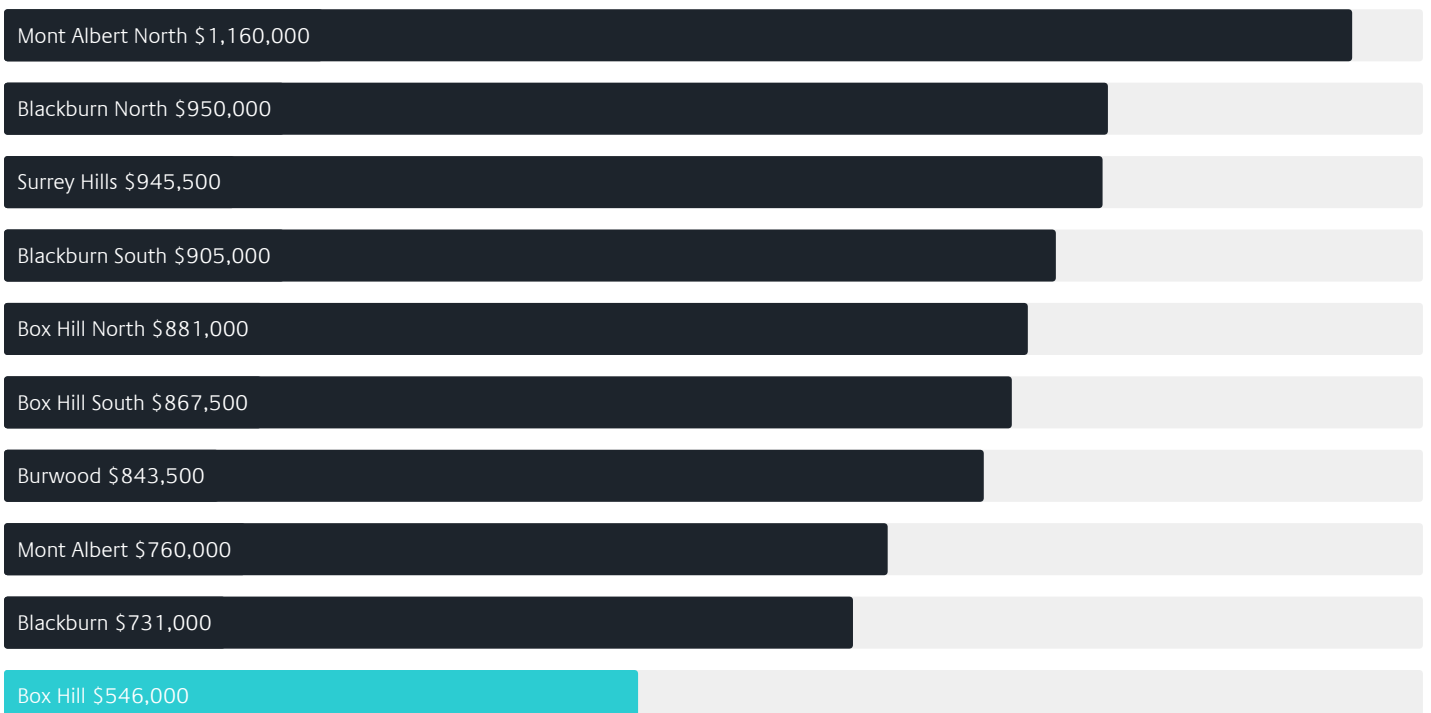
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 36%  
● Private 64%

## Auction Clearance Rate<sup>\*</sup>

62.5%

## Median Days on Market<sup>^</sup>

39 days

## Average Hold Period<sup>\*</sup>

6.0 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 22% ● Units 78%

## Ownership<sup>^</sup>



● Owned Outright 23% ● Mortgaged 21% ● Rented 56%

## Population<sup>^</sup>

14,353

## Median Asking Rent per week<sup>\*</sup>

\$560

## Population Growth<sup>^</sup>

25.96%

## Rental Yield<sup>\*</sup>

1.71%

## Median Age<sup>^</sup>













33 years

## Median Household Size<sup>^</sup>










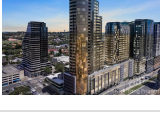


2.2 people

# 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
 1409/850 Whitehorse Rd Box Hill	2	Apartment	\$468,000	31 Dec 2024
 41/5 Archibald St Box Hill	1	Apartment	\$132,000	24 Dec 2024
 3/421 Middleborough Rd Box Hill	3	Townhouse	\$1,035,000	21 Dec 2024
 106/8 Bruce St Box Hill	1	Apartment	\$135,000	20 Dec 2024
 2/95 Albion Rd Box Hill	2	House	\$702,500	18 Dec 2024
 34 Harrow St Box Hill	8	House	\$2,500,000	18 Dec 2024
 507/712 Station St Box Hill	2	Apartment	\$420,000	18 Dec 2024
 68a Margaret St Box Hill	4	Townhouse	\$1,550,000	15 Dec 2024
 2/36 Bishop St Box Hill	2	Townhouse	\$750,000	14 Dec 2024
 7 Wavell St Box Hill	3	House	\$1,310,000	14 Dec 2024
 27/5 Archibald St Box Hill	1	Studio Apartment	\$130,000	09 Dec 2024
 1/1102 Whitehorse Rd Box Hill	2	Townhouse	\$725,000	07 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 402/8 Bruce St Box Hill	1	Studio Apartment	\$135,000	05 Dec 2024
 G03/33 Harrow St Box Hill	1	Apartment	\$350,000	05 Dec 2024
 5/39-41 Victoria St Box Hill	2	Unit	\$823,000	30 Nov 2024
 10 Rose St Box Hill	4	House	\$1,860,000	30 Nov 2024
 15/33 Albion Rd Box Hill	2	Apartment	\$480,000	27 Nov 2024
 6/39 Barkly St Box Hill	2	Unit	\$670,000	23 Nov 2024
 906/710 Station St Box Hill	1	Apartment	\$348,888	22 Nov 2024
 212/17 Arnold St Box Hill	2	Subdivided Flat - Single OYO Flat	\$525,000	21 Nov 2024
 218/1 Wellington Rd Box Hill	1	Strata Unit/Flat	\$145,000	21 Nov 2024
 2606/850 Whitehorse Rd Box Hill	2	Apartment	\$462,000	15 Nov 2024
 207/8 Bruce St Box Hill	1	Apartment	\$135,000	13 Nov 2024
 54/16 Poplar St Box Hill	2	Strata Unit/Flat	\$106,000	13 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3304/850 Whitehorse Rd Box Hill	3	Subdivided Flat - Single OYO Flat	\$725,000	12 Nov 2024
 4/8 John St Box Hill	1	Apartment	\$370,000	11 Nov 2024
 110/1 Ashted Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$445,000	11 Nov 2024
 2/43 Dorking Rd Box Hill	3	Unit	\$1,261,000	09 Nov 2024
 4/7-9 John St Box Hill	2	Apartment	\$415,000	09 Nov 2024
 3/436 Station St Box Hill	2	Townhouse	\$705,000	08 Nov 2024
 2/372 Elgar Rd Box Hill	3	Unit	\$780,000	07 Nov 2024
 808/545 Station St Box Hill	1	Subdivided Flat - Single OYO Flat	\$821,000	05 Nov 2024
 36/5 Archibald St Box Hill	1	Apartment	\$120,000	04 Nov 2024
 4/26 Simpsons Rd Box Hill	2	Unit	\$685,000	02 Nov 2024
 4/4 Albion Rd Box Hill	2	Unit	\$708,000	02 Nov 2024
 817/850 Whitehorse Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$570,000	02 Nov 2024



Whitehorse Office  
166 Whitehorse Road, Blackburn  
03 9908 5700

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

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

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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