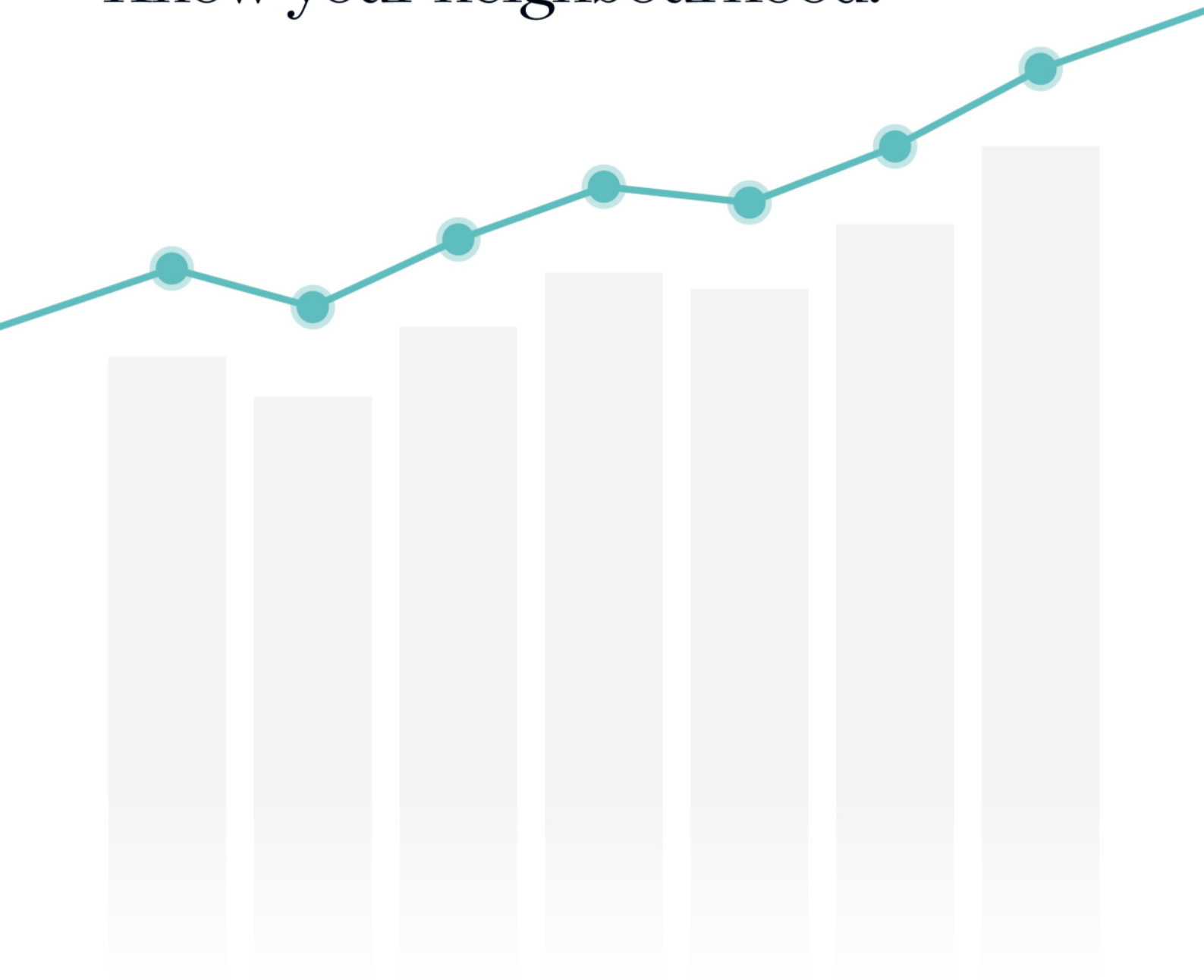


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.66m

Quarterly Price Change

-2.63% ↓

Median Unit Price*

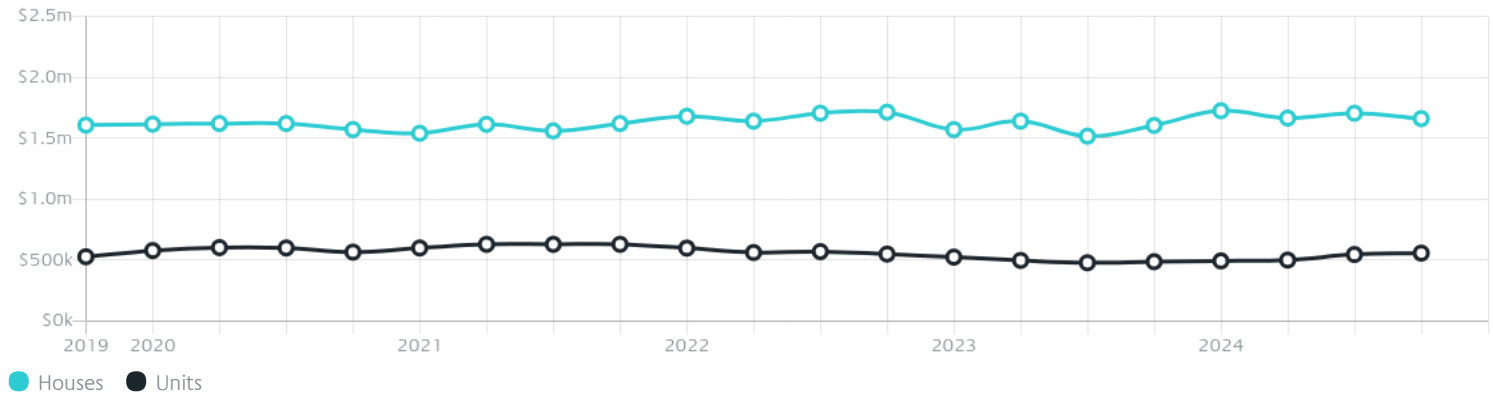
Median

\$558k

Quarterly Price Change

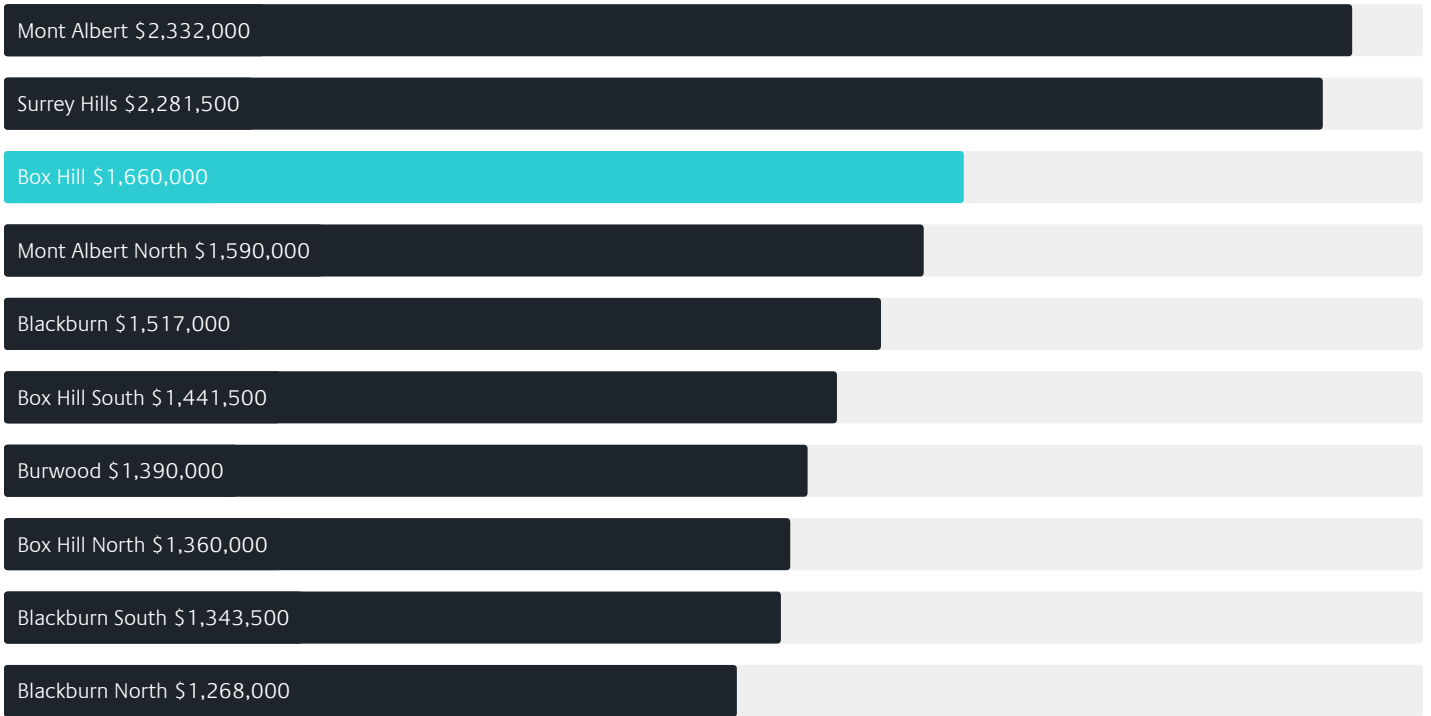
2.08% ↑

Quarterly Price Change*

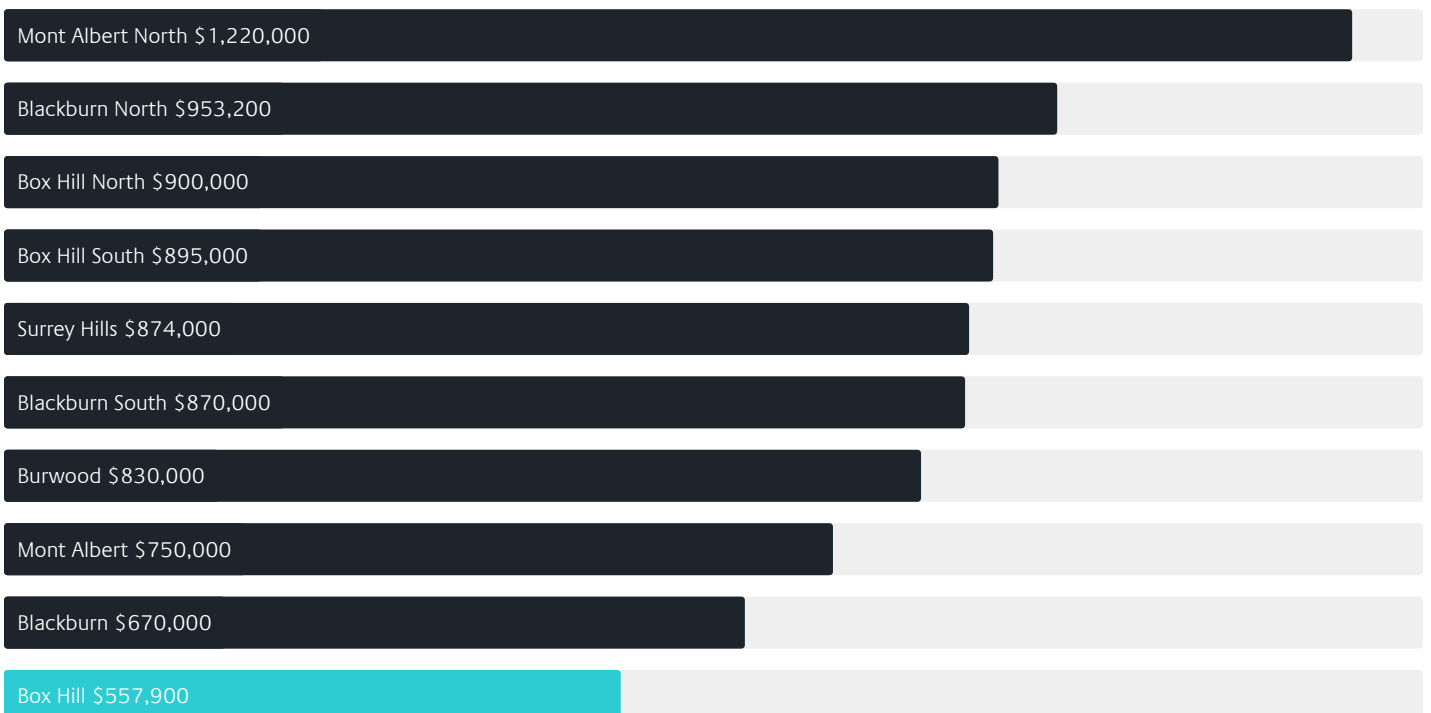


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 24%
● Private 76%

Auction Clearance Rate^{*}

80.95%

Median Days on Market[^]

51 days

Average Hold Period^{*}

6.0 years

Insights

Dwelling Type[^]



● Houses 22% ● Units 78%

Ownership[^]



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

Population[^]

14,353

Median Asking Rent per week^{*}

\$580

Population Growth[^]

25.96%

Rental Yield^{*}

1.71%

Median Age[^]







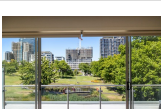
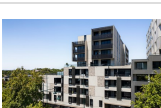

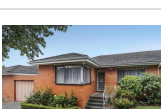
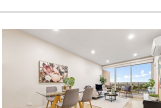

33 years

Median Household Size[^]













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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 15 Bishop St Box Hill	2	Unit	\$805,000	22 Feb 2025
 2709/850 Whitehorse Rd Box Hill	2	Apartment	\$670,000	19 Feb 2025
 4/21 Thames St Box Hill	2	Unit	\$682,000	15 Feb 2025
 1 / 95 Albion Rd Box Hill	2	Unit	\$700,000	15 Feb 2025
 50/5 Archibald St Box Hill	1	Apartment	\$95,000	12 Feb 2025
 3 / 9-11 Kent Rd Box Hill	1	Unit	\$275,000	12 Feb 2025
 204/95 Thames St Box Hill	2	Apartment	\$490,000	11 Feb 2025
 3 12 / 712 Station St Box Hill	2	Apartment	\$430,000	10 Feb 2025
 603 / 17 Arnold St Box Hill	3	Subdivided Flat - Single OYO Flat	\$755,000	03 Feb 2025
 3 / 30 Simpsons Rd Box Hill	2	Unit	\$718,000	01 Feb 2025
 604 / 1 Watts St Box Hill	2	Apartment	\$470,000	31 Jan 2025
 101 / 17 Poplar St Box Hill	2	Subdivided Flat - Single OYO Flat	\$430,000	20 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/416 Elgar Rd Box Hill	3	Townhouse	\$1,250,000	16 Jan 2025
 2702/3 Young St Box Hill	2	Subdivided Flat - Single OYO Flat	\$655,000	16 Jan 2025
 2407/3 Young St Box Hill	2	Subdivided Flat - Single OYO Flat	\$615,000	15 Jan 2025
 2506/3 Young St Box Hill	2	Subdivided Flat - Single OYO Flat	\$615,000	15 Jan 2025
 205/95 Thames St Box Hill	2	Apartment	\$485,000	15 Jan 2025
 2102/850 Whitehorse Rd Box Hill	2	Apartment	\$540,000	14 Jan 2025
 2/40 Barkly St Box Hill	3	Unit	\$750,800	10 Jan 2025
 702/1 Elland Av Box Hill	2	Apartment	\$450,000	09 Jan 2025
 807/712 Station St BOX HILL	2	Apartment	\$430,000	09 Jan 2025
 7/40 Rose St Box Hill	2	Apartment	\$388,000	08 Jan 2025
 1409/850 Whitehorse Rd Box Hill	2	Apartment	\$468,000	31 Dec 2024
 1219/850 Whitehorse Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$480,000	29 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Margaret St Box Hill	6	House	\$1,860,000	24 Dec 2024
 41/5 Archibald St Box Hill	1	Apartment	\$132,000	24 Dec 2024
 2103/828 Whitehorse Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$660,000	24 Dec 2024
 1/436 Station St Box Hill	2	Townhouse	\$755,000	21 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
 34 Harrow St Box Hill	8	House	\$2,500,000	18 Dec 2024
 2/95 Albion Rd Box Hill	2	House	\$702,500	18 Dec 2024
 507/712 Station St Box Hill	2	Apartment	\$420,000	18 Dec 2024
 3109/850 Whitehorse Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$588,000	17 Dec 2024
 2306/3 Young St Box Hill	2	Subdivided Flat - Single OYO Flat	\$608,000	17 Dec 2024
 68a Margaret St Box Hill	4	Townhouse	\$1,550,000	15 Dec 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

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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