

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.44m**

Quarterly Price Change

**-1.26% ↓**

## Median Unit Price\*

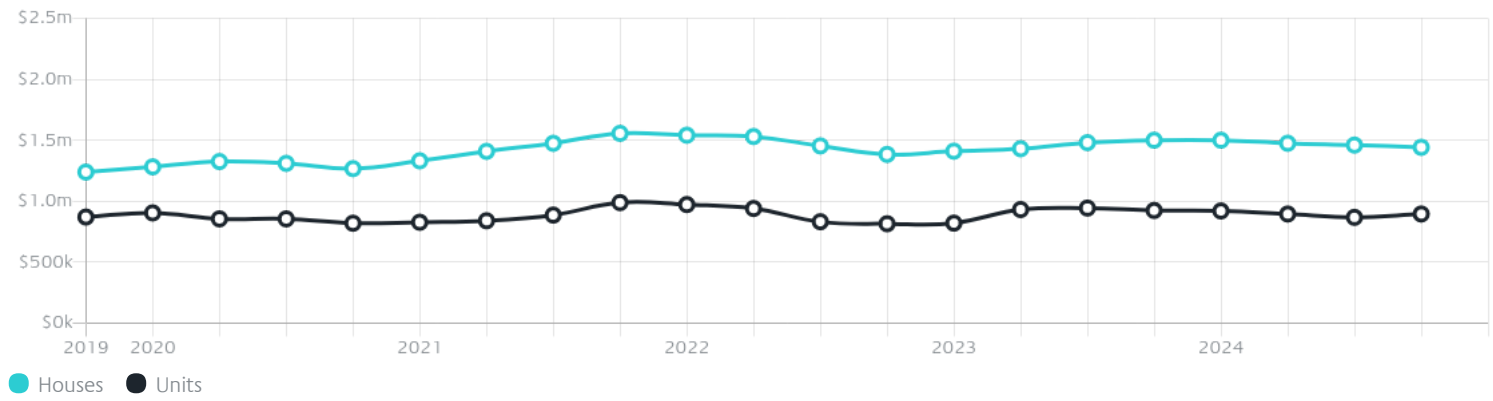
Median

**\$895k**

Quarterly Price Change

**3.17% ↑**

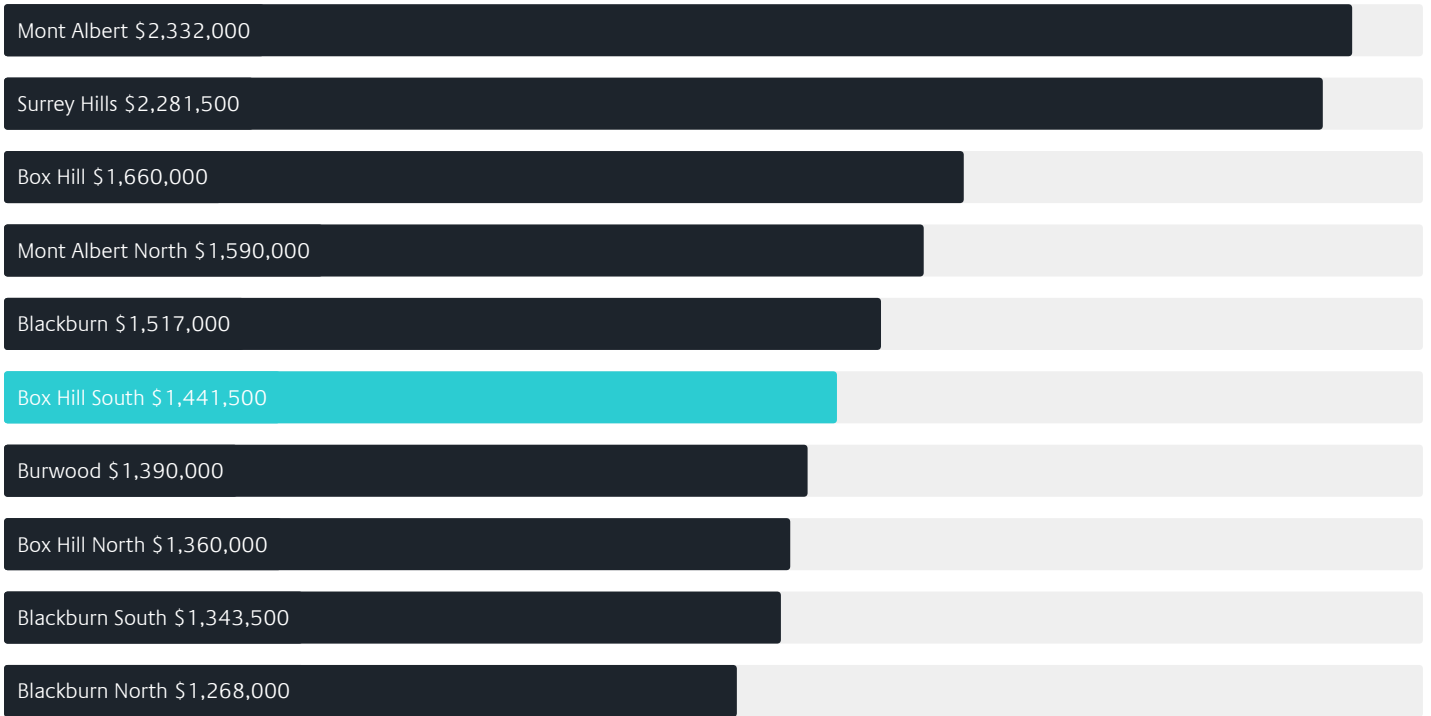
## Quarterly Price Change\*



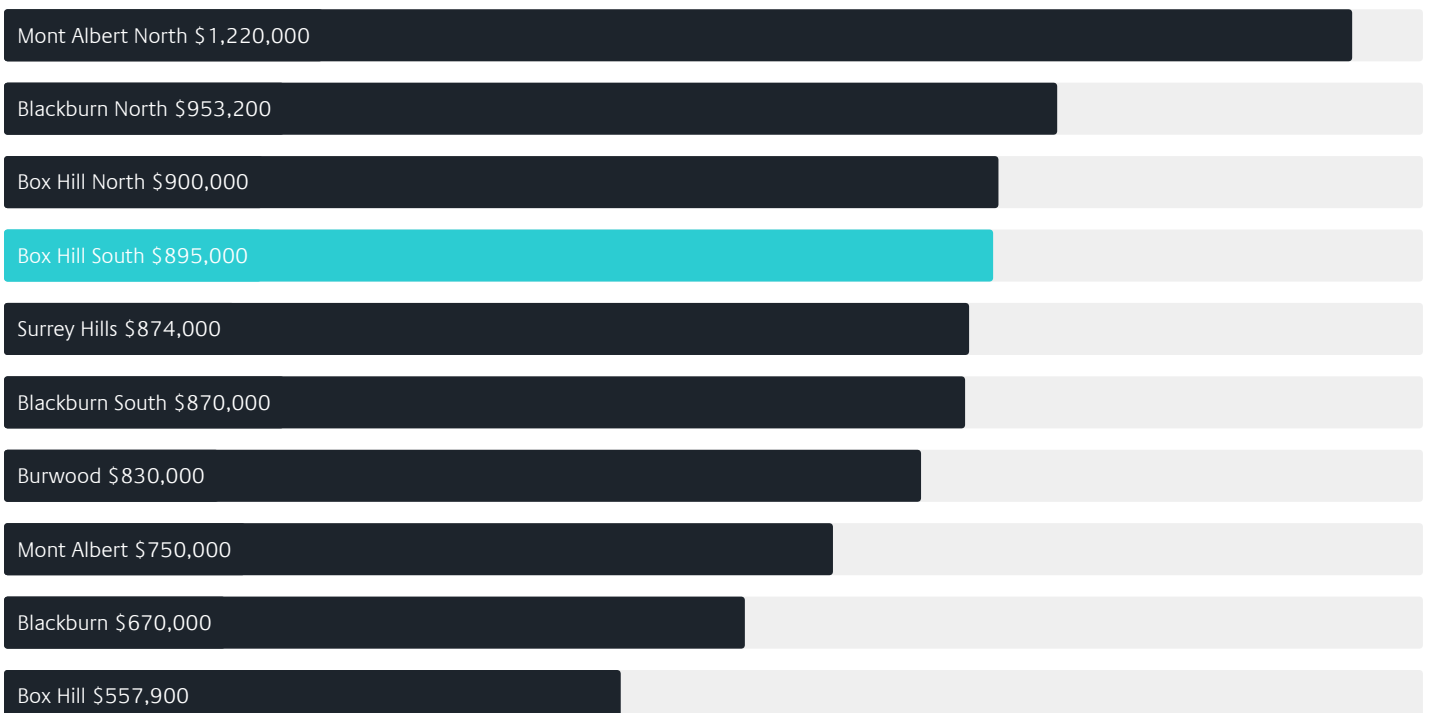
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 76%  
● Private 24%

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

81.82%

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

26 days

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

7.6 years

# Insights

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



● Houses 66% ● Units 34%

## Ownership<sup>^</sup>



● Owned Outright 36% ● Mortgaged 40% ● Rented 24%

## Population<sup>^</sup>

8,491

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

\$650

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

0.68%

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

2.14%

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













39 years

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













2.6 people

# Sold Properties~











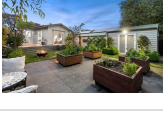

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 67 Haig St Box Hill South	4	House	\$1,201,000	29 Mar 2025
 41 Stott St Box Hill South	3	House	\$935,000	29 Mar 2025
 108/3 Hay St Box Hill South	2	Apartment	\$478,000	28 Mar 2025
 64 Kitchener St Box Hill South	5	House	\$1,562,500	27 Mar 2025
 4 Venice St Box Hill South	4	House	\$3,020,800	22 Mar 2025
 9 Peace St Box Hill South	3	Townhouse	\$1,165,000	18 Mar 2025
 6 Inverloch St Box Hill South	3	House	\$1,320,000	15 Mar 2025
 11 Melaleuca Way BOX HILL SOUTH	2	Apartment	\$952,500	08 Mar 2025
 3/10 Houston Ct Box Hill South	3	Townhouse	\$830,000	06 Mar 2025
 34 Asquith St Box Hill South	0	House	\$2,152,000	01 Mar 2025
 1/1215 Riversdale Rd Box Hill South	2	Unit	\$685,000	01 Mar 2025
 23 Kingswood Rise Box Hill South	3	Townhouse	\$1,125,000	26 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2a Grandview Rd BOX HILL SOUTH	2	House	\$822,000	22 Feb 2025
 1213 Riversdale Rd Box Hill South	2	House	\$1,550,000	18 Feb 2025
 2/22 Frank St Box Hill South	4	Townhouse	\$1,660,000	15 Feb 2025
 36 Hill St Box Hill South	0	Land	\$1,417,000	08 Feb 2025
 956 Canterbury Rd Box Hill South	3	House	\$950,500	07 Feb 2025
 1/15 Cornfield Gr Box Hill South	4	Townhouse	\$1,300,000	04 Feb 2025
 17 Duncan St Box Hill South	3	House	\$1,550,000	01 Jan 2025
 1/18 Foch St Box Hill South	4	Townhouse	\$1,272,000	20 Dec 2024
 1a Monash St Box Hill South	3	House	\$1,140,000	20 Dec 2024
 26 Penrose St Box Hill South	4	House	\$1,750,000	18 Dec 2024
 30 Boardman Cl Box Hill South	3	House	\$911,000	18 Dec 2024
 1/1 Verona St Box Hill South	2	Unit	\$655,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 922 Canterbury Rd Box Hill South	3	House	\$2,400,000	14 Dec 2024
 102/154 Elgar Rd Box Hill South	1	Subdivided Flat - Single OYO Flat	\$315,000	13 Dec 2024
 36/916 Canterbury Rd Box Hill South	2	Flat/Unit/Apartment	\$515,000	11 Dec 2024
 5 Gibson St Box Hill South	3	House	\$1,550,000	10 Dec 2024
 33 Massey St BOX HILL SOUTH	5	House	\$1,412,500	07 Dec 2024
 24 Sycamore St Box Hill South	4	House	\$1,835,000	07 Dec 2024
 5 Nash Rd Box Hill South	4	House	\$1,451,000	02 Dec 2024
 12 Begonia St Box Hill South	3	House	\$1,250,000	30 Nov 2024
 31 Brook Cr Box Hill South	4	House	\$1,890,000	30 Nov 2024
 1/380 Station St Box Hill South	3	Flat/Unit/Apartment	\$1,668,000	23 Nov 2024
 12 Roberts Av Box Hill South	4	House	\$1,665,000	23 Nov 2024
 29 Haig St Box Hill South	3	House	\$1,423,000	23 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 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.