

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.44m

Quarterly Price Change

-1.26% ↓

Median Unit Price*

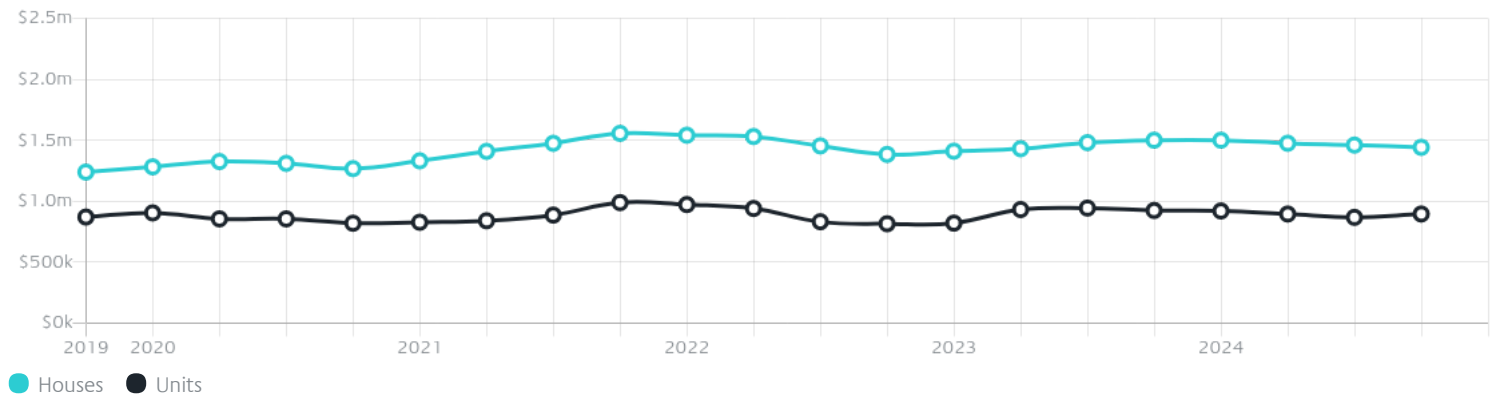
Median

\$895k

Quarterly Price Change

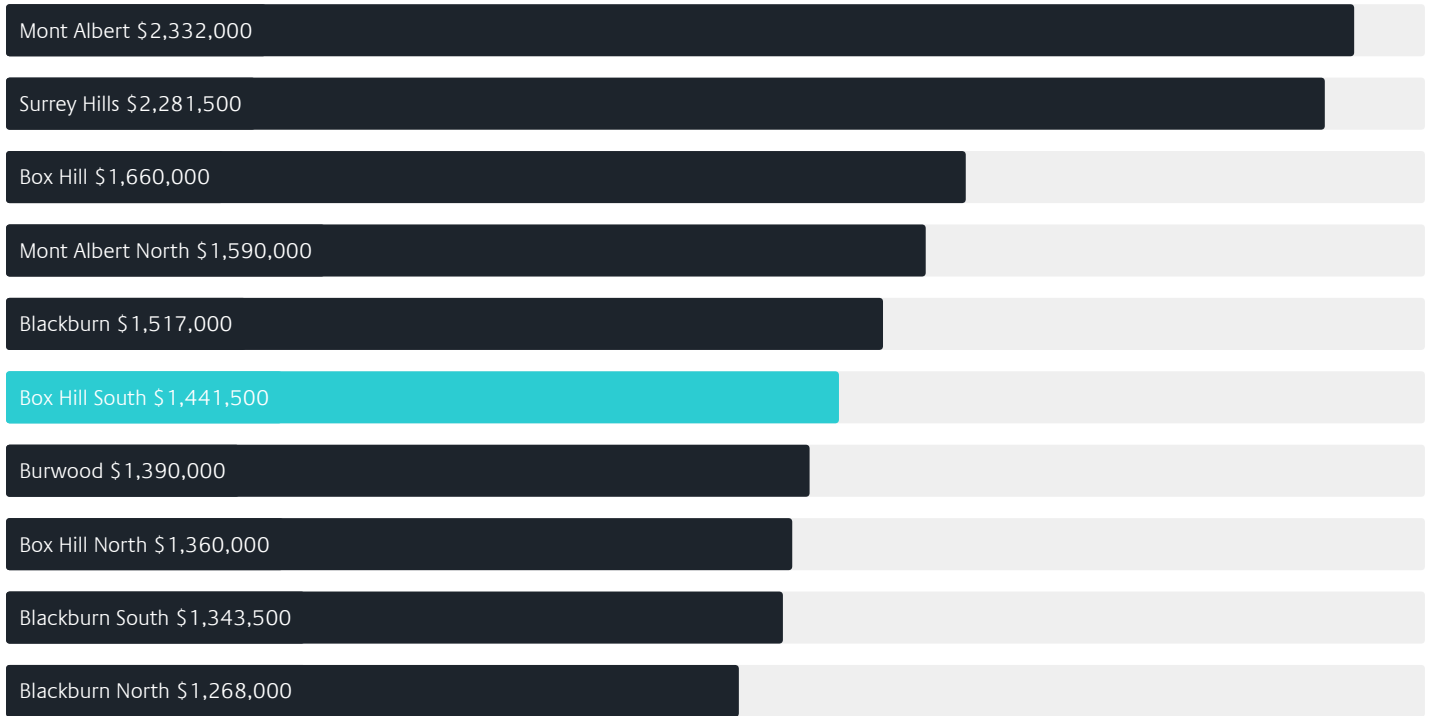
3.17% ↑

Quarterly Price Change*

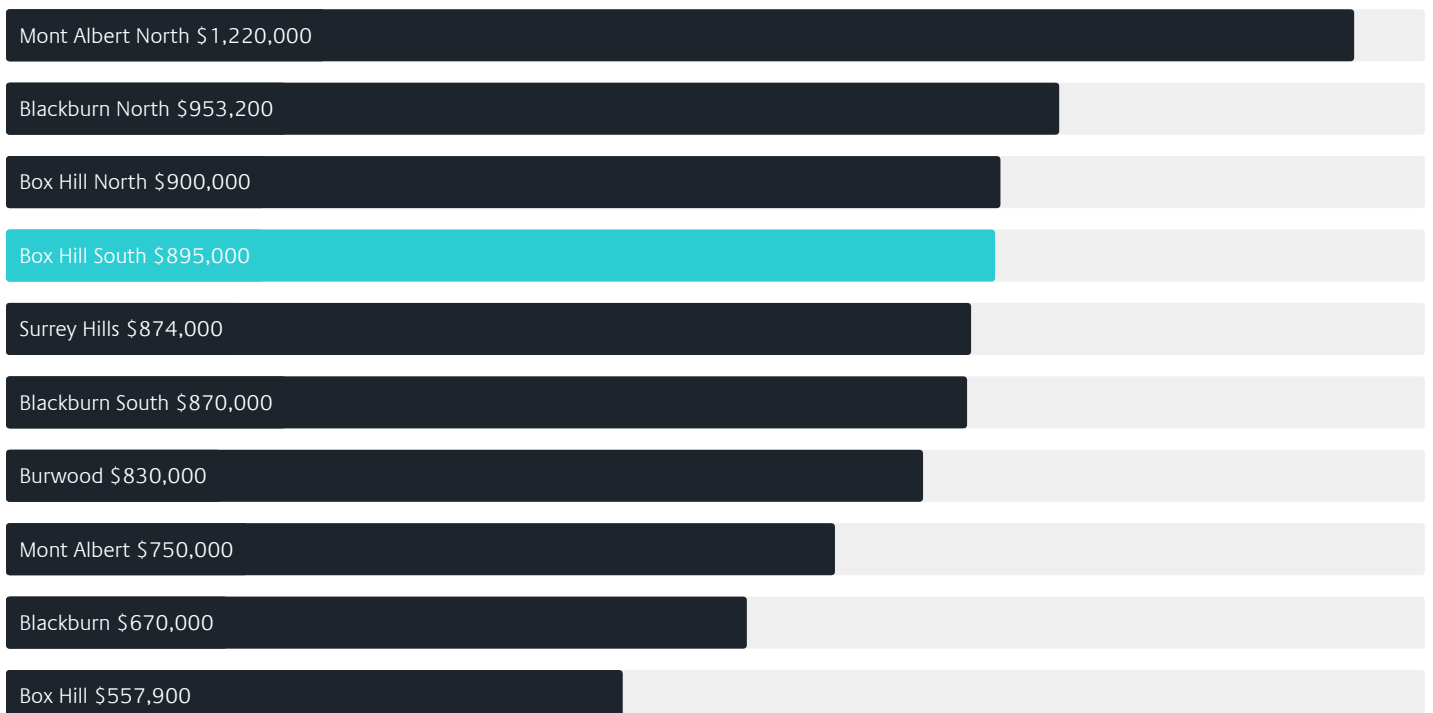


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 83%
● Private 17%

Auction Clearance Rate^{*}

79.31%

Median Days on Market[^]

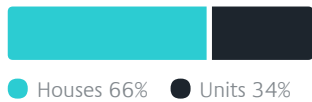
26 days

Average Hold Period^{*}

7.6 years

Insights

Dwelling Type[^]



● Houses 66% ● Units 34%

Ownership[^]



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

Population[^]

8,491

Median Asking Rent per week^{*}

\$650

Population Growth[^]

0.68%

Rental Yield^{*}

2.14%

Median Age[^]













39 years

Median Household Size[^]











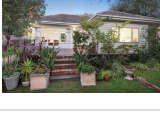

2.6 people

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Duncan St Box Hill South	3	House	\$1,550,000	01 Jan 2025
 30 Boardman Cl Box Hill South	3	House	\$911,000	18 Dec 2024
 33 Massey St BOX HILL SOUTH	5	House	\$1,412,500	07 Dec 2024
 5 Nash Rd Box Hill South	4	House	\$1,451,000	02 Dec 2024
 31 Brook Cr Box Hill South	4	House	\$1,890,000	30 Nov 2024
 2 Houghton Ct Box Hill South	4	House	\$2,450,000	23 Nov 2024
 3/52 Birdwood St Box Hill South	2	Unit	\$687,000	19 Nov 2024
 16 Nash Rd Box Hill South	3	House	\$1,411,000	16 Nov 2024
 1a Asquith St Box Hill South	3	Townhouse	\$950,000	09 Nov 2024
 15 Chaucer St Box Hill South	3	House	\$1,680,000	09 Nov 2024
 20 Surrey St Box Hill South	5	House	\$3,231,000	09 Nov 2024
 51 Roberts Av Box Hill South	3	House	\$1,305,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/89 Eley Rd Box Hill South	2	Unit	\$870,000	06 Nov 2024
 2a Arcadia St Box Hill South	3	House	\$957,500	02 Nov 2024
 17 Cadorna St Box Hill South	4	House	\$1,470,000	31 Oct 2024
 2/7 Halsey St Box Hill South	4	Townhouse	\$1,518,000	26 Oct 2024
 810 Canterbury Rd Box Hill South	3	House	\$1,365,000	26 Oct 2024
 5 Kingswood Rise Box Hill South	4	Townhouse	\$1,243,000	26 Oct 2024
 3 Nash Rd Box Hill South	4	House	\$1,310,000	26 Oct 2024
 45 Monash St Box Hill South	2	House	\$3,160,000	25 Oct 2024
 17/7 Hay St Box Hill South	3	Townhouse	\$630,000	24 Oct 2024
 28 Moore St Box Hill South	5	House	\$1,900,000	19 Oct 2024
 154 Station St Box Hill South	3	House	\$1,005,000	19 Oct 2024
 2/6 Devon St Box Hill South	2	Flat/Unit/Apartment	\$705,000	18 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Cornfield Gr Box Hill South	3	House	\$1,232,000	12 Oct 2024
 34 Penrose St Box Hill South	3	House	\$1,311,000	12 Oct 2024
 17/5 Hay St Box Hill South	4	Townhouse	\$905,888	12 Oct 2024
 2/50 Monash St Box Hill South	2	Unit	\$1,105,000	12 Oct 2024
 3/838 Canterbury Rd Box Hill South	3	Townhouse	\$1,100,000	07 Oct 2024
 2b Naples St Box Hill South	3	House	\$1,170,000	05 Oct 2024
 11 Milton Cr BOX HILL SOUTH	4	House	\$1,400,000	05 Oct 2024
 5/166 Station St Box Hill South	2	House	\$625,000	05 Oct 2024
 29 Foch St Box Hill South	5	House	\$2,325,000	05 Oct 2024
 28 Thomas St Box Hill South	4	House	\$2,006,000	21 Sep 2024
 9 Byron St Box Hill South	3	House	\$1,148,000	21 Sep 2024
 2/51 Cadorna St BOX HILL SOUTH	4	Townhouse	\$1,100,000	20 Sep 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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