

Suburb **INSIGHTS**

3131
FOREST HILL



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.23m

Quarterly Price Change

0.40% ↑

Median Unit Price*

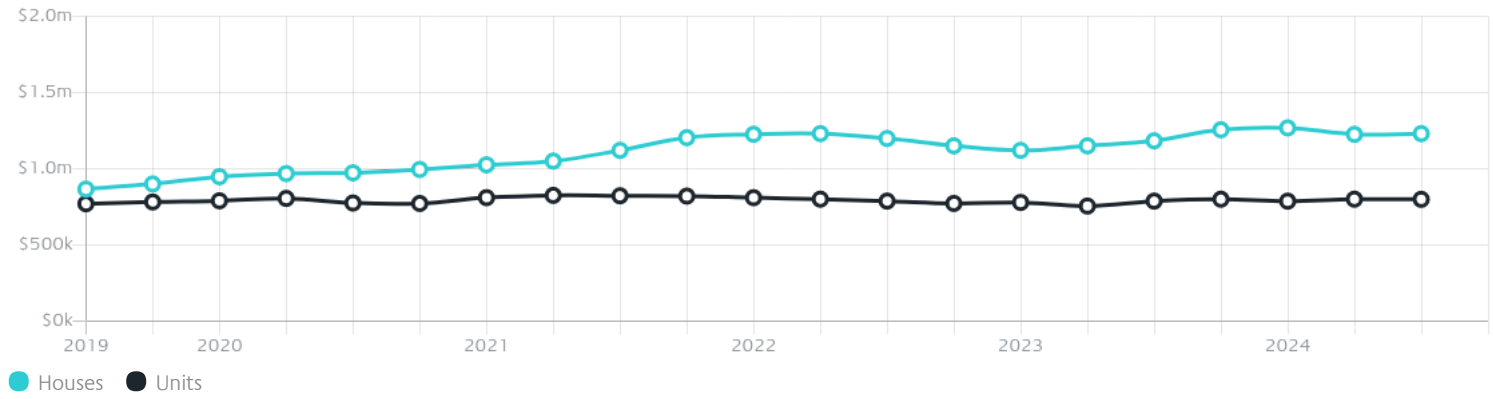
Median

\$799k

Quarterly Price Change

-0.12% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 88%
● Private 12%

Auction Clearance Rate^{*}

88.89%

Median Days on Market[^]

26 days

Average Hold Period^{*}

10.1 years

Insights

Dwelling Type[^]



● Houses 72% ● Units 28%

Ownership[^]



● Owned Outright 42% ● Mortgaged 36% ● Rented 23%

Population[^]

10,780

Median Asking Rent per week^{*}

\$590

Population Growth[^]

1.45%

Rental Yield^{*}

2.5%

Median Age[^]













42 years

Median Household Size[^]













2.5 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
 34/305 Canterbury Rd Forest Hill	2	Unit	\$730,000	30 Nov 2024
 10 Lowana Cr Forest Hill	4	House	\$1,426,500	30 Nov 2024
 4 Wendy St Forest Hill	4	House	\$1,405,000	23 Nov 2024
 9 Boyle St Forest Hill	4	House	\$1,221,100	16 Nov 2024
 308 Canterbury Rd Forest Hill	5	House	\$2,530,000	10 Nov 2024
 2/2 Jilmax Ct Forest Hill	2	Unit	\$591,000	09 Nov 2024
 17 Longbrae Av Forest Hill	3	House	\$1,138,000	09 Nov 2024
 57 Barter Cr Forest Hill	3	House	\$1,080,000	09 Nov 2024
 2/61 Ranfurly Ct Forest Hill	3	Unit	\$960,000	26 Oct 2024
 15 Bulkara Av Forest Hill	4	House	\$1,611,000	26 Oct 2024
 13 Ashmore Rd Forest Hill	4	House	\$1,565,000	21 Oct 2024
 21 Cumberland Ct Forest Hill	3	House	\$1,252,000	18 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16/265 Canterbury Rd Forest Hill	4	Townhouse	\$1,020,000	17 Oct 2024
 7 Bristow Dr Forest Hill	5	House	\$1,395,000	14 Oct 2024
 1 Cumberland Ct Forest Hill	3	House	\$1,218,000	12 Oct 2024
 8 Barter Cr Forest Hill	4	House	\$1,265,000	05 Oct 2024
 3a Jean St Forest Hill	3	Townhouse	\$1,210,000	05 Oct 2024
 18 Wingrove St Forest Hill	3	House	\$1,062,000	05 Oct 2024
 4 Mill Av Forest Hill	3	House	\$1,110,000	05 Oct 2024
 4 Deauville St Forest Hill	2	House	\$985,000	05 Oct 2024
 118 Mount Pleasant Rd Forest Hill	3	House	\$1,090,000	03 Oct 2024
 10 Wingrove St Forest Hill	3	House	\$1,129,600	21 Sep 2024
 426 Canterbury Rd Forest Hill	4	House	\$1,150,000	21 Sep 2024
 76 Bindy St Forest Hill	5	House	\$2,050,000	14 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 40 Barter Cr Forest Hill	4	House	\$1,275,000	14 Sep 2024
 27 Morloc St Forest Hill	5	House	\$2,425,000	14 Sep 2024
 3/374 Springvale Rd Forest Hill	2	Unit	\$555,000	13 Sep 2024
 1/1a Glen Valley Rd Forest Hill	3	Strata Unit/Villa Unit/Townhouse	\$1,050,000	10 Sep 2024
 15 Everglade Av Forest Hill	4	House	\$2,010,000	07 Sep 2024
 2 Jaques Gr Forest Hill	3	House	\$1,080,000	07 Sep 2024
 23 Charlottes Way Forest Hill	4	House	\$1,200,000	07 Sep 2024
 8 Inglewood Av Forest Hill	3	House	\$1,065,000	07 Sep 2024
 52 Ashmore Rd Forest Hill	4	House	\$1,268,888	07 Sep 2024
 54 Parkmore Rd Forest Hill	4	House	\$1,135,000	07 Sep 2024
 42 Marong Tce Forest Hill	2	Unit	\$775,000	06 Sep 2024
 7 Jolimont Rd Forest Hill	3	House	\$1,150,000	05 Sep 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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