

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.19m

Quarterly Price Change

-3.25% ↓

Median Unit Price*

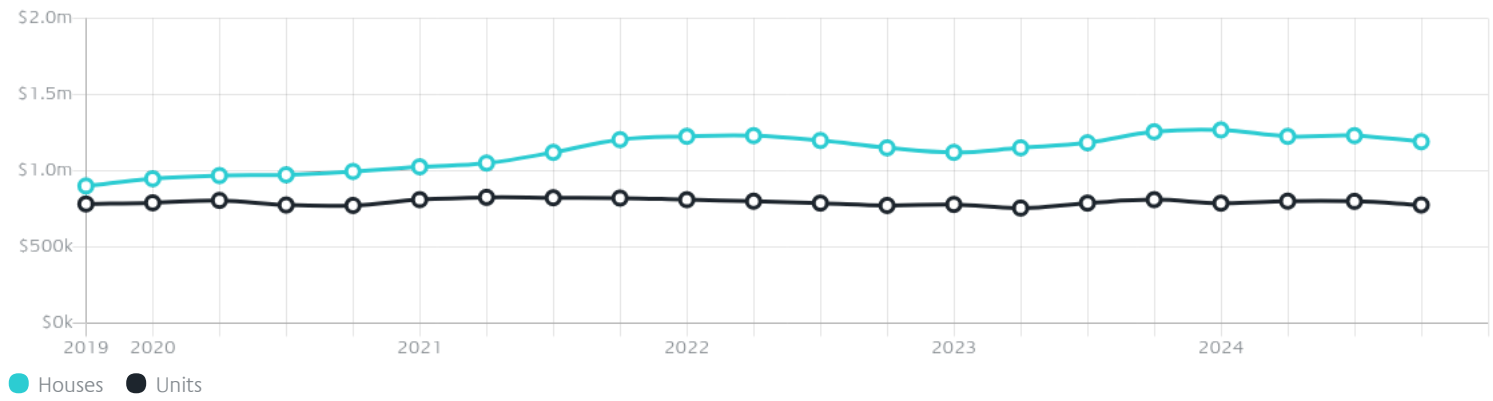
Median

\$775k

Quarterly Price Change

-3.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 70%
● Private 30%

Auction Clearance Rate^{*}

86.96%

Median Days on Market[^]

29 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^{*}

\$600

Population Growth[^]

1.45%

Rental Yield^{*}

2.5%

Median Age[^]










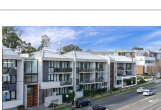
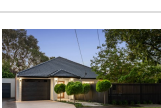
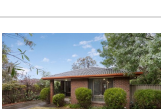
42 years

Median Household Size[^]











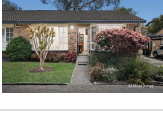

2.5 people

Sold Properties~









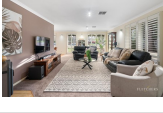

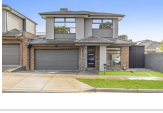

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 29 Romoly Dr Forest Hill	5	House	\$770,000	18 Jan 2025
 2 / 29 Romoly Dr Forest Hill	3	House	\$945,000	18 Jan 2025
 2 / 379 Springvale Rd Forest Hill	2	Townhouse	\$775,000	17 Jan 2025
 7 / 15 Wickham Av Forest Hill	2	Unit	\$582,000	16 Jan 2025
 319 / 251 Canterbury Rd Forest Hill	2	Apartment	\$400,000	01 Jan 2025
 1 / 8 Jackson St Forest Hill	3	House	\$880,000	20 Dec 2024
 92 Husband Rd Forest Hill	4	House	\$1,250,000	13 Dec 2024
 6 Jaques Gr Forest Hill	4	House	\$1,450,000	12 Dec 2024
 4 Barter Cr Forest Hill	4	House	\$1,140,000	12 Dec 2024
 119 / 251 Canterbury Rd Forest Hill	2	Apartment	\$425,000	11 Dec 2024
 7 Cedar Ct FOREST HILL	4	House	\$1,490,000	07 Dec 2024
 1 / 371 Canterbury Rd Forest Hill	2	Unit	\$640,000	05 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 133 Lake Rd Forest Hill	3	House	\$1,126,000	04 Dec 2024
 17 Sandon Cirt Forest Hill	3	House	\$896,000	02 Dec 2024
 34/305 Canterbury Rd Forest Hill	2	Unit	\$730,000	30 Nov 2024
 6 Andrew St Forest Hill	3	House	\$1,115,000	30 Nov 2024
 10 Lowana Cr Forest Hill	4	House	\$1,426,500	30 Nov 2024
 12 Vanbrook St Forest Hill	5	House	\$1,810,000	23 Nov 2024
 4 Wendy St Forest Hill	4	House	\$1,405,000	23 Nov 2024
 6 Gregory Mews Forest Hill	3	House	\$1,613,000	22 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 87 Vicki St Forest Hill	4	House	\$1,359,000	19 Oct 2024
 35 Vanbrook St Forest Hill	4	House	\$1,270,000	19 Oct 2024
 21 Cumberland Ct Forest Hill	3	House	\$1,252,000	18 Oct 2024
 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
 50 Thornhill Dr Forest Hill	4	House	\$1,271,000	09 Oct 2024
 23 Quentin St Forest Hill	3	House	\$1,071,000	08 Oct 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* 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.