

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.19m

Quarterly Price Change

-3.25% ↓

Median Unit Price*

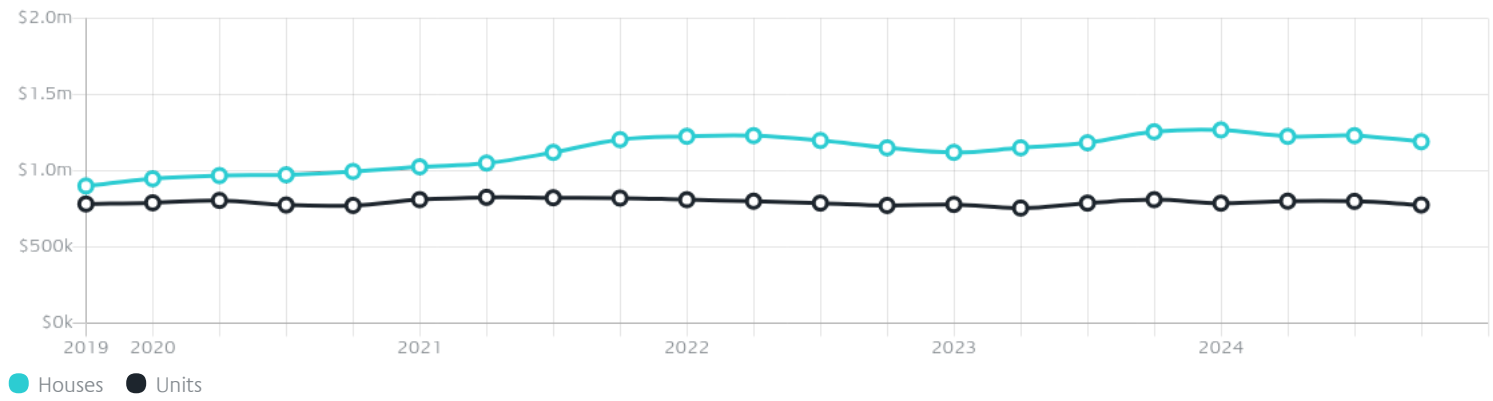
Median

\$775k

Quarterly Price Change

-3.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

31 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[^]









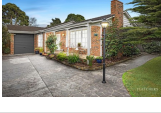
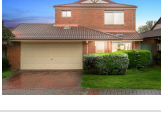
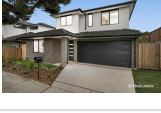

2.5 people

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
 39 Raleigh St Forest Hill	4	House	\$1,625,000	26 Feb 2025
 28 Marong Tce Forest Hill	3	Townhouse	\$870,000	25 Feb 2025
 62 Barter Cr FOREST HILL	4	House	\$1,580,000	22 Feb 2025
 8/33 Forest Rd Forest Hill	3	Townhouse	\$815,000	15 Feb 2025
 8 Lyell Wlk Forest Hill	3	Subdivided Unit/Villa/Townhouse - Single OYO Dwelling	\$890,000	08 Feb 2025
 2/307-309 Canterbury Rd Forest Hill	2	Unit	\$840,500	08 Feb 2025
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 46 Vicki St Forest Hill	4	House	\$1,159,000	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
 22 Ansett Cr Forest Hill	4	House	\$1,425,000	07 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
 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
 25a Thornhill Dr Forest Hill	4	House	\$1,211,000	30 Nov 2024
 34/305 Canterbury Rd Forest Hill	2	Unit	\$730,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Lowana Cr Forest Hill	4	House	\$1,426,500	30 Nov 2024
 6 Andrew St Forest Hill	3	House	\$1,115,000	30 Nov 2024
 5 Wendy St Forest Hill	4	House	\$1,250,000	26 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
 57 Barter Cr Forest Hill	3	House	\$1,080,000	09 Nov 2024
 4 Morloc St Forest Hill	2	House	\$1,105,000	09 Nov 2024



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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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