

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.19m

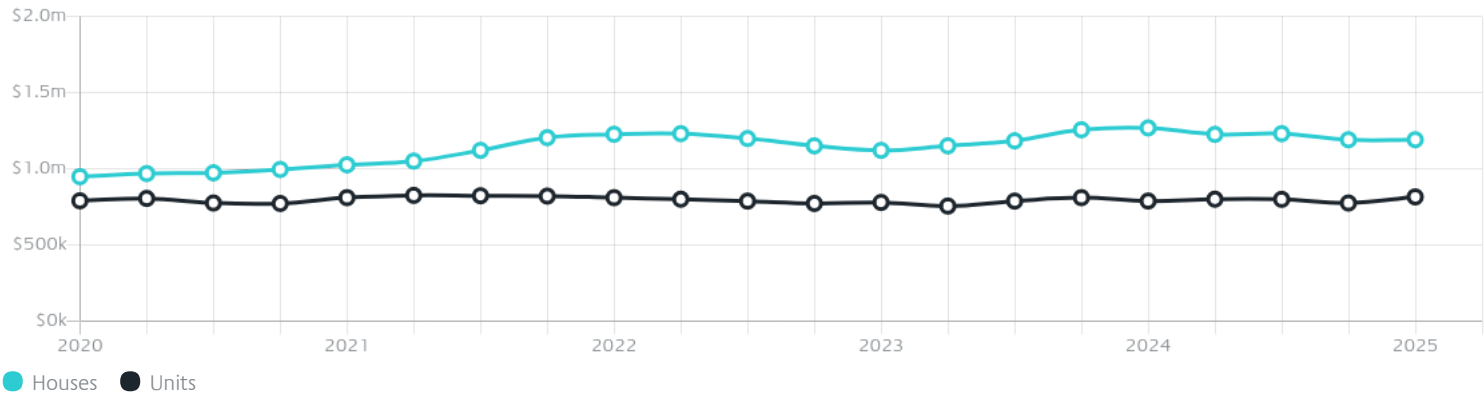
Quarterly Price Change
0.00% ↓

Median Unit Price*

Median
\$815k

Quarterly Price Change
5.16% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 71%
● Private 29%

Auction Clearance Rate*

80.56%

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*

\$600

Population Growth^

1.45%

Rental Yield*

2.5%

Median Age^







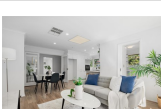
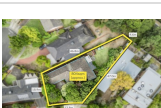
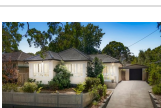


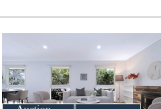
42 years

Median Household Size^










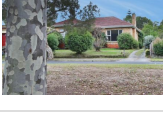


2.5 people

Sold Properties~









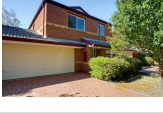
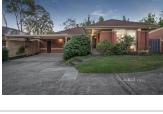


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Wendy St Forest Hill	3	House	\$1,100,000	29 Apr 2025
 12 Leddy St Forest Hill	4	House	\$1,630,000	16 Apr 2025
 5 Allison Rd Forest Hill	3	House	\$1,080,000	13 Apr 2025
 10 Dehaviland Av Forest Hill	4	House	\$1,260,000	13 Apr 2025
 1a Yea Ct Forest Hill	3	House	\$1,070,000	12 Apr 2025
 15 Heathcote Dr Forest Hill	3	House	\$920,000	12 Apr 2025
 530 Springvale Rd Forest Hill	3	House	\$915,000	05 Apr 2025
 6 Thornhill Dr Forest Hill	4	House	\$1,010,000	05 Apr 2025
 3 Nandina St Forest Hill	4	House	\$1,483,000	05 Apr 2025
 3/424 Canterbury Rd Forest Hill	4	Townhouse	\$1,071,000	05 Apr 2025
 14 Enfield Pl Forest Hill	3	House	\$839,000	05 Apr 2025
 79 Vicki St Forest Hill	4	House	\$1,180,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/14 Bessazile Av Forest Hill	1	Unit	\$426,000	05 Apr 2025
 4/444 Canterbury Rd FOREST HILL	2	Unit	\$610,000	01 Apr 2025
 15a Victor Cr Forest Hill	4	Townhouse	\$1,287,000	29 Mar 2025
 3 Sherman St Forest Hill	4	House	\$1,224,000	29 Mar 2025
 13 Vanbrook St Forest Hill	4	House	\$1,190,000	26 Mar 2025
 1/3 Wandin Ct Forest Hill	4	Townhouse	\$1,230,000	22 Mar 2025
 16 Morloc St Forest Hill	3	House	\$1,086,500	22 Mar 2025
 20 Lyell Wlk Forest Hill	3	Townhouse	\$870,000	18 Mar 2025
 2/280 Springvale Rd Forest Hill	4	Unit	\$888,000	15 Mar 2025
 21 Glen Valley Rd Forest Hill	3	House	\$1,085,000	15 Mar 2025
 9 Silverleaf Ct Forest Hill	4	House	\$1,342,000	15 Mar 2025
 8 Quentin St Forest Hill	3	House	\$1,045,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Course Cl FOREST HILL	4	House	\$1,220,000	11 Mar 2025
 5 Hansen St Forest Hill	6	Townhouse	\$1,085,000	08 Mar 2025
 9 Cumberland Ct Forest Hill	3	House	\$965,000	28 Feb 2025
 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
 49 Menin Rd Forest Hill	5	House	\$1,235,000	22 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
 66 Stevens Rd Forest Hill	3	House	\$1,030,000	30 Jan 2025
 29 Naramah St Forest Hill	5	House	\$1,588,000	22 Jan 2025



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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