



Box Hill

# Suburb Report



Your connection to property insights



JellisCraig

BOX HILL SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.66m

Quarterly price change

-2.32% ↓

Median unit price<sup>1</sup>

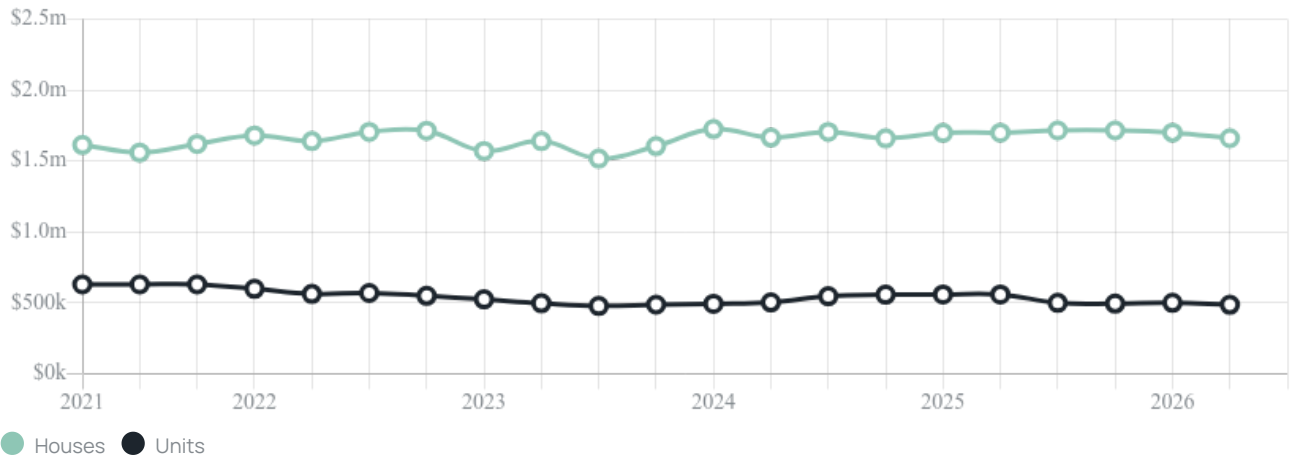
Median

\$487k

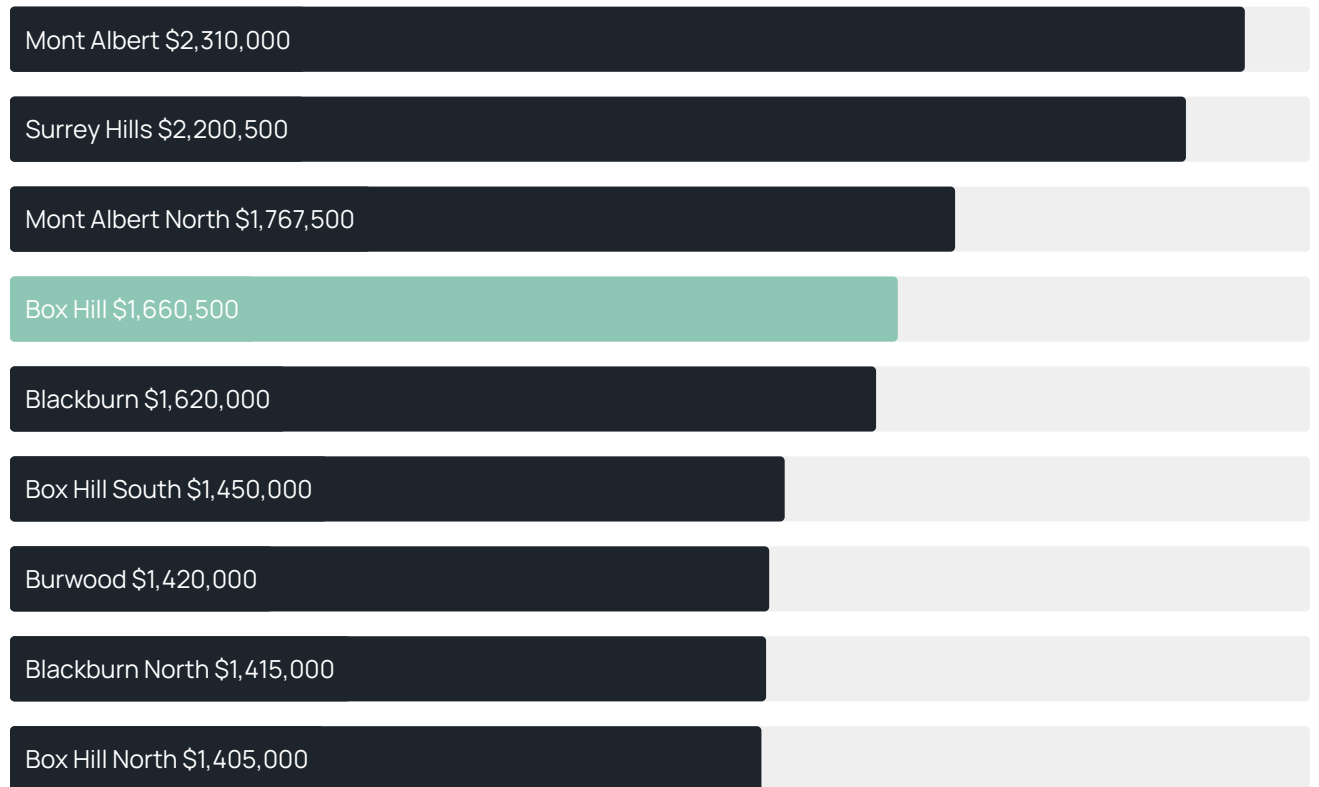
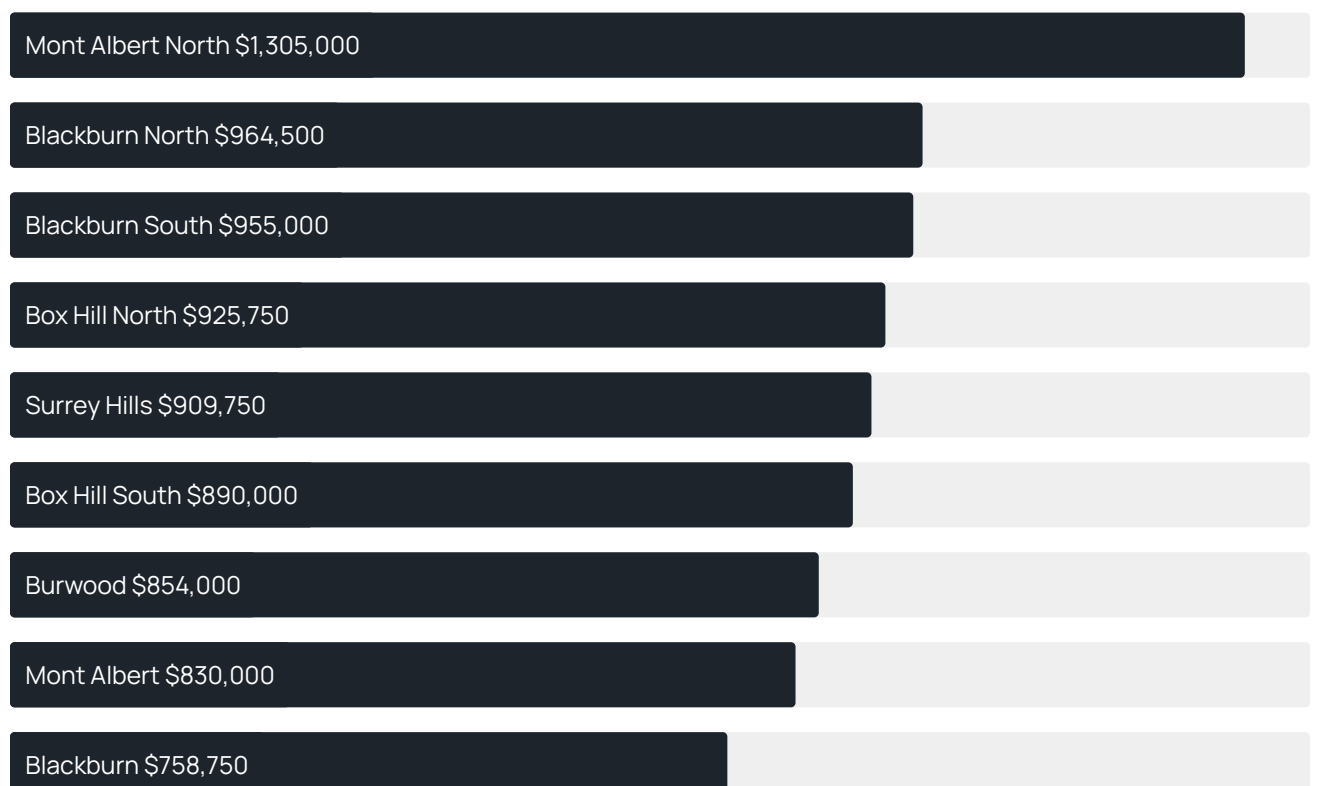
Quarterly price change

-2.60% ↓

Quarterly price change<sup>1</sup>



## BOX HILL SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 28%  
● Private 72%

Auction clearance rate<sup>3</sup>

---

**65.38%**Median days on market<sup>3</sup>

---

**35 days**Average hold period<sup>1</sup>

---

**6.0 years**Dwelling type<sup>5</sup>

● Houses 22% ● Units 78%

Ownership<sup>5</sup>

● Owned outright 23% ● Mortgaged 21% ● Rented 56%

Population<sup>5</sup>

---

**14,353**Median asking rent<sup>1</sup>

---

**\$650 per week**Population growth<sup>5</sup>

---

**25.96%**Rental yield<sup>1</sup>

---

**1.71%**Median age<sup>5</sup>

---

**33 years**Median household size<sup>5</sup>

---

**2.2 people**

## BOX HILL SUBURB REPORT

### Recent Box Hill sales

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/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                   | Bedrooms | Type      | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  3 Station Wlk<br>Box Hill               | 2        | Townhouse | \$850,000   | 24 Jul 2026 |
|  813/828<br>Whitehorse Rd<br>Box Hill    | 2        | Apartment | \$550,000   | 13 Jul 2026 |
|  2/27 Bedford St<br>Box Hill             | 4        | Townhouse | \$1,180,000 | 11 Jul 2026 |
|  1/25-27 Ashted Rd<br>Box Hill          | 2        | Apartment | \$460,000   | 07 Jul 2026 |
|  1111/3 Young St<br>Box Hill           | 2        | Apartment | \$560,000   | 06 Jul 2026 |
|  7/23 Ashted Rd<br>Box Hill            | 2        | Apartment | \$402,000   | 03 Jul 2026 |
|  1004/828<br>Whitehorse Rd<br>Box Hill | 2        | Apartment | \$580,000   | 01 Jul 2026 |
|  6/91 Thames St<br>Box Hill            | 2        | Unit      | \$505,000   | 30 Jun 2026 |
|  447 Mont Albert<br>Rd<br>Box Hill     | 4        | House     | \$1,582,000 | 29 Jun 2026 |
|  4/40 Barkly St<br>Box Hill            | 2        | Unit      | \$747,500   | 27 Jun 2026 |

## BOX HILL SUBURB REPORT

| Address                                                                                                                   | Bedrooms | Type                                 | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------|-------------|-------------|
|  4/20 Albion Rd<br>Box Hill              | 2        | Townhouse                            | \$675,000   | 27 Jun 2026 |
|  5/11 Bishop St<br>Box Hill              | 1        | Apartment                            | \$327,000   | 23 Jun 2026 |
|  7/53-59 Bishop St<br>Box Hill           | 2        | Apartment                            | \$480,000   | 22 Jun 2026 |
|  102/15 Irving Av<br>Box Hill            | 1        | Apartment                            | \$312,000   | 12 Jun 2026 |
|  5 Wavell St<br>Box Hill                | 4        | House                                | \$1,625,000 | 11 Jun 2026 |
|  2/39 Victoria St<br>Box Hill          | 3        | Flat/Unit/Apartment                  | \$735,800   | 11 Jun 2026 |
|  2001/845<br>Whitehorse Rd<br>Box Hill | 3        | Subdivided Flat -<br>Single OYO Flat | \$740,000   | 11 Jun 2026 |
|  113/6 John St<br>Box Hill             | 1        | Strata Unit/Flat                     | \$151,000   | 10 Jun 2026 |
|  15 Acacia St<br>Box Hill              | 5        | House                                | \$2,224,500 | 06 Jun 2026 |
|  111/33 Harrow St<br>Box Hill          | 2        | Apartment                            | \$430,000   | 04 Jun 2026 |

## BOX HILL SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type                              | Price     | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------|-----------|-------------|
|  957 Canterbury Rd<br>Box Hill       | 3        | House                             | \$925,000 | 03 Jun 2026 |
|  1302/11 Prospect St<br>Box Hill     | 1        | Subdivided Flat - Single OYO Flat | \$630,000 | 02 Jun 2026 |
|  1309/850 Whitehorse Rd<br>Box Hill  | 2        | Subdivided Flat - Single OYO Flat | \$470,000 | 30 May 2026 |
|  2/51-53 Bank St<br>Box Hill         | 2        | Apartment                         | \$450,000 | 29 May 2026 |
|  401/19 Poplar St<br>Box Hill       | 2        | Subdivided Flat - Single OYO Flat | \$410,000 | 28 May 2026 |
|  2/38 Simpsons Rd<br>Box Hill      | 2        | Flat/Unit/Apartment               | \$650,000 | 27 May 2026 |
|  801/9 Ellingworth Pde<br>Box Hill | 1        | Subdivided Flat - Single OYO Flat | \$365,000 | 26 May 2026 |
|  301/2 Bruce St<br>Box Hill        | 2        | Strata Unit/Flat                  | \$560,000 | 25 May 2026 |
|  1509/2 Bruce St<br>Box Hill       | 3        | Strata Unit/Flat                  | \$869,120 | 25 May 2026 |
|  2304/3 Young St<br>Box Hill       | 1        | Apartment                         | \$332,800 | 23 May 2026 |



Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

---

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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.