



Box Hill

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BOX HILL SUBURB REPORT

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

Median  
\$1.72m

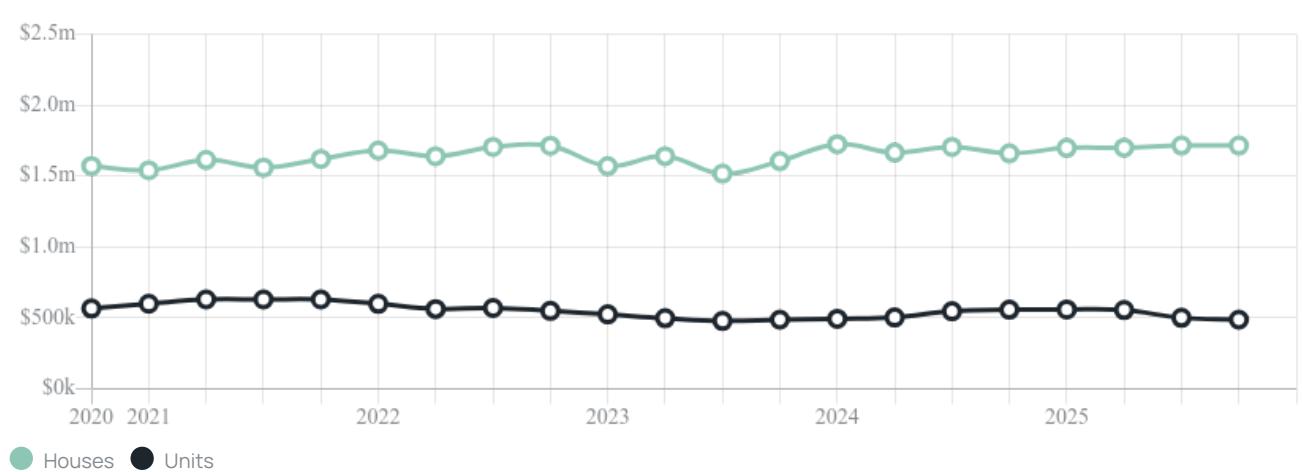
Quarterly price change  
0.00% 

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

Median  
\$488k

Quarterly price change  
-2.50% 

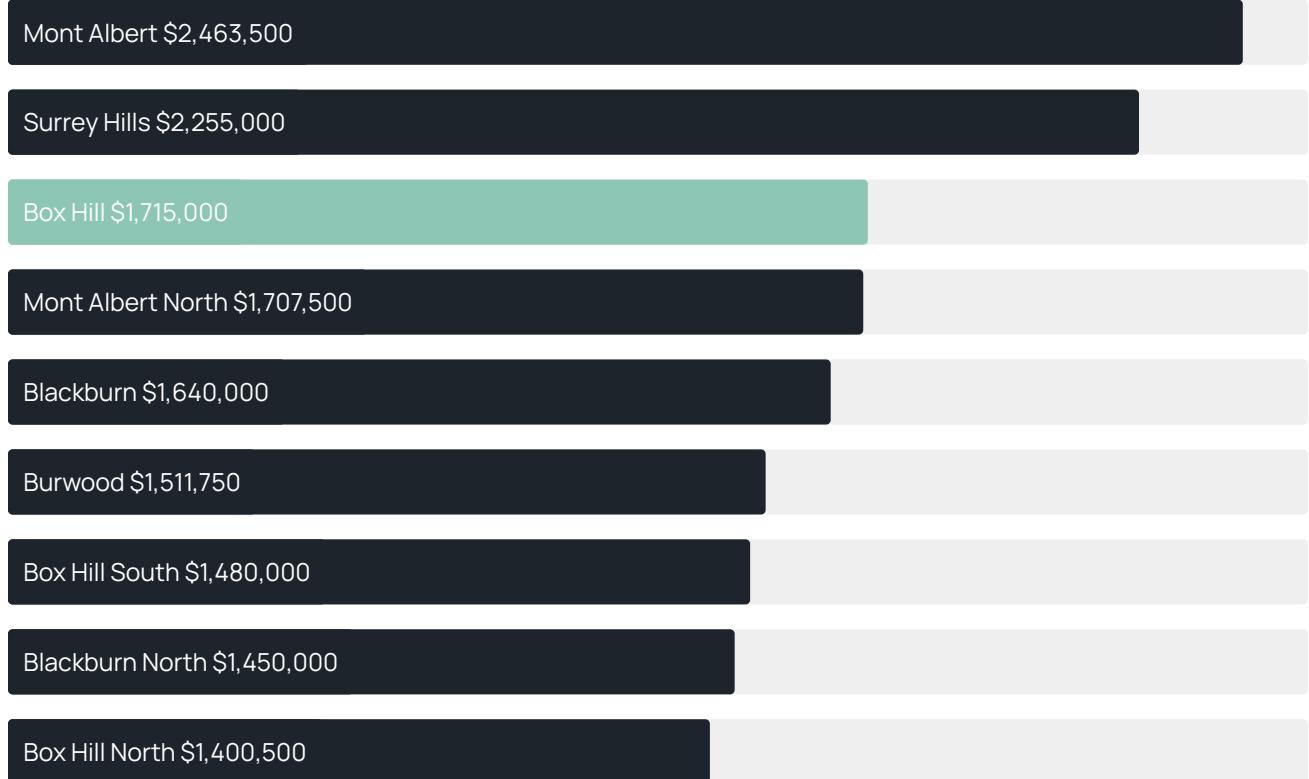
### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## BOX HILL SUBURB REPORT

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



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



# Sales Snapshot

BOX HILL SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 22%  
● Private 78%

## Auction clearance rate<sup>3</sup>

52.38%

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## Median days on market<sup>3</sup>

36 days

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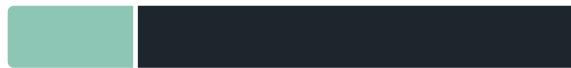
## Average hold period<sup>1</sup>

6.0 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 22% ● Units 78%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

14,353

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## Median asking rent<sup>1</sup>

\$600 per week

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## Population growth<sup>5</sup>

25.96%

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## Rental yield<sup>1</sup>

1.71%

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## Median age<sup>5</sup>

33 years

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## Median household size<sup>5</sup>

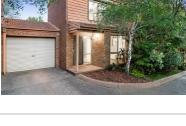
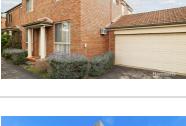
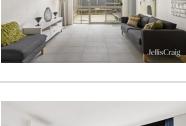
2.2 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1002/999 Whitehorse Rd Box Hill	2	Apartment	\$625,000	29 Jan 2026
 507/545 Station St Box Hill	2	Apartment	\$680,000	28 Jan 2026
 221/15-21 Harrow St Box Hill	2	Apartment	\$459,000	27 Jan 2026
 9/18 Ashted Rd Box Hill	1	Unit	\$341,000	20 Jan 2026
 6/969-971 Canterbury Rd Box Hill	3	Townhouse	\$800,000	06 Jan 2026
 101/95 Thames St Box Hill	2	Apartment	\$488,000	05 Jan 2026
 2/21 Brougham St Box Hill	4	Townhouse	\$1,142,500	03 Jan 2026
 3014/545 Station St Box Hill	1	Apartment	\$380,000	24 Dec 2025
 4/12 Ashted Rd Box Hill	2	Townhouse	\$530,000	24 Dec 2025
 2209/545 Station St Box Hill	2	Apartment	\$617,000	17 Dec 2025

# Sold Properties

## BOX HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 408/15 Irving Av Box Hill	2	Apartment	\$485,000	17 Dec 2025
 107/19 Wellington Rd Box Hill	1	Apartment	\$330,000	16 Dec 2025
 719/850 Whitehorse Rd Box Hill	2	Apartment	\$421,000	15 Dec 2025
 107/19 Irving Av Box Hill	2	Apartment	\$438,000	13 Dec 2025
 10/28-36 James St Box Hill	2	Townhouse	\$710,000	13 Dec 2025
 10/28 James St Box Hill	2	Strata Flat - Single OYO Flat	\$710,000	13 Dec 2025
 9/24 Rose St Box Hill	2	Unit	\$638,000	13 Dec 2025
 1/2a Merton St BOX HILL	2	Townhouse	\$966,000	13 Dec 2025
 904/11 Prospect St Box Hill	1	Apartment	\$370,000	12 Dec 2025
 1609/850 Whitehorse Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$460,888	10 Dec 2025

# Sold Properties

## BOX HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/43 Thames St Box Hill	2	Villa	\$660,000	10 Dec 2025
 14 Clydesdale St Box Hill	5	House	\$1,912,500	09 Dec 2025
 2006/545 Station St Box Hill	2	Apartment	\$600,000	08 Dec 2025
 30 Clydesdale St Box Hill	4	House	\$1,820,000	08 Dec 2025
 44 Court St Box Hill	2	House	\$785,000	06 Dec 2025
 2/7 Glenmore St BOX HILL	2	Apartment	\$482,500	04 Dec 2025
 1801/845 Whitehorse Rd Box Hill	2	Subdivided Flat - Single OYO Flat	\$743,000	03 Dec 2025
 609/23 Irving Av Box Hill	2	Strata Unit/Flat	\$755,000	02 Dec 2025
 2/39 Simpsons Rd Box Hill	3	Strata Unit/Villa Unit/Townhouse	\$1,060,000	01 Dec 2025
 2805/3 Young St Box Hill	2	Apartment	\$600,000	30 Nov 2025



**Jellis Craig Whitehorse**  
166 Whitehorse Road, Blackburn  
03 9908 5700

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 01/02/2026

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

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