



Box Hill

Suburb Report



Your connection to property insights



JellisCraig

BOX HILL SUBURB REPORT

Median house price¹

Median

\$1.58m

Quarterly price change

-1.65% ↓

Median unit price¹

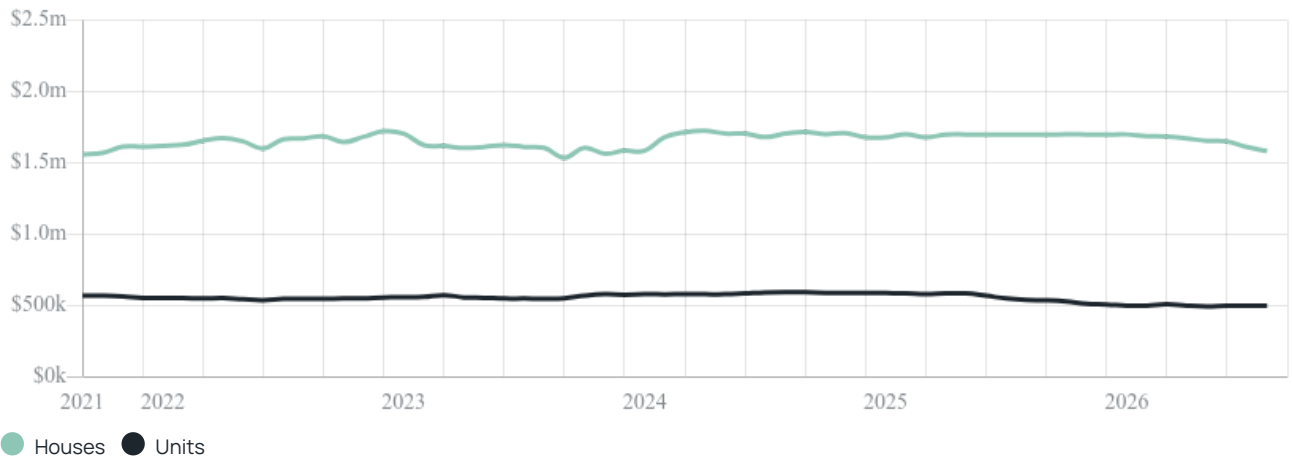
Median

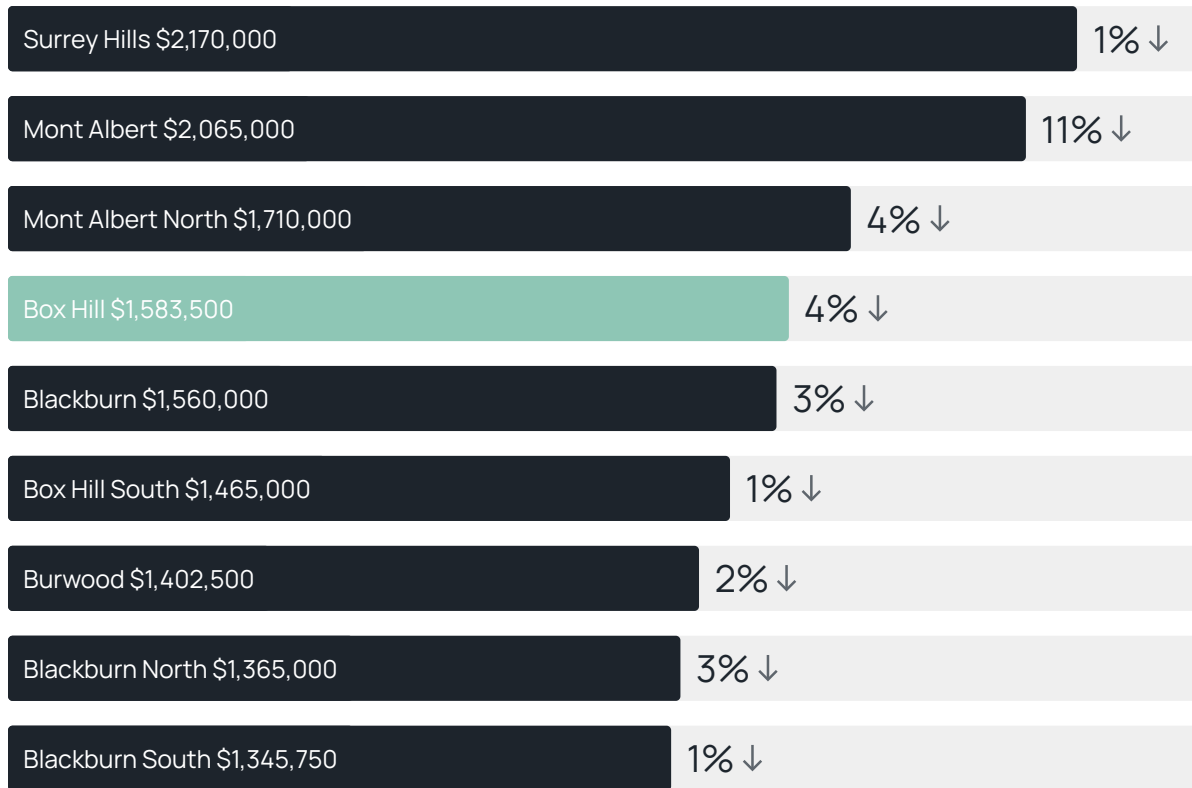
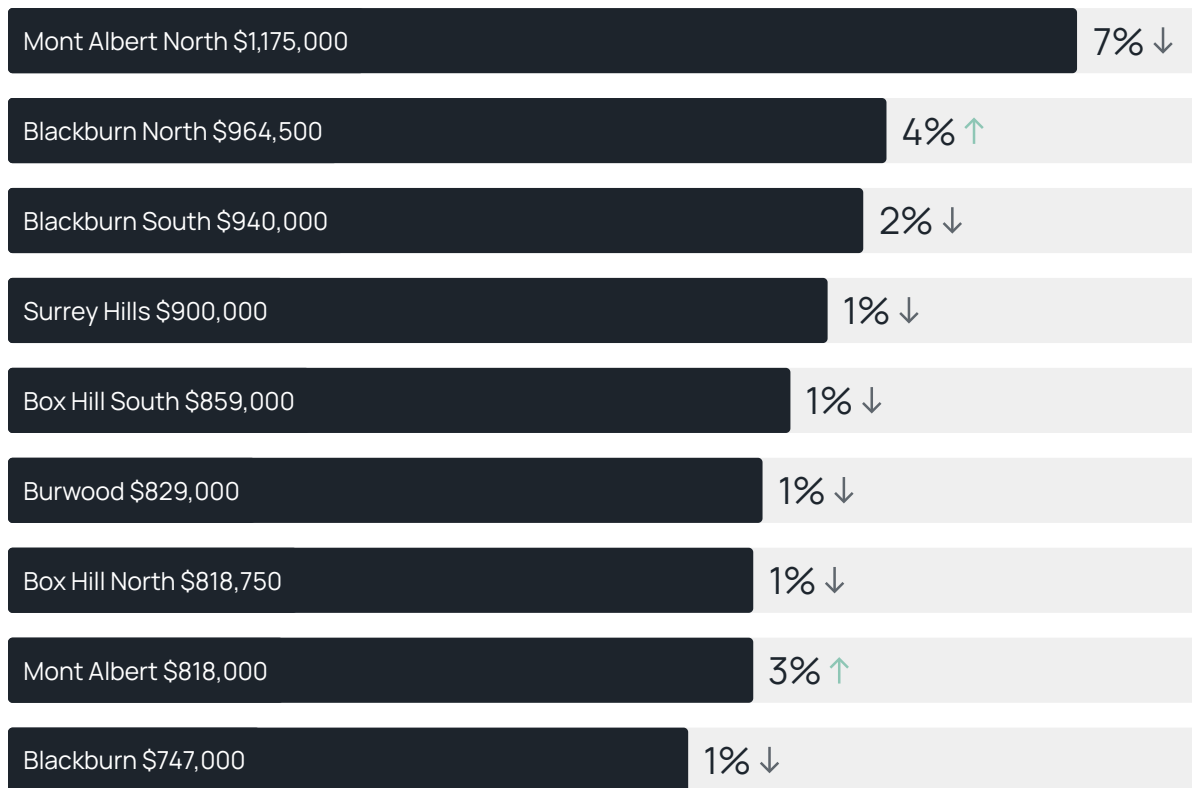
\$501k

Quarterly price change

0.16% ↑

Box Hill quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Auction clearance rate³

44.44%

Median days on market³

House

Unit

30 days

42 days

Average hold period¹

House

Unit

16.3 years

10.2 years

Dwelling type⁵

● Houses 29% ● Units 71%

Ownership⁵

● Owned outright 21% ● Mortgaged 18% ● Rented 61%

Population⁵

14,353

Median asking rent per week¹

Unit

\$675

\$600

Population growth⁵

25.96%

Rental yield¹

House

Unit

2.7%

6.37%

Median age⁵

33 years

Median household size⁵

2.2 people

Recent Box Hill sales²

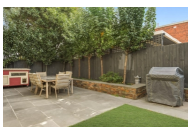
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/15 Bishop Street Box Hill	2	Unit	\$810,000	29 Sep 2026
 413/33 Harrow Street Box Hill	2	Apartment	\$425,000	28 Sep 2026
 6/740 Station Street Box Hill	2	Apartment	Undisclosed	22 Sep 2026
 3/10 Simpsons Road Box Hill	3	Townhouse	\$820,000	22 Sep 2026
 9 James Street Box Hill	3	House	Undisclosed	21 Sep 2026
 43 Barkly Street Box Hill	3	House	\$995,000	19 Sep 2026
 909/11 Prospect Street Box Hill	2	Apartment	\$440,000	18 Sep 2026
 14 Bishop Street Box Hill	4	House	Undisclosed	18 Sep 2026
 845 Canterbury Road Box Hill	3	House	Undisclosed	17 Sep 2026
 G09/2-4 Kent Road Box Hill	2	Apartment	\$535,000	16 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 704/11 Prospect Street Box Hill	1	Apartment	\$370,000	15 Sep 2026
 1311/545 Station Street Box Hill	2	Apartment	Undisclosed	14 Sep 2026
 1224/850 Whitehorse Road Box Hill	2	Apartment	\$468,888	11 Sep 2026
 3/85 Thames Street Box Hill	3	Townhouse	Undisclosed	10 Sep 2026
 21/23-25 Albion Road Box Hill	2	Flat	\$460,000	10 Sep 2026
 14/27 Oxford Street Box Hill	3	Townhouse	Undisclosed	09 Sep 2026
 1601/12 Nelson Road Box Hill	2	Apartment	Undisclosed	09 Sep 2026
 13 Kangerong Road Box Hill	3	House	\$1,150,000	08 Sep 2026
 1801/850 Whitehorse Road Box Hill	2	Apartment	\$520,000	08 Sep 2026
 609/828 Whitehorse Road Box Hill	2	Apartment	Undisclosed	08 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 103/47 Harrow Street Box Hill	2	Apartment	\$550,000	04 Sep 2026
 29/16 Bedford Street Box Hill	2	Retire	\$928,000	03 Sep 2026
 725/850 Whitehorse Road Box Hill	1	Apartment	\$355,000	03 Sep 2026
 2810/828 Whitehorse Road Box Hill	3	Apartment	\$868,000	02 Sep 2026
 2902/845 WHITEHORSE ROAD Box Hill	4	Apartment	Undisclosed	02 Sep 2026
 5/40 Barcelona Street Box Hill	2	Unit	\$660,000	01 Sep 2026
 7/33 Albion Road Box Hill	2	Apartment	\$580,000	31 Aug 2026
 25/98-100 Carrington Road Box Hill	2	Apartment	Undisclosed	31 Aug 2026
 1/11 Bishop Street Box Hill	1	Apartment	\$351,500	31 Aug 2026
 G7/109-111 Carrington Road Box Hill	2	Apartment	Undisclosed	29 Aug 2026



Jellis Craig Blackburn
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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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