



Forest Hill

# Suburb Report



Your connection to property insights



**JellisCraig**

FOREST HILL SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.22m

Quarterly price change

0.36% ↑

Median unit price<sup>1</sup>

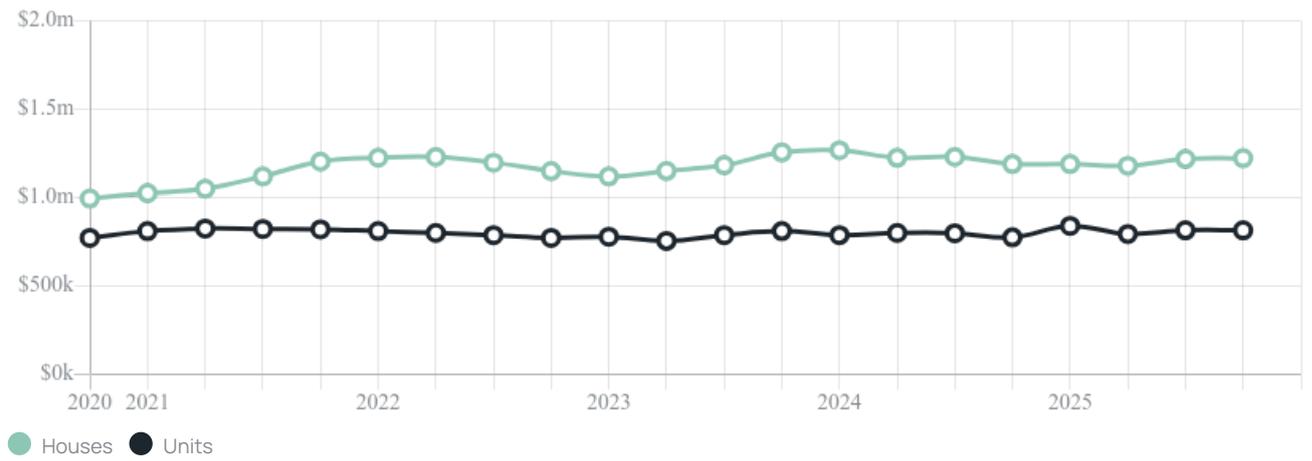
Median

\$815k

Quarterly price change

0.00% ↓

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

76.47%

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

25 days

Average hold period<sup>1</sup>

10.1 years

Dwelling type<sup>5</sup>



● Houses 72% ● Units 28%

Ownership<sup>5</sup>



● Owned outright 42% ● Mortgaged 36% ● Rented 23%

Population<sup>5</sup>

10,780

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

1.45%

Rental yield<sup>1</sup>

2.5%

Median age<sup>5</sup>

42 years

Median household size<sup>5</sup>

2.5 people

FOREST HILL SUBURB REPORT

## Recent Forest 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
 39 Thornhill Dr Forest Hill	3	House	\$1,230,000	28 Mar 2026
 9 Barter Cr Forest Hill	4	Townhouse	\$1,525,000	28 Mar 2026
 42 Bindy St Forest Hill	4	House	\$1,680,000	21 Mar 2026
 3 Jackson St Forest Hill	4	House	\$1,340,000	14 Mar 2026
 10 Inglewood Av Forest Hill	5	House	\$2,400,000	14 Mar 2026
 4 Nandina St Forest Hill	3	House	\$1,368,000	14 Mar 2026
 1a Clifford Ct Forest Hill	2	Unit	\$808,000	28 Feb 2026
 2/50 Vanbrook St Forest Hill	2	Unit	\$739,000	28 Feb 2026
 20 Sherman St Forest Hill	4	House	\$1,461,000	25 Feb 2026
 3 Michael Ct Forest Hill	3	House	\$1,180,000	21 Feb 2026

## FOREST HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2a Husband Rd Forest Hill	2	Unit	\$710,000	21 Feb 2026
 49 Vicki St Forest Hill	3	House	\$1,050,000	14 Feb 2026
 9/470 Canterbury Rd Forest Hill	2	Unit	\$720,000	14 Feb 2026
 3/33 Bulkara Av Forest Hill	4	House	\$1,615,000	04 Feb 2026
 18 Tisane Av Forest Hill	5	House	\$1,818,000	31 Jan 2026
 39 Barter Cr Forest Hill	4	House	\$1,316,000	31 Jan 2026
 2/3 Everglade Av Forest Hill	5	Townhouse	\$1,450,000	29 Jan 2026
 1/412 Canterbury Rd FOREST HILL	3	Strata Unit/Villa Unit/Townhouse	\$915,000	23 Jan 2026
 5 Lernes St Forest Hill	3	House	\$990,000	29 Dec 2025
 21 Hampshire Rd Forest Hill	4	House	\$1,485,000	20 Dec 2025

## FOREST HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/257 Canterbury Rd Forest Hill	2	Subdivided Flat - Single OYO Flat	\$647,550	20 Dec 2025
 32 Ranfurly Rd Forest Hill	4	House	\$949,134	18 Dec 2025
 9 Ansett Cr Forest Hill	4	House	\$1,180,000	17 Dec 2025
 16 Sandon Cirt Forest Hill	2	Unit	\$725,000	16 Dec 2025
 1/26 Lasiandra Av Forest Hill	2	Flat/Unit/Apartment	\$640,000	15 Dec 2025
 15 Marong Tce Forest Hill	3	Villa	\$815,000	13 Dec 2025
 3 Beenak Ct Forest Hill	3	House	\$1,020,000	13 Dec 2025
 59 Lasiandra Av Forest Hill	3	House	\$1,221,000	09 Dec 2025
 2 Silverleaf Ct Forest Hill	4	House	\$1,565,000	06 Dec 2025
 311/251 Canterbury Rd Forest Hill	2	Apartment	\$525,000	04 Dec 2025



**Jellis Craig Whitehorse**  
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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.

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Data is current as of PDF generation date 01/04/2026

- 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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