

Box hill NSW 2765

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 36 -10	MEDIAN PRICE \$1,295,000 +3%	AVERAGE PRICE \$1,331,614 -1%
HIGHEST SALE \$2,500,000	LOWEST SALE \$741,000	TOTAL VALUE \$44.58M

POSTCODE 2765 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$830	AVERAGE WEEKLY RENT \$808	OBSERVATIONS 218
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Figures cover the entire 2765 postcode area, not Box hill alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,295,000 +3%	AVERAGE PRICE \$1,331,614 -1%	TOTAL SALES 36 -22%
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PROPERTY TYPE BREAKDOWN

Residentials		26 (72%)
Vacant lands		9 (25%)
Commercials		1 (3%)

KEY MARKET INSIGHTS

- 36 properties settled in Box hill NSW 2765 in September 2026 — 26 residential and 10 non-residential (commercial or land).
- The residential median sale price rose 3% to \$1,295,000, up from \$1,255,000 in August.
- Residentials accounted for 72% of sales (26 of 36), compared to 25% for vacant lands (9).
- Prices ranged widely — from \$741,000 to \$2,500,000, a spread of \$1,759,000.
- The standout sale was 67 NELSON RD at \$2,500,000 on 1 Sep — 93% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
67 NELSON RD	Commercial	\$2,500,000	1 Sep
63 CORONA ST	Residential	\$1,850,000	9 Sep
40 TRENTHAM ST	Residential	\$1,800,000	4 Sep
12 BAT ST	Residential	\$1,788,000	10 Sep
50 ANDROMEDA PKWY	Residential	\$1,665,000	14 Sep
50 CAMARERO ST	Residential	\$1,565,000	17 Sep
31 TIPPERARY ST	Residential	\$1,540,000	16 Sep
6 PINTO ST	Residential	\$1,490,000	7 Sep
238 MASON RD	Residential	\$1,488,000	1 Sep
45 AQUARIUS WAY	Residential	\$1,470,000	4 Sep