

1 RODGERSON RD

BOX HILL

*Everything within reach.
Everything that matters.*

Healthcare

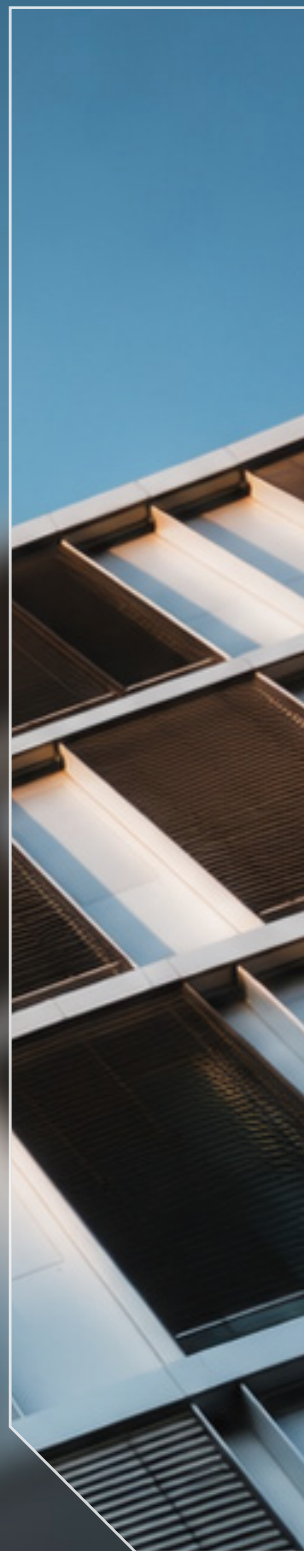
Box Hill Hospital

Retail

Box Hill Central

Connectivity

Train, Tram, Bus





Artist impression only

Some locations create value

Others define an entire precinct.

Positioned directly opposite Box Hill Hospital, 1 Rodgers Road occupies one of the most strategically important development locations in Melbourne's east. Surrounded by world-class healthcare, transport, education and retail infrastructure, the site sits at the centre of a precinct experiencing sustained growth, investment and demand.

This is more than a development opportunity. It is a chance to secure a position within one of Melbourne's most established and future-focused urban centres.



Shape Box Hill's
Next Chapter

The future of Box Hill starts here.

Every great development begins with one decision, choosing the right location.

Positioned directly opposite Box Hill Hospital, 1 Rodgers Road places your next project at the centre of one of Melbourne’s fastest evolving urban precincts.

Built on location.
Positioned for growth.



Artist impression only

Prime position. Future ready.

Healthcare

Thousands of people move through the Box Hill Hospital precinct every day, making this one of Melbourne’s most active healthcare destinations.

Lifestyle

Retail, transport, education and employment converge within minutes, creating an address shaped by convenience and connected living across Melbourne’s eastern suburbs.

Investment

As Box Hill continues to evolve, opportunities close to the precinct become increasingly rare, attracting strong demand from developers and investors alike

Positioned at the centre of Box Hill’s healthcare, transport and commercial precinct, this is a location designed for long-term growth and lasting value.

A rare address. A remarkable opportunity.

1 OF THE FEW

Development opportunities of this scale and positioning are becoming increasingly rare within Box Hill’s established activity centre.

Position matters. Scarcity creates value.



Artist impression only

762m²*

Prime Development Site

RGZ3

High Density Zoning

758m

To Box Hill Station

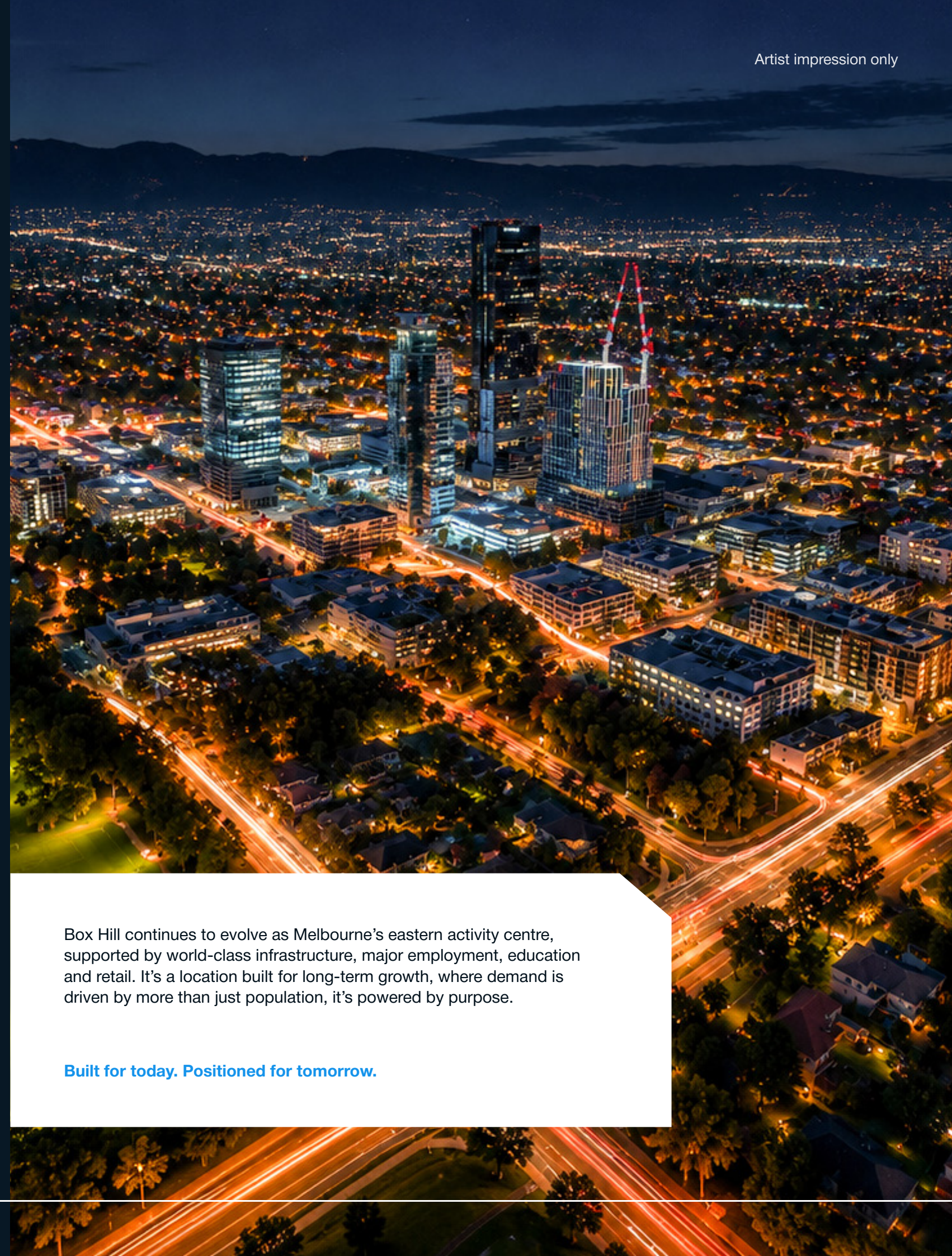
The Box Hill advantage

A connected urban hub where healthcare, transport and commerce drive future growth.

The Opportunity



Artist impression only



Box Hill continues to evolve as Melbourne's eastern activity centre, supported by world-class infrastructure, major employment, education and retail. It's a location built for long-term growth, where demand is driven by more than just population, it's powered by purpose.

Built for today. Positioned for tomorrow.

Where demand meets opportunity



HEALTHCARE PROFESSIONALS

Thousands of doctors, nurses and healthcare workers support one of Victoria's busiest hospital precincts, driving ongoing demand for quality accommodation nearby.



STUDENTS

A strong education network continues to attract local and international students seeking well-connected living close to campus.



PROFESSIONALS

With excellent transport and employment access, Box Hill remains a preferred destination for professionals working across Melbourne's eastern corridor.



FUTURE READY

With continued government and private investment, Box Hill remains one of Melbourne's most compelling long-term development destinations.

Box Hill Institute continues to shape the next generation of talent.

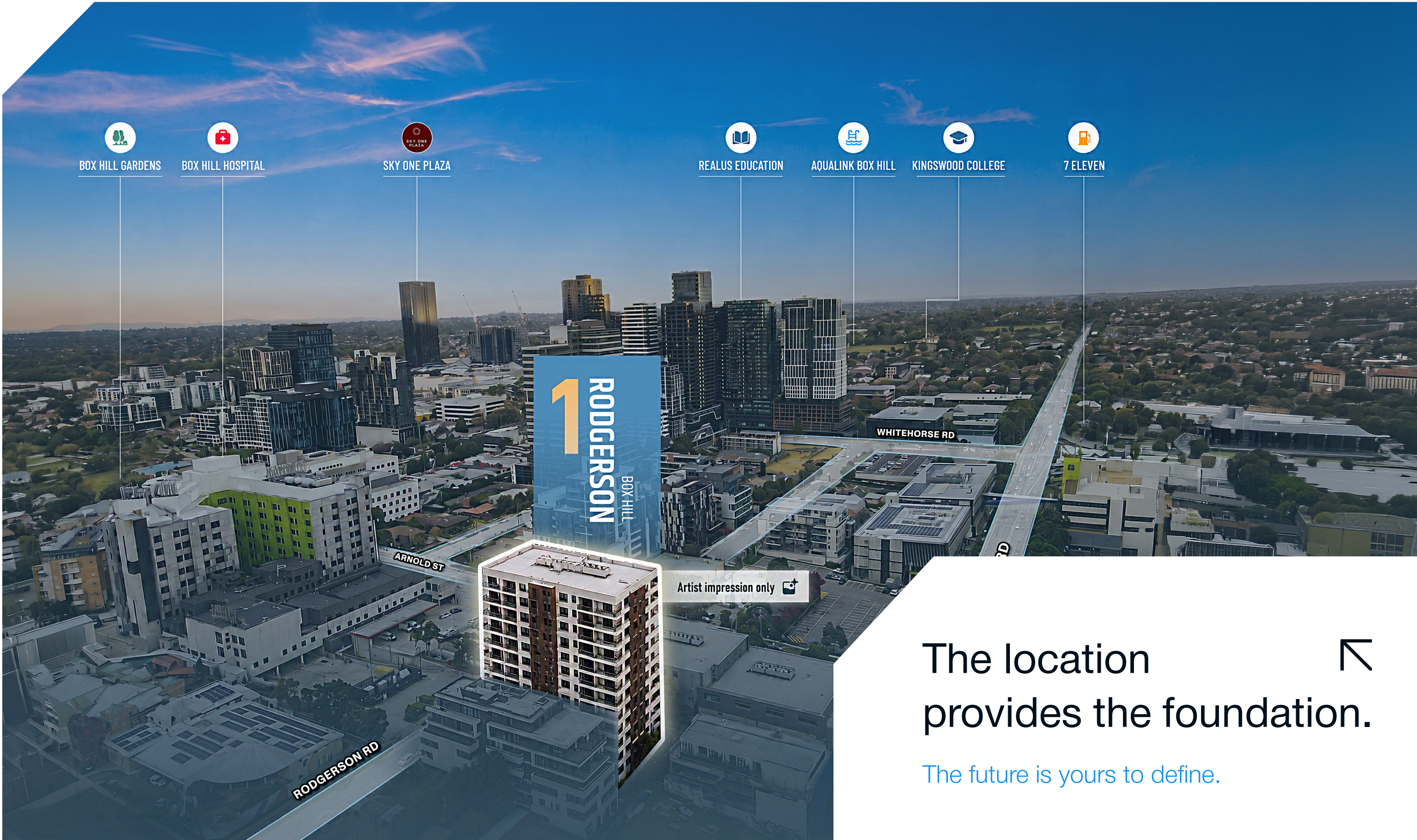


Image Credit: Box Hill Institute

A development opportunity with options

The flexibility of RGZ3 zoning creates the potential for multiple outcomes.

Residential, medical, mixed-use, build-to-rent, or a vision entirely your own the flexibility of this site provides the foundation to create a development that aligns with your strategy and long-term objectives.



Artist impression only

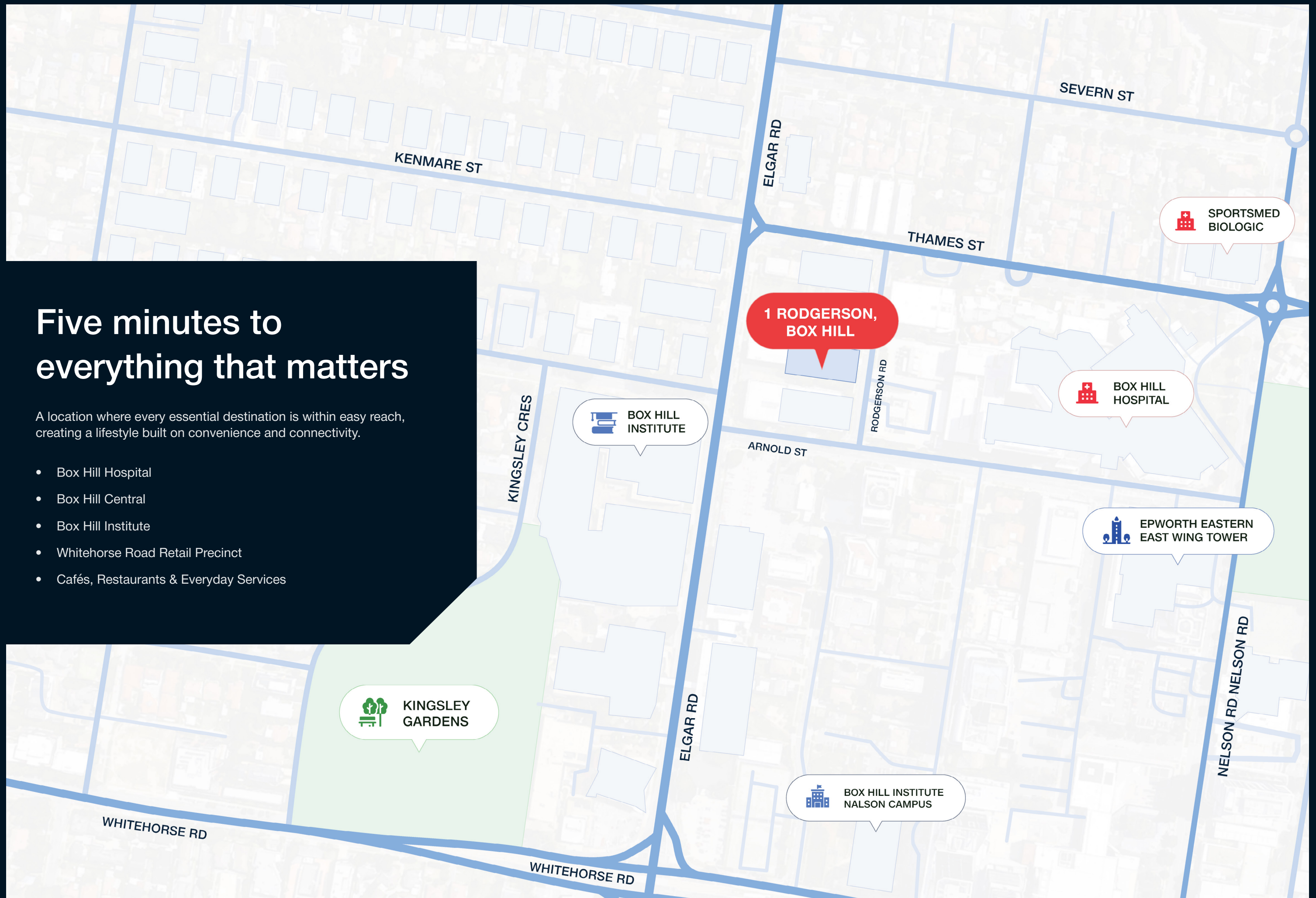
The location provides the foundation.

The future is yours to define.

Five minutes to everything that matters

A location where every essential destination is within easy reach, creating a lifestyle built on convenience and connectivity.

- Box Hill Hospital
- Box Hill Central
- Box Hill Institute
- Whitehorse Road Retail Precinct
- Cafés, Restaurants & Everyday Services





The heart of Box Hill

More than a shopping destination, Box Hill Central is the heart of the precinct, bringing together retail, dining, transport and everyday convenience in one connected destination.

Everything you need, just moments away.

Positioned for the next decade

Box Hill continues to evolve as one of Melbourne's leading metropolitan centres, supported by world-class healthcare, education, transport and urban renewal. Every indicator points to sustained demand and long-term growth.

762m²

Development site with exceptional future potential.

RGZ3

High-density Residential Growth Zone supporting significant development outcomes (STCA).

12

Storey development potential (STCA).

14km

Approximate distance to Melbourne CBD.

3

Major transport connections including train, tram and bus services are all within walking distance.

1

Rare opportunity to secure a landmark development site opposite Box Hill Hospital.

Let's start the conversation

Whether you're exploring your next development opportunity or seeking further information, our team is here to assist. Contact the exclusive selling agents to arrange a private inspection or discuss the potential of 1 Rodgerson Road, Box Hill.

Exclusive Selling Agent
Biggin Scott North



A. 730 High Street, Epping

M. 0431 178 435

P. (03) 8595 4400

BigginScott
North



Artist impression only

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1 RODGERSON ROAD, BOX HILL



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