

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$839k**

Quarterly Price Change

**-0.82% ↓**

## Median Unit Price\*

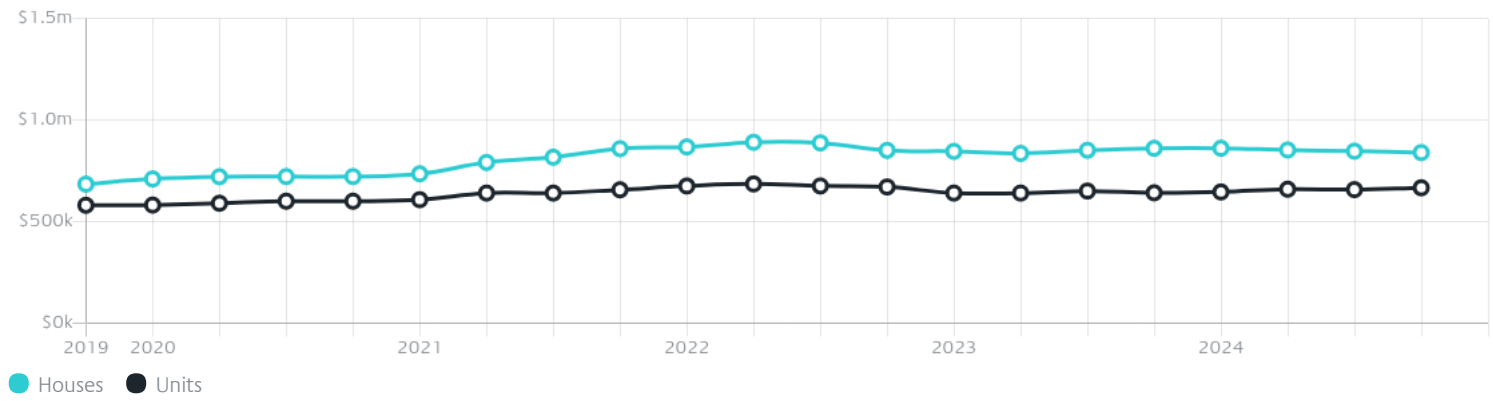
Median

**\$666k**

Quarterly Price Change

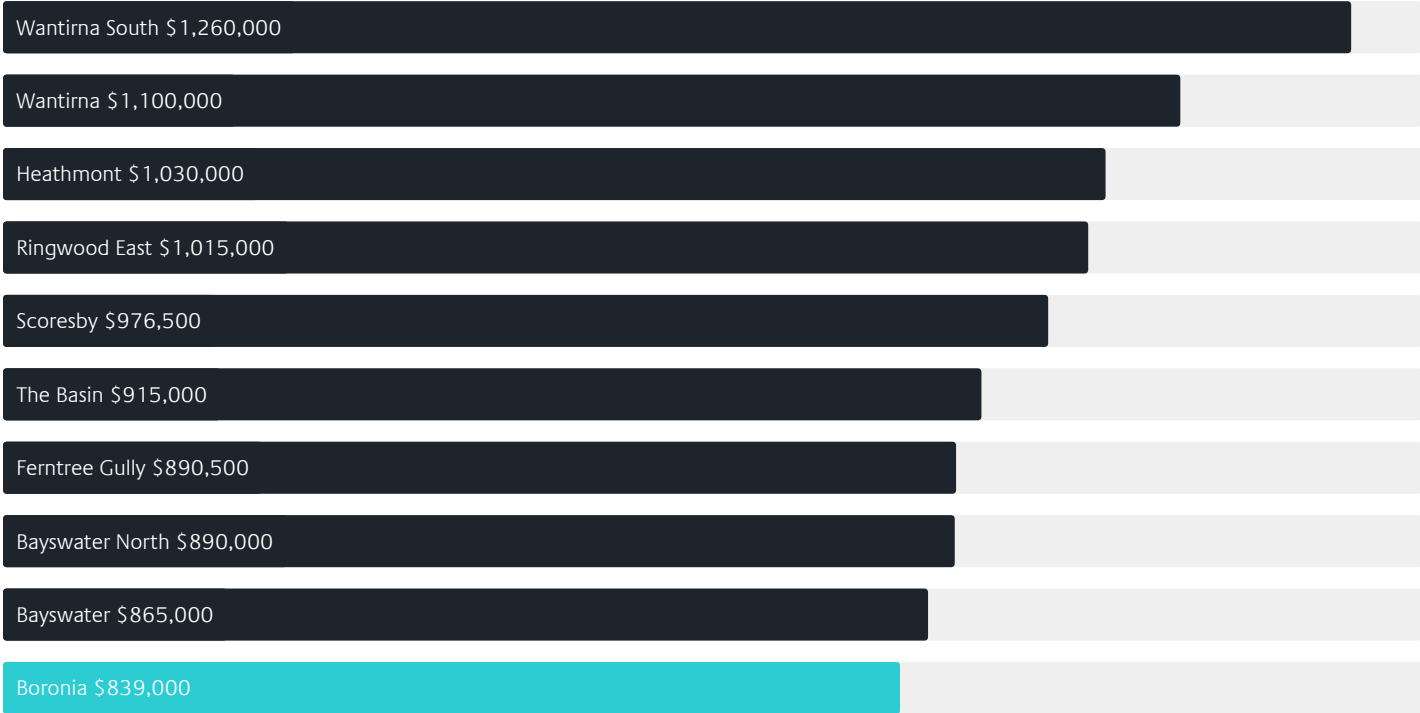
**1.36% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 29%  
● Private 71%

## Auction Clearance Rate<sup>\*</sup>

92.86%

## Median Days on Market<sup>^</sup>

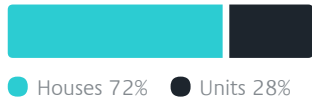
28 days

## Average Hold Period<sup>\*</sup>

7.8 years

# Insights

## Dwelling Type<sup>^</sup>



## Ownership<sup>^</sup>



## Population<sup>^</sup>

23,607

## Median Asking Rent per week<sup>\*</sup>

\$550

## Population Growth<sup>^</sup>

6.36%

## Rental Yield<sup>\*</sup>

3.39%

## Median Age<sup>^</sup>













39 years

## Median Household Size<sup>^</sup>










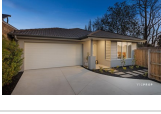


2.4 people

# Sold Properties~













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/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  121 Kanooka Rd<br>BORONIA      | 3        | House     | \$1,000,000 | 29 Mar 2025 |
|  57 Mount View Rd<br>Boronia    | 4        | House     | \$950,000   | 26 Mar 2025 |
|  8/9 Casuarina Av<br>Boronia    | 3        | Unit      | \$710,000   | 25 Mar 2025 |
|  5 Royston Ct<br>Boronia        | 3        | House     | \$760,000   | 22 Mar 2025 |
|  344 Dorset Rd<br>Boronia     | 3        | House     | \$700,000   | 22 Mar 2025 |
|  2/6 Coogee St<br>Boronia     | 2        | Unit      | \$715,000   | 21 Mar 2025 |
|  2/2 Stradbroke Rd<br>Boronia | 2        | Unit      | \$682,000   | 21 Mar 2025 |
|  19 Deborah Av<br>Boronia     | 3        | House     | \$625,000   | 20 Mar 2025 |
|  7 Crotty Rd<br>Boronia       | 5        | House     | \$1,040,000 | 19 Mar 2025 |
|  2A Tunstall Av<br>Boronia    | 4        | Townhouse | \$945,000   | 18 Mar 2025 |
|  8/92 Devenish Rd<br>Boronia  | 2        | Unit      | \$600,000   | 18 Mar 2025 |
|  3/173 Scoresby Rd<br>Boronia | 3        | Unit      | \$820,000   | 17 Mar 2025 |

# Sold Properties~

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  13 Stonehaven Av<br>Boronia   | 4        | House     | \$1,209,000 | 15 Mar 2025 |
|  3/13 Cypress Av<br>Boronia    | 2        | Unit      | \$668,500   | 13 Mar 2025 |
|  6 Rustic Dr<br>Boronia        | 2        | House     | \$700,000   | 11 Mar 2025 |
|  45 Hilda Av<br>Boronia        | 4        | House     | \$800,000   | 11 Mar 2025 |
|  2/5 Tulip Cr<br>Boronia      | 3        | House     | \$980,000   | 07 Mar 2025 |
|  1/7 Valerie St<br>Boronia   | 3        | House     | \$695,000   | 07 Mar 2025 |
|  2/3 Woodmason Rd<br>Boronia | 3        | House     | \$825,000   | 05 Mar 2025 |
|  54 Robertson Cr<br>Boronia  | 4        | House     | \$815,000   | 27 Feb 2025 |
|  18 Stoneleigh Av<br>Boronia | 3        | House     | \$929,000   | 27 Feb 2025 |
|  2b Alfred St<br>Boronia     | 4        | Unit      | \$1,080,000 | 27 Feb 2025 |
|  12 Herbert St<br>Boronia    | 3        | House     | \$892,000   | 25 Feb 2025 |
|  G4/8 Bambury St<br>Boronia  | 2        | Apartment | \$525,000   | 22 Feb 2025 |

# Sold Properties~

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  3/218 Scoresby Rd<br>Boronia   | 1        | House     | \$631,000   | 22 Feb 2025 |
|  8 Cypress Av<br>Boronia        | 3        | Unit      | \$1,050,000 | 22 Feb 2025 |
|  6 Marville Ct<br>Boronia       | 5        | House     | \$1,900,000 | 20 Feb 2025 |
|  8 Charlotte Rd<br>Boronia      | 4        | House     | \$900,000   | 20 Feb 2025 |
|  3/11 Owen St<br>Boronia       | 3        | Unit      | \$690,500   | 17 Feb 2025 |
|  19 Casuarina Av<br>Boronia   | 5        | House     | \$1,088,000 | 17 Feb 2025 |
|  19 Stoneleigh Av<br>Boronia  | 4        | House     | \$1,060,000 | 15 Feb 2025 |
|  8/204 Scoresby Rd<br>Boronia | 2        | Unit      | \$680,500   | 14 Feb 2025 |
|  7 Blythe Av<br>Boronia       | 3        | House     | \$750,000   | 14 Feb 2025 |
|  7/235 Scoresby Rd<br>Boronia | 2        | Unit      | \$595,000   | 14 Feb 2025 |
|  2/456 Dorset Rd<br>Boronia   | 2        | Unit      | \$645,000   | 13 Feb 2025 |
|  8/2 Woodvale Rd<br>Boronia   | 2        | Apartment | \$385,000   | 13 Feb 2025 |



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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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