

# JellisCraig

BORONIA

# Suburb Report

Know your neighbourhood.



BORONIA SUBURB REPORT

Median House Price\*

Median

\$853k

Quarterly Price Change

0.58% ↑

Median Unit Price\*

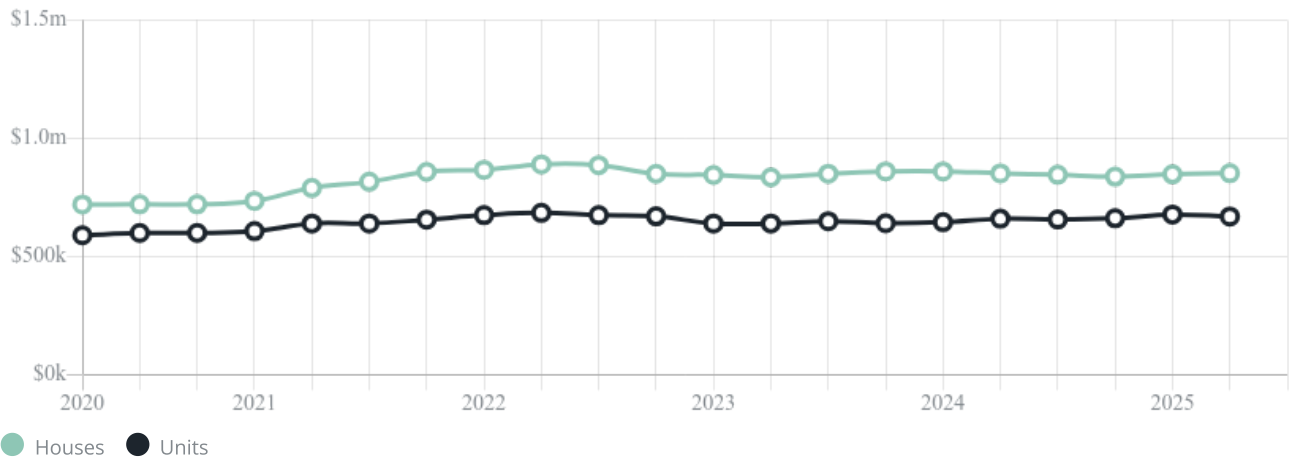
Median

\$669k

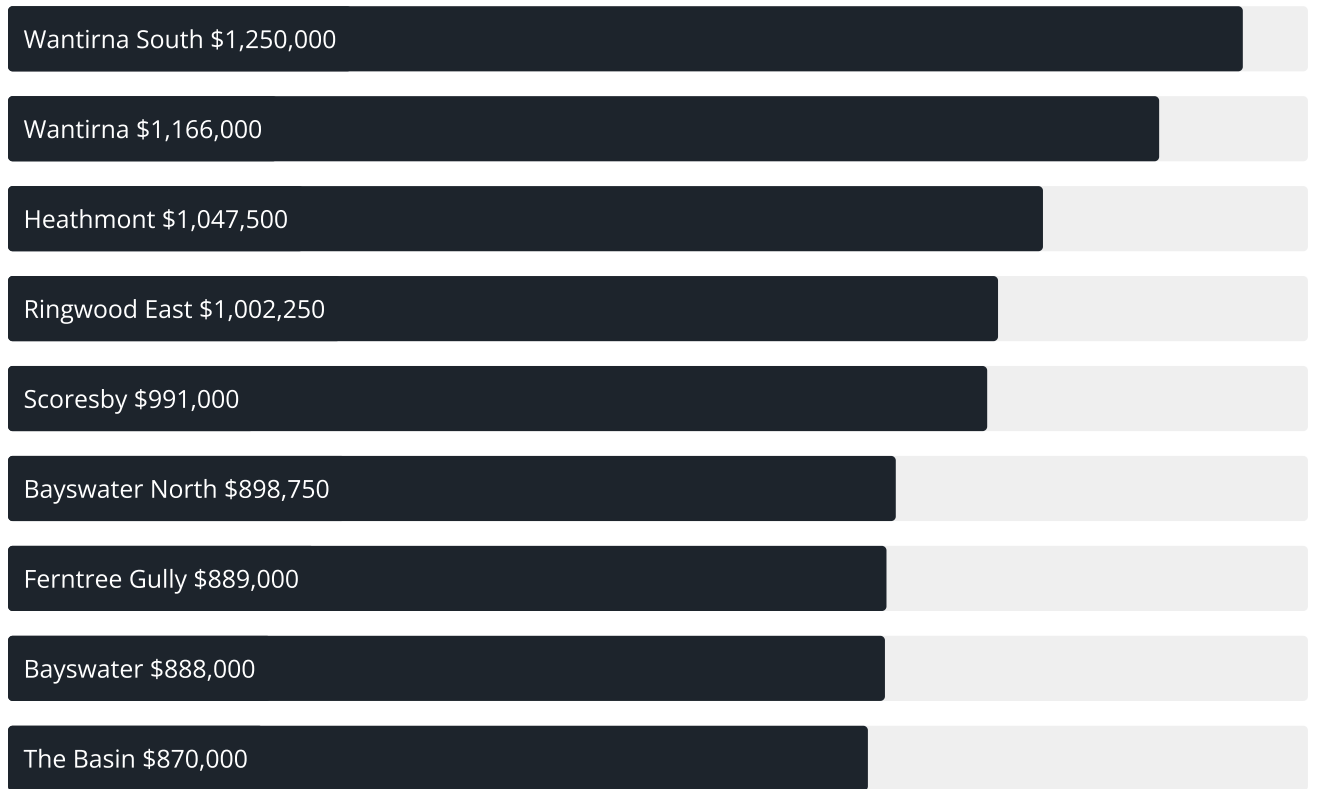
Quarterly Price Change

-1.21% ↓

Quarterly Price Change\*



## BORONIA SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BORONIA SUBURB REPORT

## Sale Method\*



● Auction 37%

● Private 63%

## Auction Clearance Rate\*

95.24%

## Median Days on Market^

20 days

## Average Hold Period\*

7.8 years

## Dwelling Type^



● Houses 72%

● Units 28%

## Ownership^



● Owned Outright 32%

● Mortgaged 43%

● Rented 25%

## Population^

23,607

## Median Asking Rent per week\*

\$580

## Population Growth^

6.36%

## Rental Yield\*

3.39%

## Median Age^





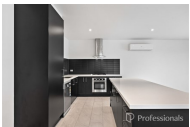

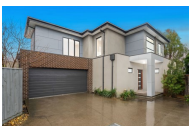



39 years

## Median Household Size^











2.4 people

## BORONIA SUBURB REPORT

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
 58 Paton Cr Boronia	3	House	\$798,000	05 Aug 2025
 3/311 Dorset Rd Boronia	3	Townhouse	\$698,000	04 Aug 2025
 4 Shelly Av Boronia	3	House	\$683,000	02 Aug 2025
 2/33 Cypress Av Boronia	3	Unit	\$775,000	01 Aug 2025
 G01/7 Rosella Av Boronia	2	Apartment	\$497,000	29 Jul 2025
 27 Boronia Rd Boronia	4	House	\$830,000	29 Jul 2025
 3/191 Scoresby Rd Boronia	4	Townhouse	\$870,000	26 Jul 2025
 5/39 Aubrey Gr Boronia	3	Townhouse	\$840,000	26 Jul 2025
 42 Mcdonald Cr Boronia	3	House	\$811,000	26 Jul 2025
 46 Olive Gr Boronia	3	House	\$930,000	26 Jul 2025

## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Gertonia Av Boronia	4	House	\$1,100,500	26 Jul 2025
 1/6 Falconer Rd Boronia	3	Unit	\$815,000	24 Jul 2025
 7 Maryborough Rd Boronia	3	House	\$815,000	19 Jul 2025
 1/978 Mountain Hwy Boronia	3	Unit	\$773,000	19 Jul 2025
 2B Tunstall Av Boronia	4	Townhouse	\$955,000	16 Jul 2025
 2/32 Rankin Rd Boronia	1	Unit	\$517,000	16 Jul 2025
 1/2 Gregory Rd Boronia	2	Unit	\$640,000	15 Jul 2025
 2/4 Woodvale Rd Boronia	2	Unit	\$610,000	14 Jul 2025
 2 Blamey Ct Boronia	2	House	\$682,500	14 Jul 2025
 25 Robertson Cr Boronia	3	House	\$830,000	12 Jul 2025



## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Ronald Cr Boronia	5	House	\$1,310,000	12 Jul 2025
 33 Underwood Rd Boronia	3	House	\$840,000	12 Jul 2025
 1/470 Dorset Rd Boronia	2	Unit	\$650,000	11 Jul 2025
 30 Maryborough Rd Boronia	3	House	\$800,000	10 Jul 2025
 3/2-4 Tormore Rd Boronia	2	Unit	\$655,000	09 Jul 2025
 3/14 Stradbroke Rd Boronia	2	Unit	\$710,000	08 Jul 2025
 2/203 Boronia Rd Boronia	3	Unit	\$680,000	07 Jul 2025
 3/2 Tormore Rd Boronia	2	House	\$655,000	05 Jul 2025
 1/26 Stonehaven Av Boronia	3	House	\$770,000	05 Jul 2025
 40 Stewart St Boronia	5	House	\$1,185,000	04 Jul 2025



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Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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