

Suburb **INSIGHTS**

3155
BORONIA



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$846k

Quarterly Price Change

-0.70% ↓

Median Unit Price*

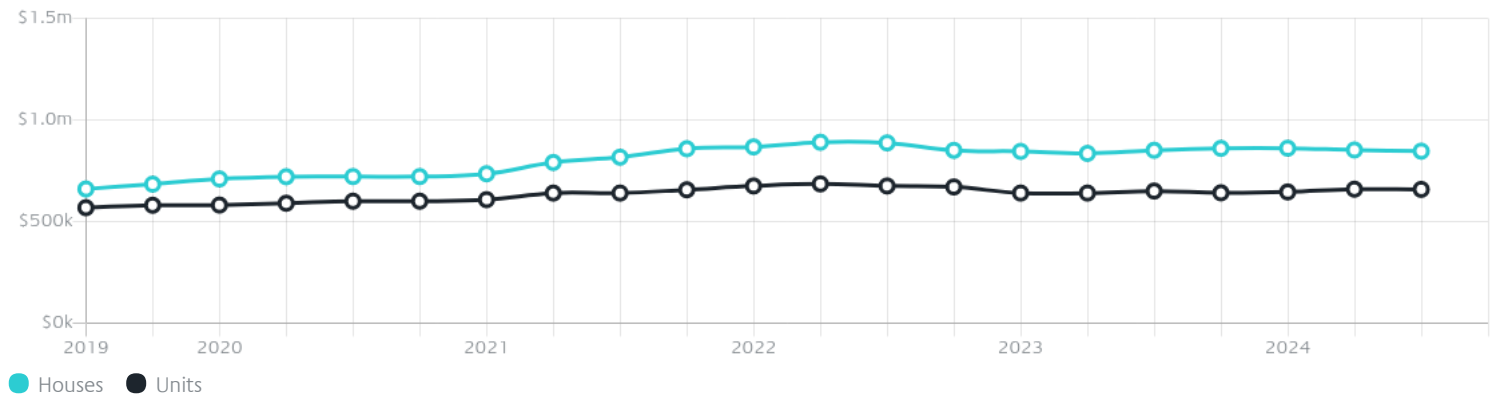
Median

\$658k

Quarterly Price Change

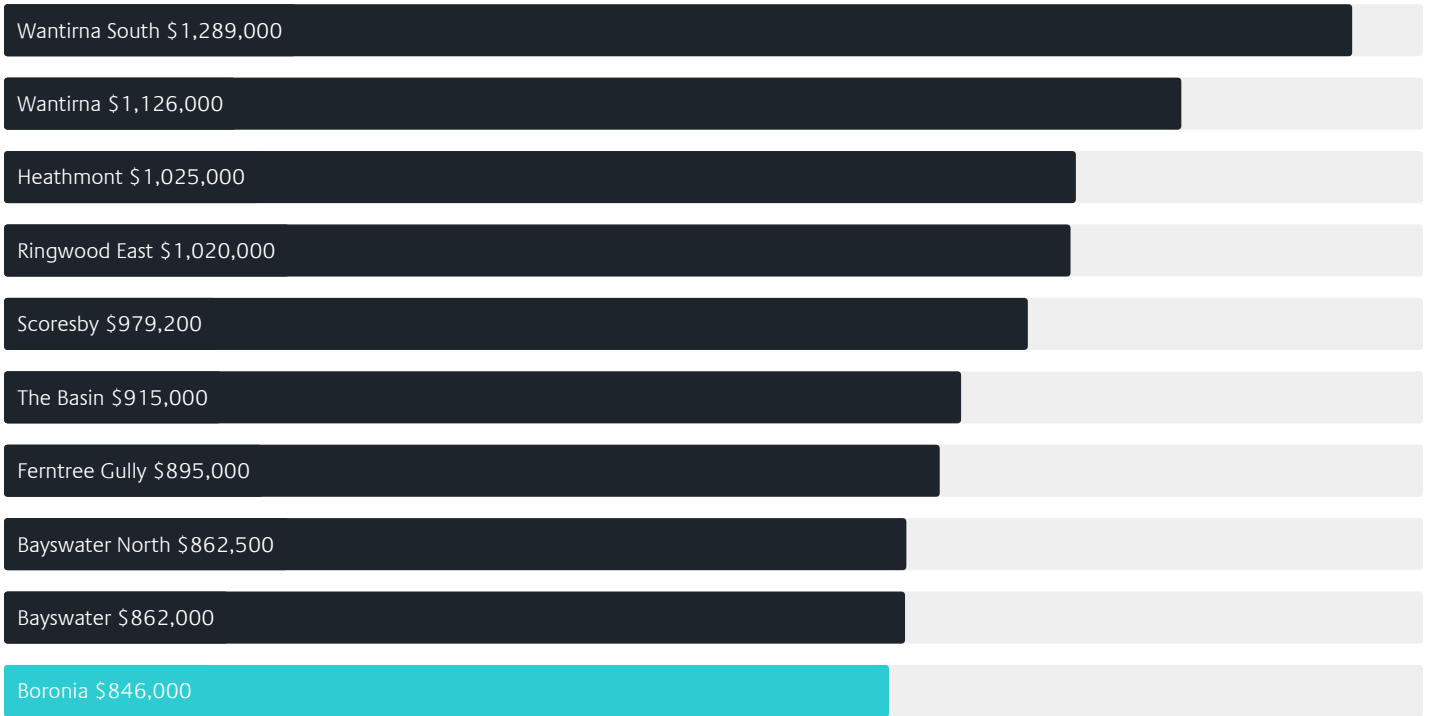
-0.15% ↓

Quarterly Price Change*

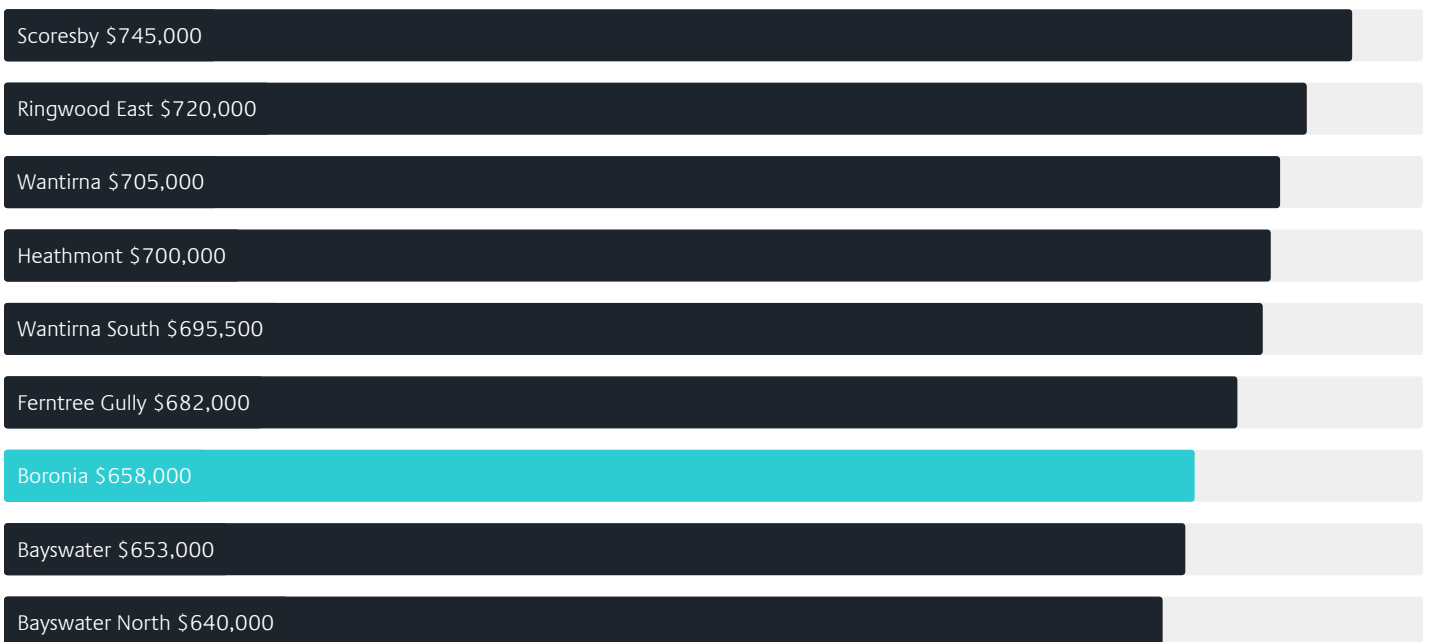


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 32%
● Private 68%

Auction Clearance Rate^{*}

86.67%

Median Days on Market[^]

23 days

Average Hold Period^{*}

7.8 years

Insights

Dwelling Type[^]



● Houses 72% ● Units 28%

Ownership[^]



● Owned Outright 32% ● Mortgaged 43% ● Rented 25%

Population[^]

23,607

Median Asking Rent per week^{*}

\$550

Population Growth[^]

6.36%

Rental Yield^{*}

3.39%

Median Age[^]












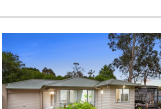
39 years

Median Household Size[^]









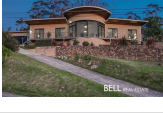
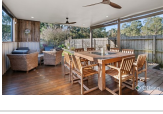
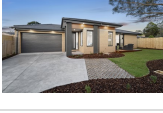

2.4 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Phyllis Av Boronia	3	House	\$886,000	30 Nov 2024
 1/107 Dorset Rd Boronia	2	Unit	\$423,000	29 Nov 2024
 29 Moncoe St Boronia	3	House	\$725,000	26 Nov 2024
 26 Moncoe St Boronia	2	House	\$810,000	23 Nov 2024
 3/22 Rose Av Boronia	3	Unit	\$729,000	23 Nov 2024
 5/203 Boronia Rd Boronia	2	Townhouse	\$587,500	20 Nov 2024
 6 Coral Ct Boronia	3	House	\$675,000	19 Nov 2024
 105/8 Tulip Cr Boronia	1	Apartment	\$314,950	19 Nov 2024
 7/28 Central Av Boronia	3	Unit	\$705,000	18 Nov 2024
 303/3 Chandler Rd BORONIA	1	Apartment	\$282,500	16 Nov 2024
 7 Normleith Gr BORONIA	4	House	\$1,050,000	11 Nov 2024
 2/8 Shalimar Cr Boronia	3	Unit	\$750,000	09 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/22 Gertonia Av Boronia	4	Townhouse	\$940,000	06 Nov 2024
 9 Judith Av Boronia	3	House	\$777,000	02 Nov 2024
 5 Lockwoods Rd Boronia	4	House	\$772,000	02 Nov 2024
 113 Army Rd Boronia	3	House	\$825,000	02 Nov 2024
 1/9 Harcourt Rd Boronia	3	House	\$750,000	02 Nov 2024
 2/9 Tulip Cr Boronia	2	Townhouse	\$540,000	01 Nov 2024
 4/13 Woodmason Rd Boronia	3	Unit	\$657,500	31 Oct 2024
 3/11 Grevillea Av Boronia	4	Townhouse	\$860,000	30 Oct 2024
 34 Hansen Rd Boronia	4	House	\$1,220,000	29 Oct 2024
 7 Marong Ct Boronia	4	House	\$1,000,000	28 Oct 2024
 2b Mcdonald Cr Boronia	3	House	\$951,000	28 Oct 2024
 26 Moroney St Boronia	5	House	\$950,000	28 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/47 Boronia Rd Boronia	2	Unit	\$600,000	26 Oct 2024
 48 Stewart St Boronia	4	House	\$950,000	26 Oct 2024
 7 Taranto Ct BORONIA	3	House	\$850,000	25 Oct 2024
 11 Flinders Cr Boronia	3	House	\$780,000	23 Oct 2024
 2 Teak Ct Boronia	3	House	\$930,000	22 Oct 2024
 20 Pope Av Boronia	3	House	\$412,500	22 Oct 2024
 56 Dixon Ct Boronia	4	House	\$826,000	20 Oct 2024
 17 Sycamore Cr Boronia	3	House	\$685,000	19 Oct 2024
 27a Pine Cr Boronia	3	House	\$810,000	19 Oct 2024
 412 Dorset Rd Boronia	3	House	\$690,000	19 Oct 2024
 17 Lachlan Rd Boronia	3	House	\$760,000	19 Oct 2024
 25 Paisley Av Boronia	3	House	\$730,000	15 Oct 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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