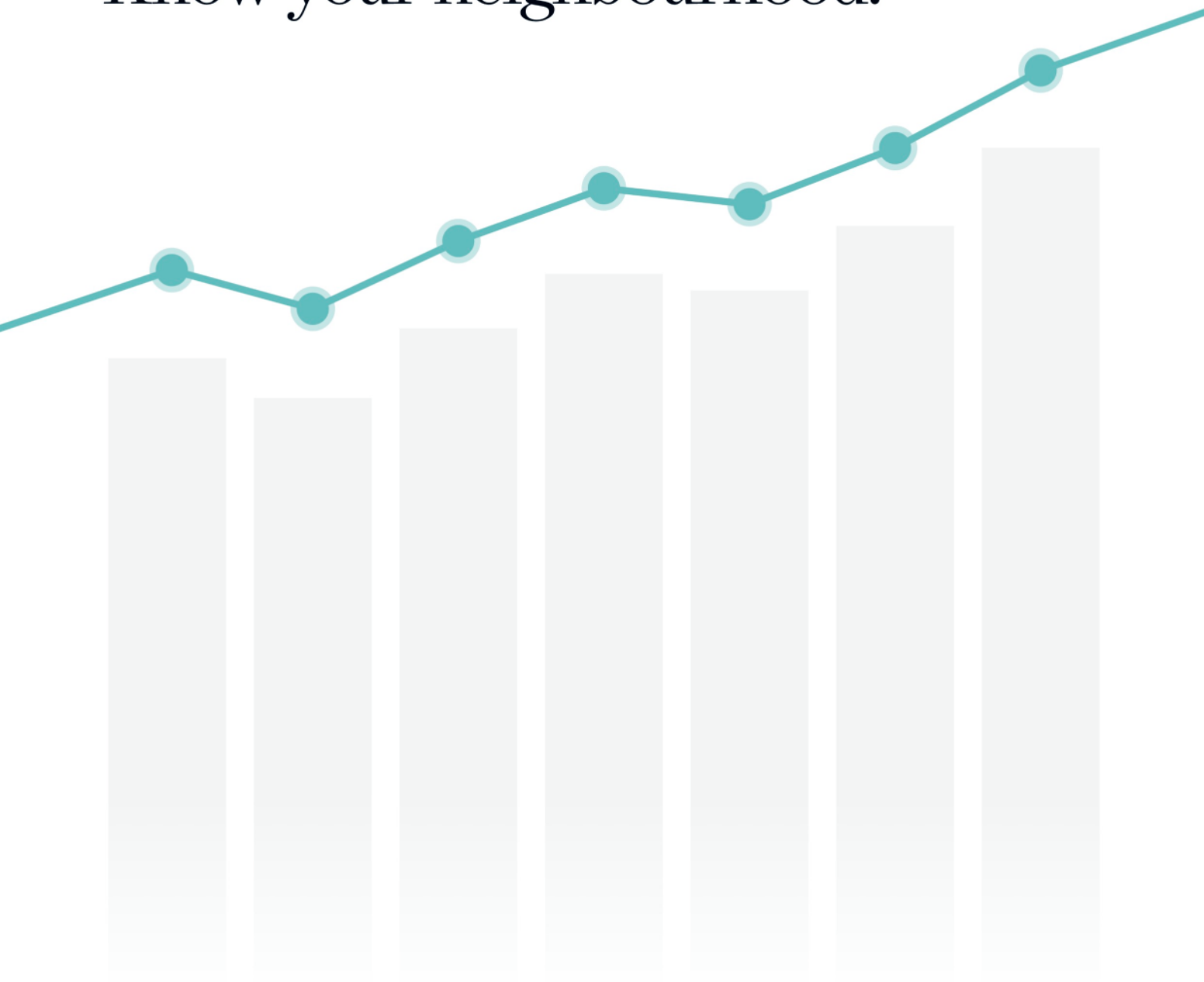


BORONIA

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$839k

Quarterly Price Change

-0.82% ↓

Median Unit Price*

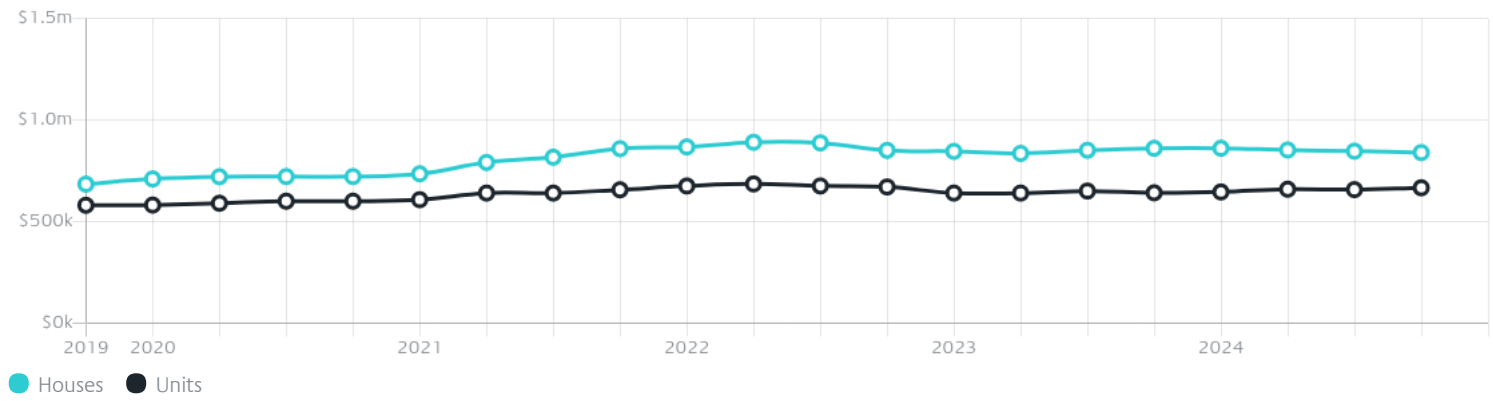
Median

\$666k

Quarterly Price Change

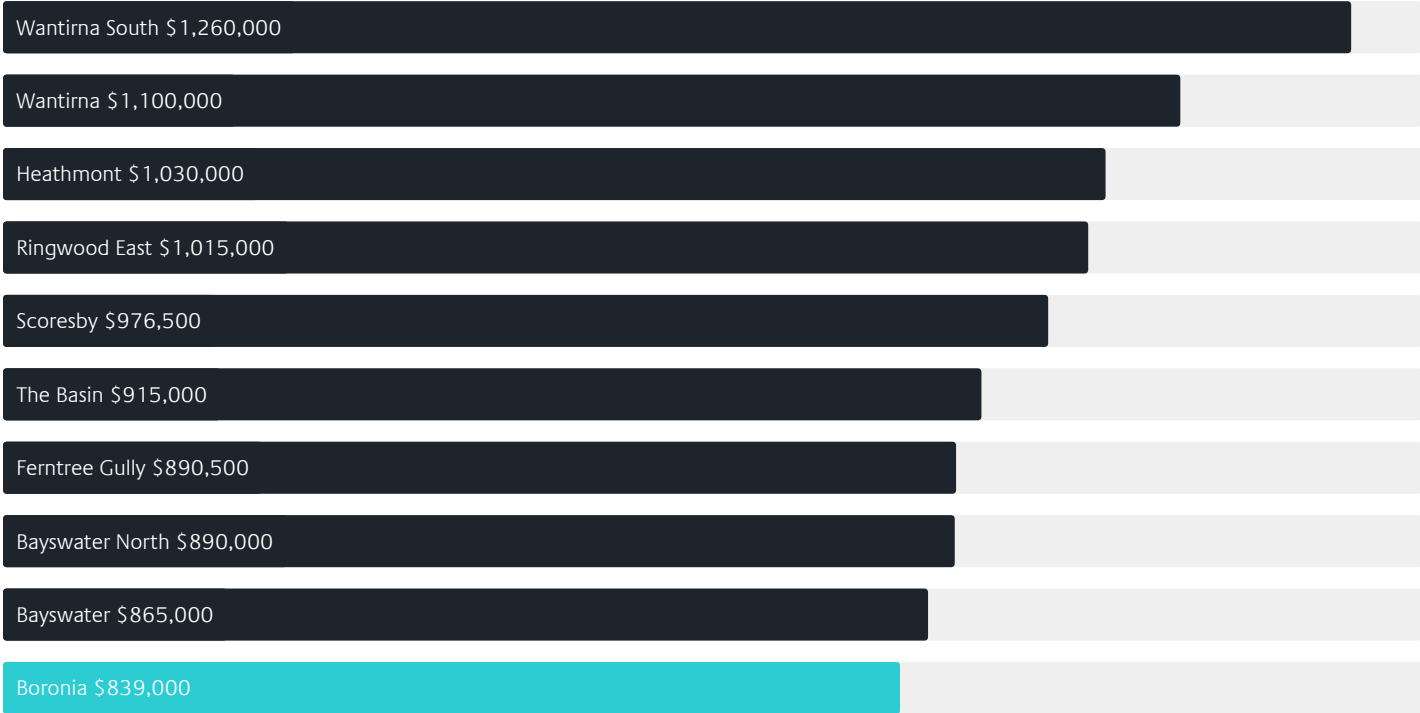
1.36% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 31%
● Private 69%

Auction Clearance Rate^{*}

73.91%

Median Days on Market[^]

26 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[^]











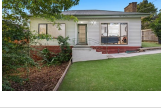

39 years

Median Household Size[^]









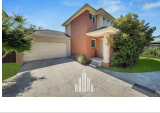

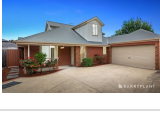

2.4 people

Sold Properties~











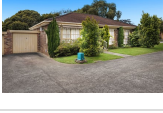

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 208/198B Dorset Rd Boronia	2	Apartment	\$375,000	29 Jan 2025
 4/11 Henry St Boronia	2	Unit	\$600,000	29 Jan 2025
 2/1 Falconer Rd Boronia	3	Townhouse	\$805,000	23 Jan 2025
 2/49 Chandler Rd Boronia	2	Unit	\$577,500	22 Jan 2025
 21 Herbert St Boronia	3	House	\$920,000	20 Jan 2025
 7 Dinsdale Rd Boronia	1	House	\$1,465,000	17 Jan 2025
 1/13 Rosella Av BORONIA	2	Townhouse	\$590,500	16 Jan 2025
 5/19 Dixon Ct Boronia	3	Townhouse	\$760,000	15 Jan 2025
 27 Avington Cr Boronia	3	House	\$890,000	14 Jan 2025
 25 Wells Av Boronia	4	House	\$915,000	07 Jan 2025
 1/16 Paton Cr Boronia	3	Unit	\$645,000	31 Dec 2024
 107/1 Oak Av Boronia	2	Strata Unit/Flat	\$450,000	28 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/35 Narcissus Av Boronia	3	House	\$650,000	26 Dec 2024
 1/1 Tulip Cr Boronia	4	Townhouse	\$820,000	23 Dec 2024
 26 Wells Av Boronia	3	House	\$730,000	17 Dec 2024
 7 Robertson Cr Boronia	3	House	\$811,000	14 Dec 2024
 4 Hayles St Boronia	4	House	\$851,000	14 Dec 2024
 1/29 Dixon Ct Boronia	2	Unit	\$718,500	14 Dec 2024
 5 Rathmullen Rd Boronia	3	House	\$928,000	12 Dec 2024
 219 Forest Rd Boronia	4	House	\$1,045,000	12 Dec 2024
 5/222 Scoresby Rd Boronia	3	Townhouse	\$703,000	12 Dec 2024
 2/307 Boronia Rd Boronia	3	Unit	\$820,000	11 Dec 2024
 2/171 Dorset Rd Boronia	3	Unit	\$800,000	11 Dec 2024
 4/89 Power Rd Boronia	3	Townhouse	\$742,000	09 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/7 Valerie St BORONIA	2	Unit	\$670,000	09 Dec 2024
 125 Albert Av Boronia	3	House	\$718,000	07 Dec 2024
 2/13 Marville Ct Boronia	4	Unit	\$841,000	07 Dec 2024
 1/1-3 Langwith Av Boronia	3	Townhouse	\$765,000	06 Dec 2024
 1/2 Woodvale Rd BORONIA	2	Apartment	\$450,000	05 Dec 2024
 14 Briar St Boronia	3	House	\$910,000	04 Dec 2024
 1 Hovea Ct Boronia	3	House	\$780,000	04 Dec 2024
 10 Daffodil Rd Boronia	3	House	\$825,000	04 Dec 2024
 8 Phyllis Av Boronia	4	House	\$870,000	03 Dec 2024
 6 Phyllis Av Boronia	3	House	\$886,000	30 Nov 2024
 9/92 Devenish Rd Boronia	2	Unit	\$645,100	30 Nov 2024
 1/107 Dorset Rd Boronia	2	Unit	\$423,000	29 Nov 2024



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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