

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$839k**

Quarterly Price Change

**-0.82% ↓**

## Median Unit Price\*

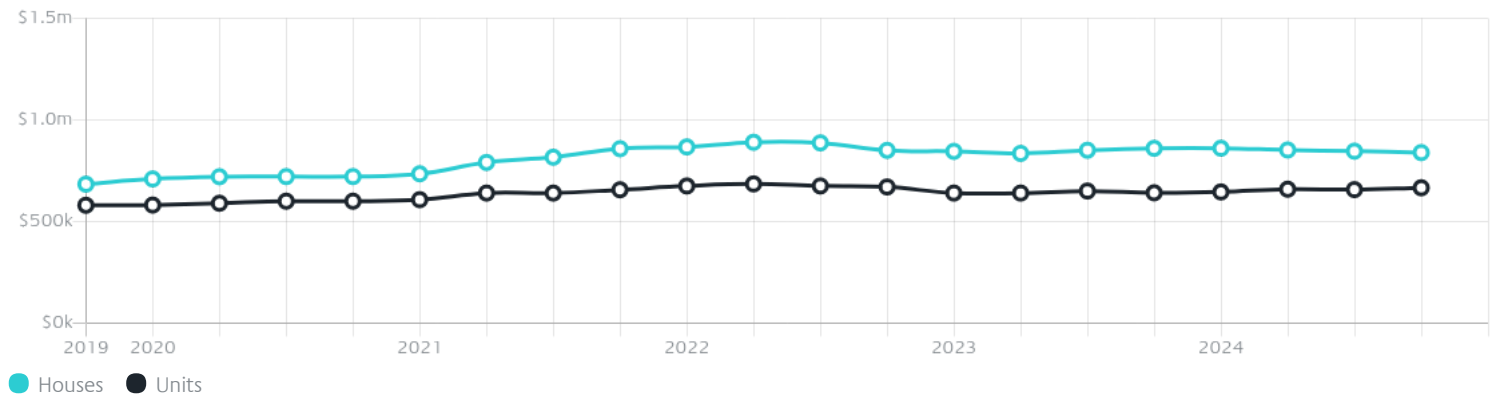
Median

**\$666k**

Quarterly Price Change

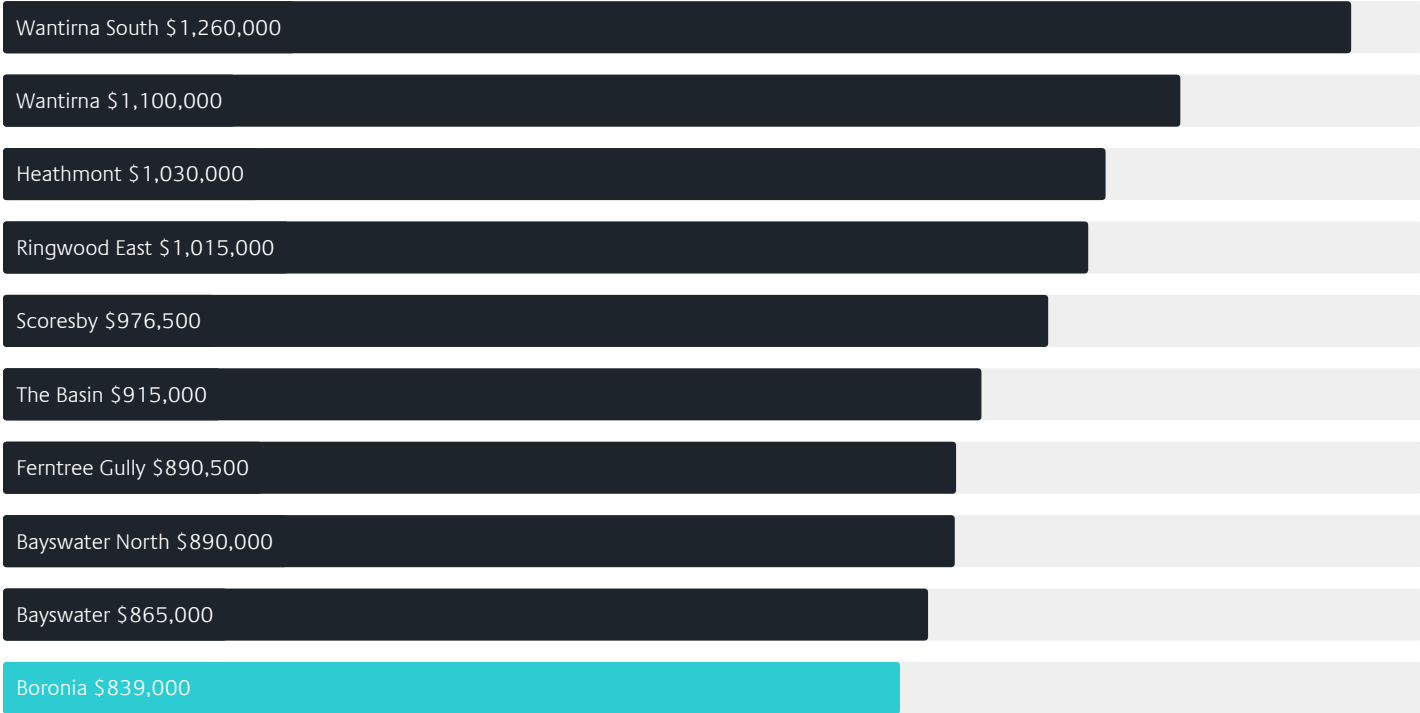
**1.36% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 32%  
● Private 68%

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

75%

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

23 days

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

7.8 years

# Insights

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



● Houses 72% ● Units 28%

## Ownership<sup>^</sup>



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

## 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>






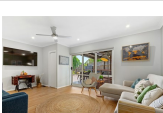



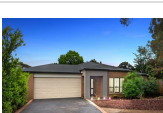
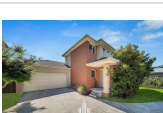
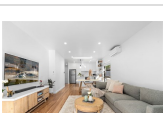
39 years

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









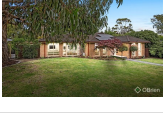

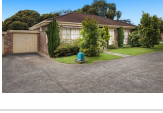

2.4 people

# 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)









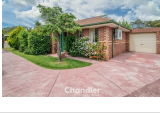

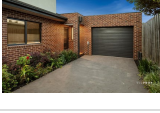

Address	Bedrooms	Type	Price	Sold
 7 Dinsdale Rd Boronia	1	House	\$1,465,000	17 Jan 2025
 1/16 Paton Cr Boronia	3	Unit	\$645,000	31 Dec 2024
 1/35 Narcissus Av Boronia	3	House	\$650,000	26 Dec 2024
 1/1 Tulip Cr Boronia	4	Townhouse	\$820,000	23 Dec 2024
 26 Wells Av Boronia	3	House	\$730,000	17 Dec 2024
 7 Robertson Cr Boronia	3	House	\$811,000	14 Dec 2024
 1/29 Dixon Ct Boronia	2	Unit	\$718,500	14 Dec 2024
 4 Hayles St Boronia	4	House	\$851,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/171 Dorset Rd Boronia	3	Unit	\$800,000	11 Dec 2024
 2/7 Valerie St BORONIA	2	Unit	\$670,000	09 Dec 2024
 4/89 Power Rd Boronia	3	Townhouse	\$742,000	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
 1 Hovea Ct Boronia	3	House	\$780,000	04 Dec 2024
 14 Briar St Boronia	3	House	\$910,000	04 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 53 Torresdale Dr Boronia	3	House	\$1,080,000	28 Nov 2024
 2/19 Wedmore Rd Boronia	3	Townhouse	\$705,000	27 Nov 2024
 104/198b Dorset Rd Boronia	1	Apartment	\$355,000	27 Nov 2024
 3/8 Woodvale Rd Boronia	2	Townhouse	\$575,000	26 Nov 2024
 39 Woodvale Rd Boronia	5	House	\$1,170,000	26 Nov 2024
 29 Moncoe St Boronia	3	House	\$725,000	26 Nov 2024
 8 Hansen Rd BORONIA	4	House	\$900,000	26 Nov 2024
 5/2 Henry St Boronia	2	Townhouse	\$620,000	26 Nov 2024
 2/6 Tunstall Av Boronia	2	Unit	\$632,500	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



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Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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