

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$849k

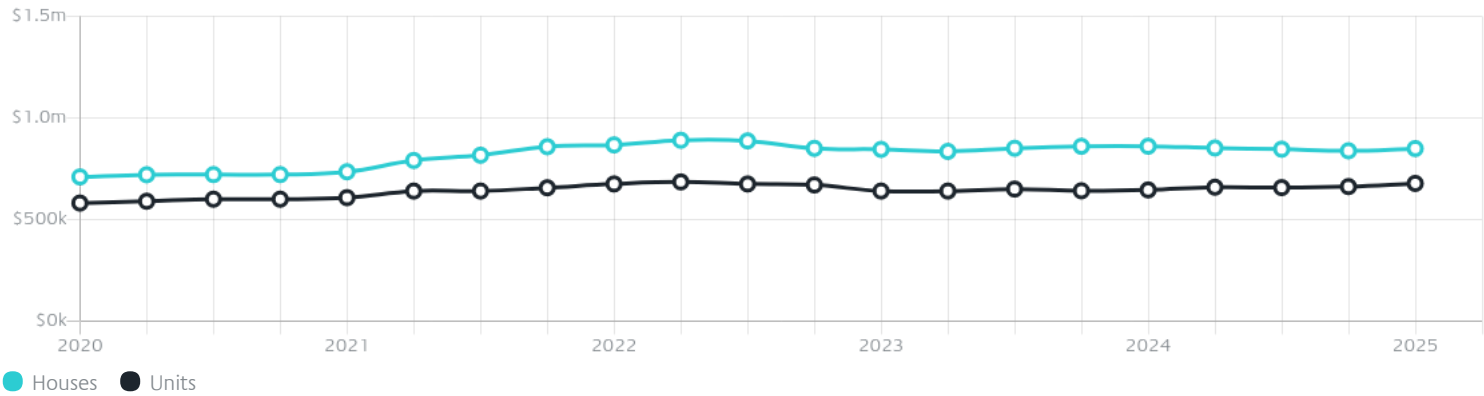
Quarterly Price Change
1.31% ↑

Median Unit Price*

Median
\$678k

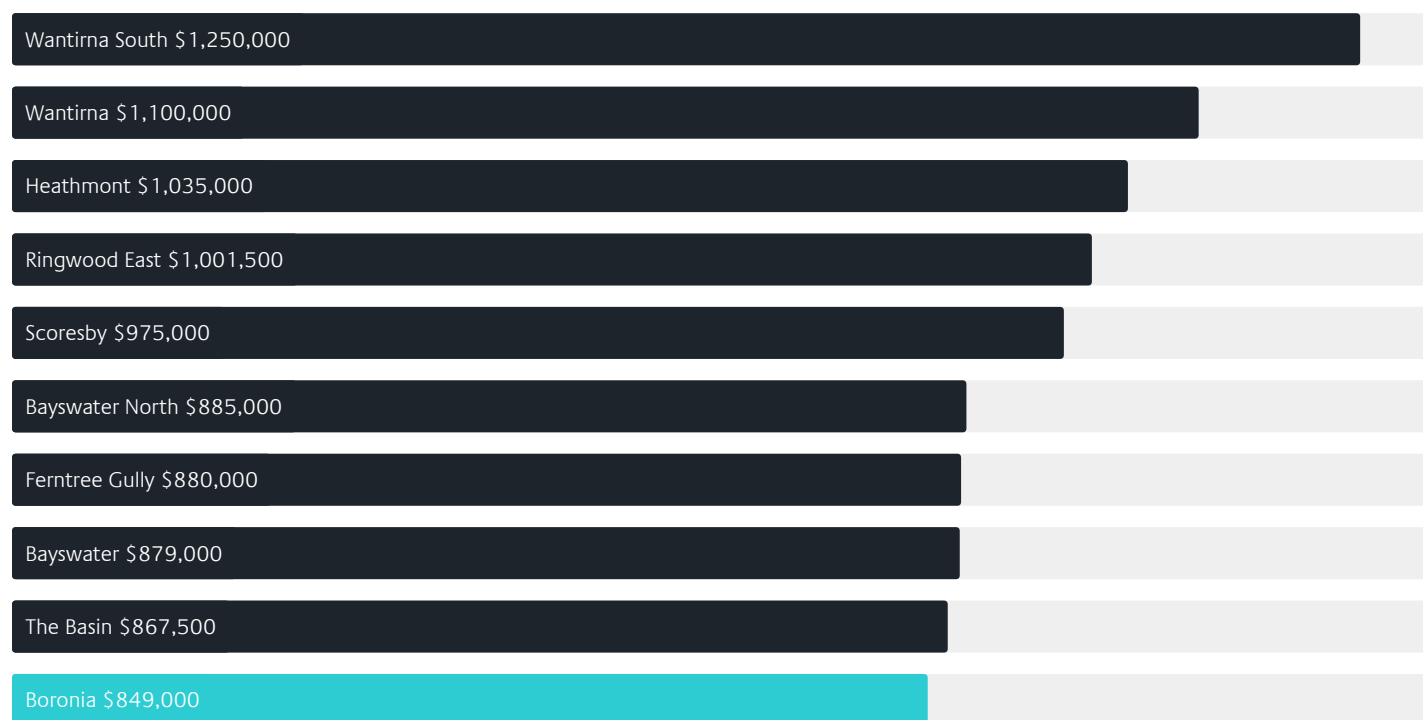
Quarterly Price Change
2.34% ↑

Quarterly Price Change*

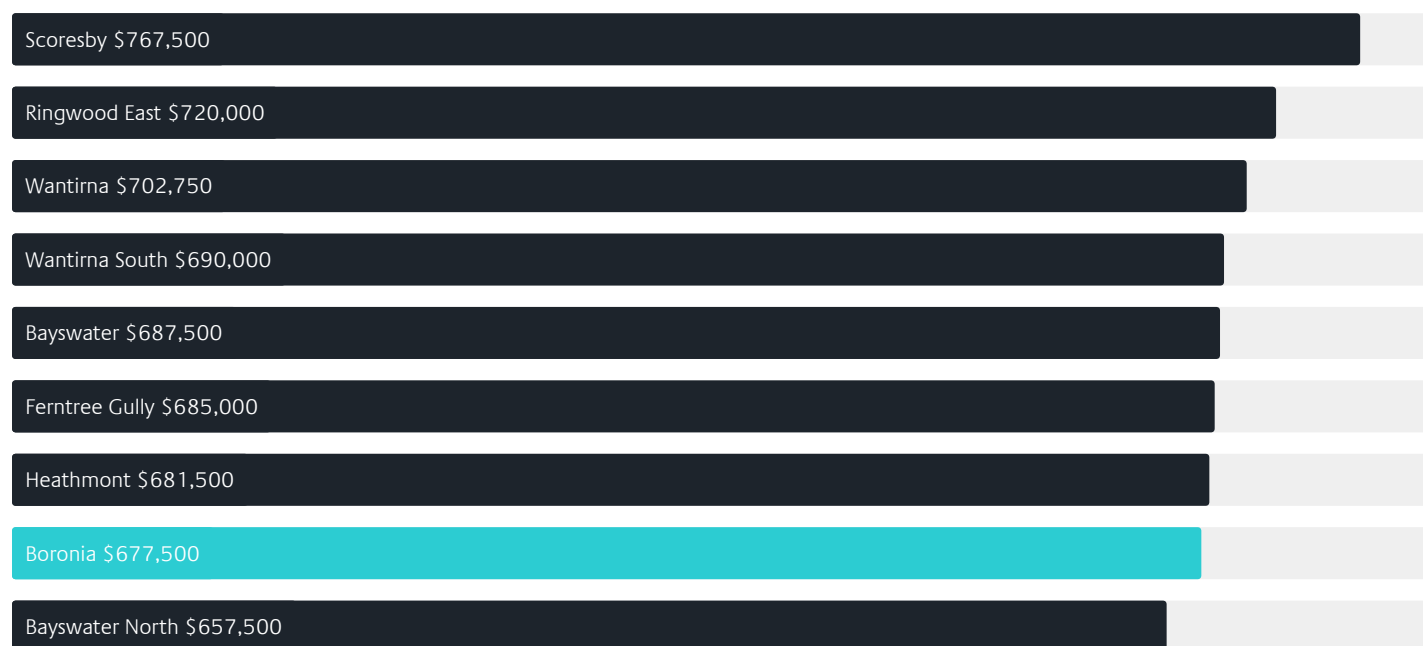


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 28%
● Private 72%

Auction Clearance Rate*

97.14%

Median Days on Market^

20 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*

\$575

Population Growth^

6.36%

Rental Yield*

3.39%

Median Age^













39 years

Median Household Size^










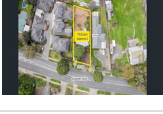
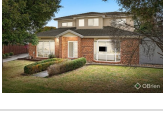

2.4 people

Sold Properties~









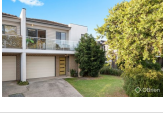

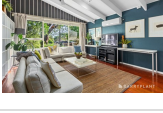

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/31 Manuka Dr Boronia	4	House	\$730,000	28 Jun 2025
 8 Wells Av Boronia	3	House	\$918,000	28 Jun 2025
 24 Garden Av Boronia	3	House	\$650,000	21 Jun 2025
 27 Rose Av Boronia	2	House	\$756,000	21 Jun 2025
 2/39 Aubrey Gr Boronia	3	Townhouse	\$750,000	20 Jun 2025
 2/2 Gregory Rd Boronia	4	Unit	\$950,000	18 Jun 2025
 4/42 Central Av Boronia	2	Unit	\$577,000	14 Jun 2025
 21 Boronia Rd BORONIA	4	House	\$800,000	14 Jun 2025
 21 Allandale Rd Boronia	4	House	\$895,500	14 Jun 2025
 342 Dorset Rd Boronia	3	House	\$788,000	12 Jun 2025
 13 Catesby Ct Boronia	4	House	\$1,020,000	12 Jun 2025
 1/15 Marland Rd Boronia	2	Unit	\$565,000	11 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14/43 Chandler Rd Boronia	2	Unit	\$575,000	10 Jun 2025
 44 Dorrigo Dr Boronia	4	House	\$930,000	07 Jun 2025
 2/34 Devenish Rd Boronia	3	Unit	\$800,000	03 Jun 2025
 47 Paton Cr BORONIA	5	House	\$1,366,000	31 May 2025
 16 Rowan Av Boronia	4	House	\$1,190,000	31 May 2025
 69a Mount View Rd Boronia	4	House	\$950,000	31 May 2025
 56 Boronia Rd Boronia	4	House	\$866,000	31 May 2025
 1/4 Joyce St BORONIA	3	House	\$800,000	30 May 2025
 1/14 Parker Av Boronia	3	Unit	\$790,000	30 May 2025
 269a Scoresby Rd Boronia	2	House	\$640,000	29 May 2025
 1/10 Narcissus Av Boronia	3	Townhouse	\$839,000	27 May 2025
 6/41 Stewart St Boronia	3	Unit	\$800,000	27 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7/31 Central Av Boronia	2	Unit	\$580,000	26 May 2025
 18/235 Scoresby Rd Boronia	3	Unit	\$735,000	26 May 2025
 1/57 Chandler Rd Boronia	2	Unit	\$632,000	24 May 2025
 76 Mount View Rd Boronia	5	House	\$1,008,000	24 May 2025
 1/175 Albert Av Boronia	3	Unit	\$700,000	23 May 2025
 1/127 Dorset Rd Boronia	2	Unit	\$519,000	23 May 2025
 1/61 Stewart St Boronia	2	Flat/Unit/Apartment	\$510,000	22 May 2025
 26 Charlotte Rd Boronia	3	House	\$880,000	22 May 2025
 2/6 Laurel Av Boronia	2	Townhouse	\$550,000	21 May 2025
 1/7 Harcourt Rd Boronia	3	House	\$740,000	20 May 2025
 23a Rankin Rd BORONIA	2	Unit	\$690,000	20 May 2025
 22 Russell Cr Boronia	3	House	\$806,500	17 May 2025



Ringwood Office
90 Maroondah Hwy, Ringwood
03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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