

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$849k

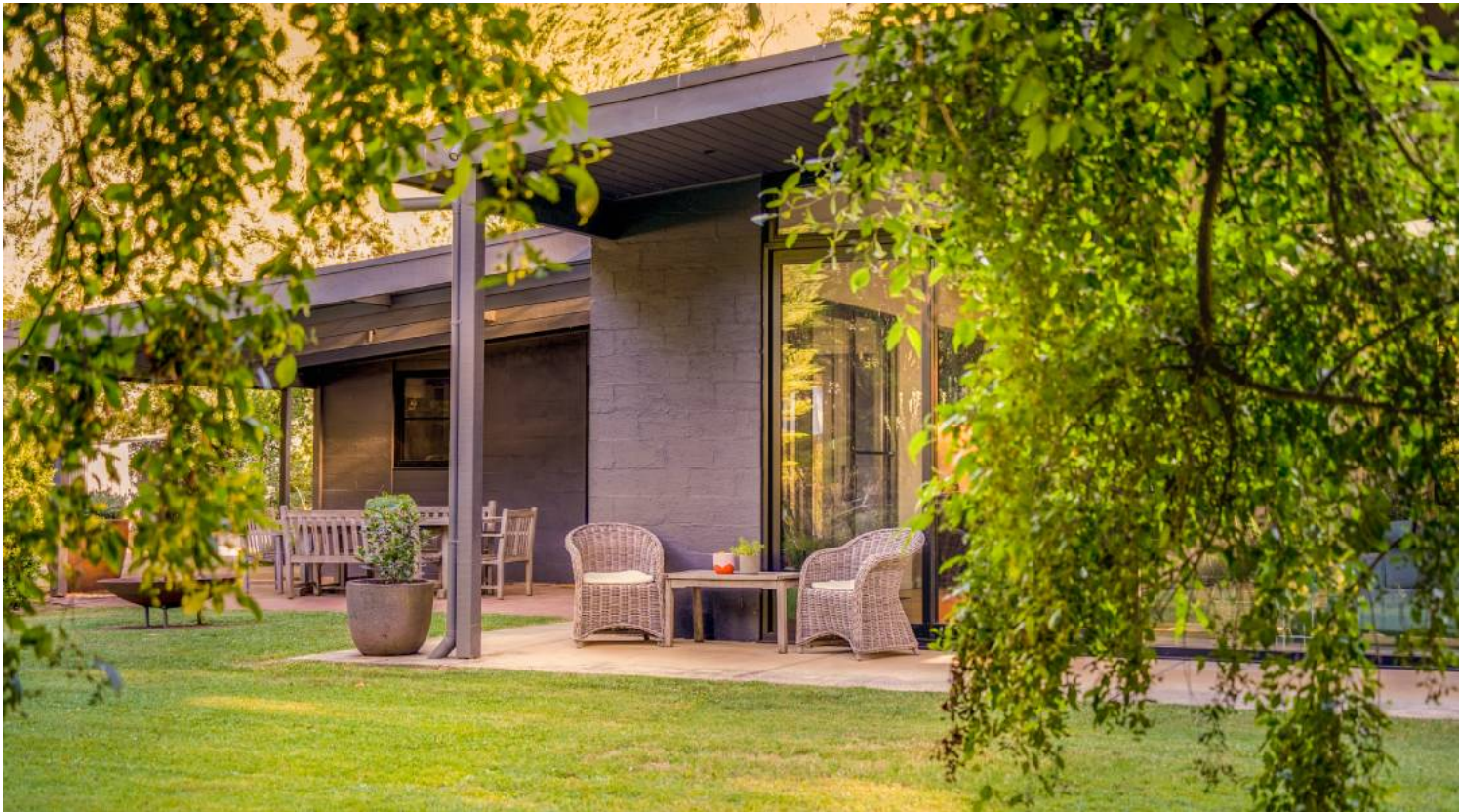
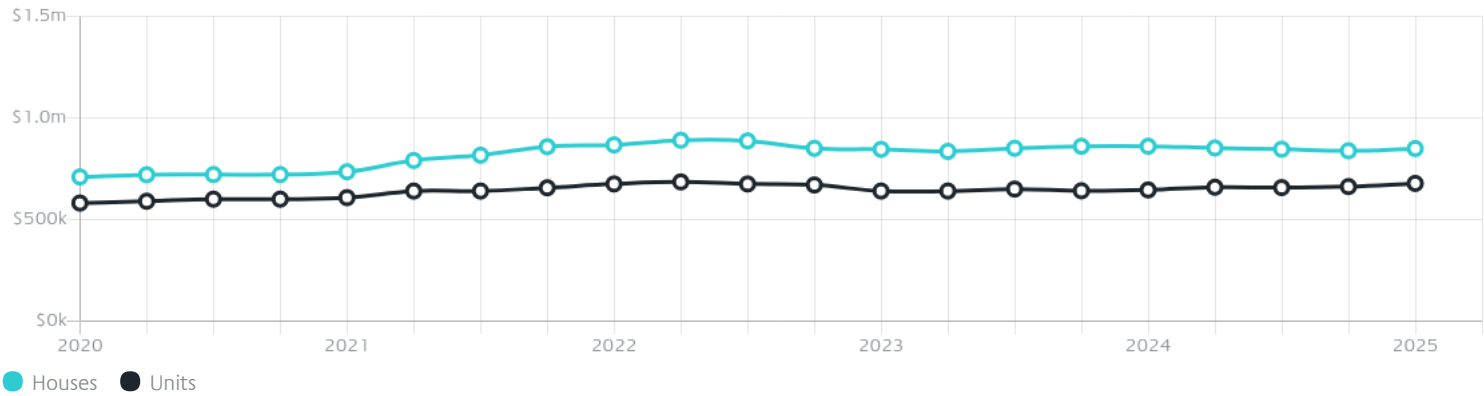
Quarterly Price Change
1.31% ↑

Median Unit Price*

Median
\$678k

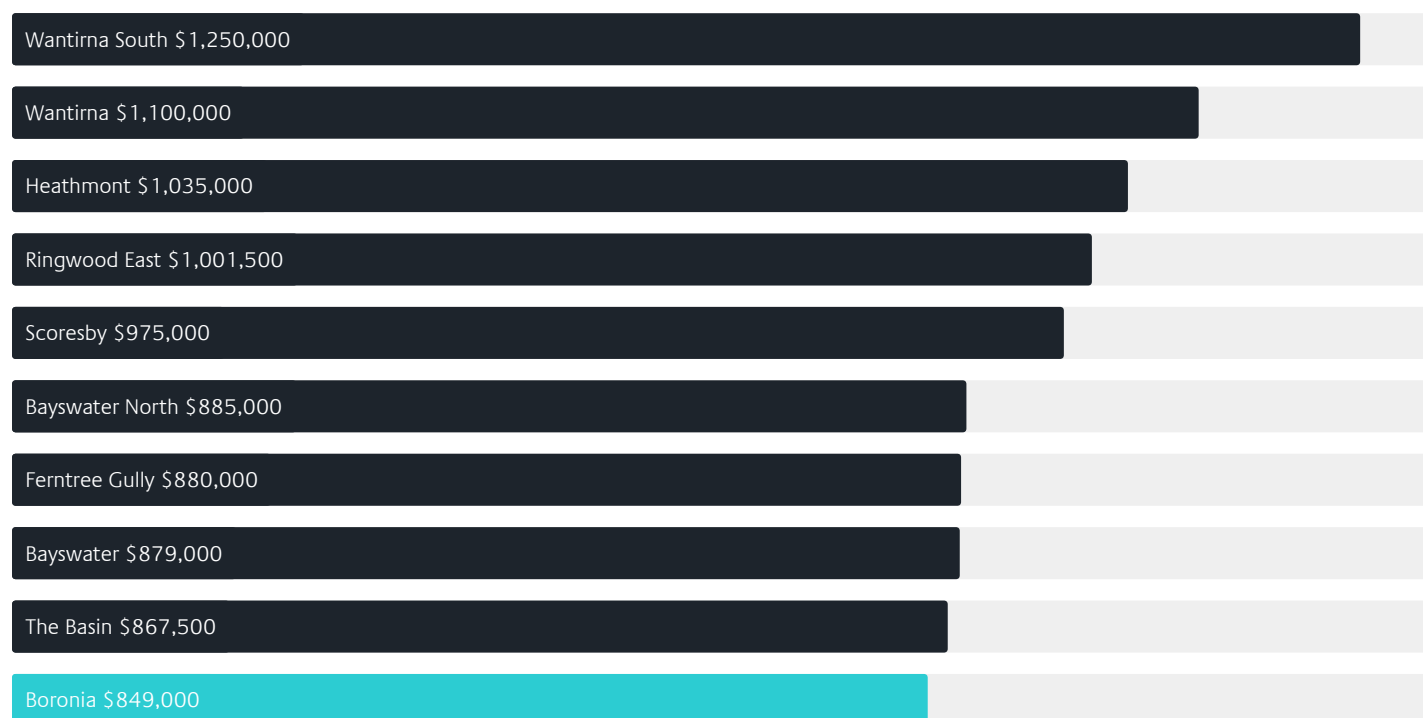
Quarterly Price Change
2.34% ↑

Quarterly Price Change*

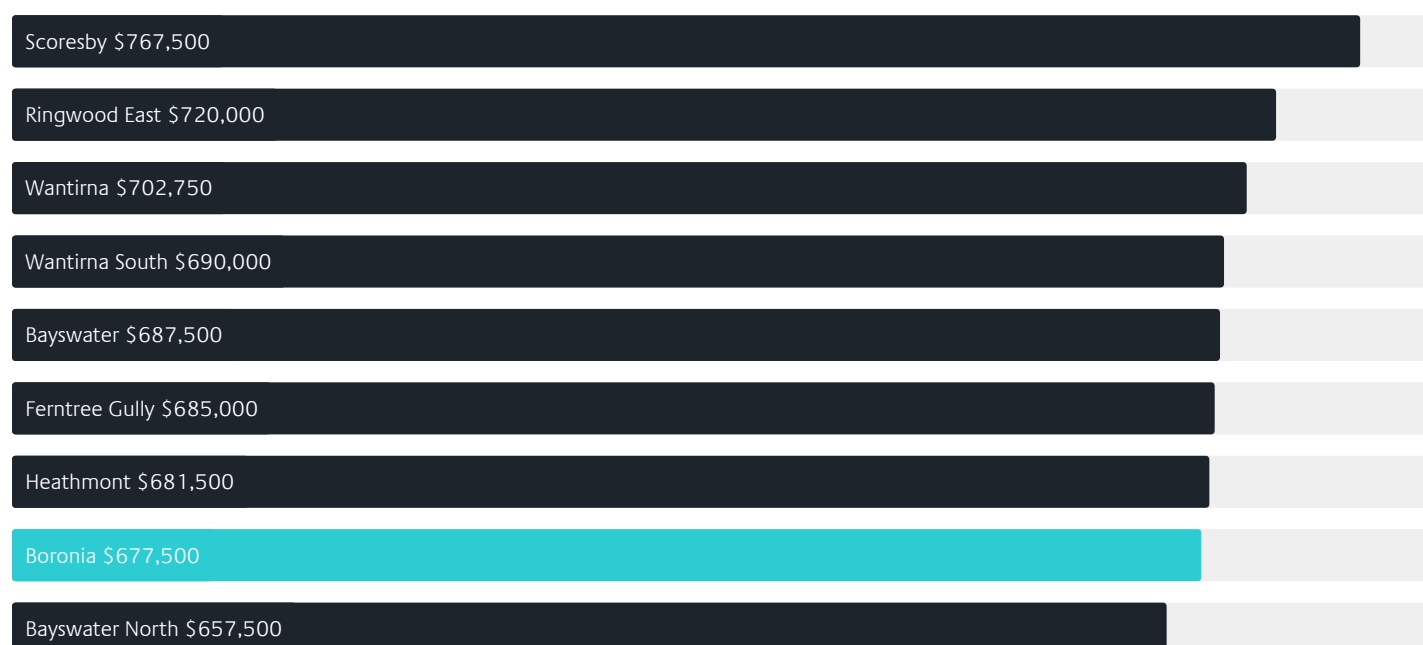


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

97.5%

Median Days on Market^

22 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^











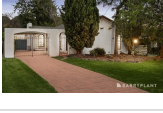

2.4 people

Sold Properties~









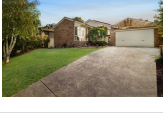

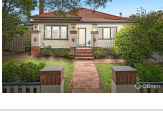

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 47 Paton Cr BORONIA	5	House	\$1,366,000	31 May 2025
 16 Rowan Av Boronia	4	House	\$1,190,000	31 May 2025
 56 Boronia Rd Boronia	4	House	\$866,000	31 May 2025
 76 Mount View Rd Boronia	5	House	\$1,008,000	24 May 2025
 1/127 Dorset Rd Boronia	2	Unit	\$519,000	23 May 2025
 1/175 Albert Av Boronia	3	Unit	\$700,000	23 May 2025
 2/6 Laurel Av Boronia	2	Townhouse	\$550,000	21 May 2025
 23a Rankin Rd BORONIA	2	Unit	\$690,000	20 May 2025
 22 Russell Cr Boronia	3	House	\$806,500	17 May 2025
 87 Devenish Rd Boronia	3	House	\$850,000	15 May 2025
 1 Rob Ct Boronia	3	House	\$890,000	14 May 2025
 2a Sandpiper Ct Boronia	3	House	\$875,000	14 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/28 Bambury St Boronia	3	Unit	\$699,500	12 May 2025
 6A Lorraine St Boronia	4	House	\$1,110,000	11 May 2025
 18 Paisley Av Boronia	3	House	\$725,500	10 May 2025
 21 Stonehaven Av Boronia	4	House	\$755,000	10 May 2025
 18 Lockwoods Rd Boronia	3	House	\$825,000	08 May 2025
 3/265 Scoresby Rd Boronia	2	Unit	\$660,000	08 May 2025
 3/41 Pine Cr Boronia	2	Unit	\$565,000	07 May 2025
 37b Timewell Cr Boronia	4	House	\$1,010,000	07 May 2025
 2/239 Boronia Rd Boronia	2	Unit	\$615,000	06 May 2025
 3/33 Rankin Rd Boronia	2	Unit	\$724,500	05 May 2025
 386 Boronia Rd Boronia	3	House	\$772,000	03 May 2025
 4/27 Aubrey Gr Boronia	2	Townhouse	\$680,000	02 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/2 Woodvale Rd Boronia	2	Unit	\$425,000	01 May 2025
 7 Bradman Ct Boronia	5	House	\$1,120,000	30 Apr 2025
 4/7 Tormore Rd Boronia	2	Townhouse	\$615,000	30 Apr 2025
 21 Market St Boronia	3	House	\$765,500	29 Apr 2025
 18c Zeising Ct Boronia	3	House	\$898,888	28 Apr 2025
 6/988 Mountain Hwy Boronia	3	Townhouse	\$777,000	28 Apr 2025
 2/60 Rankin Rd Boronia	3	Unit	\$795,000	24 Apr 2025
 3/15 Iris Cr Boronia	2	Unit	\$740,000	24 Apr 2025
 8 Elder Gr Boronia	4	House	\$910,000	23 Apr 2025
 10 Blythe Av Boronia	3	House	\$620,000	23 Apr 2025
 1/8 Park Cr BORONIA	3	Unit	\$836,250	22 Apr 2025
 9 Phipps Av Boronia	4	House	\$1,027,000	17 Apr 2025



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03 9870 6211

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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