

BORONIA

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$839k

Quarterly Price Change

-0.82% ↓

Median Unit Price*

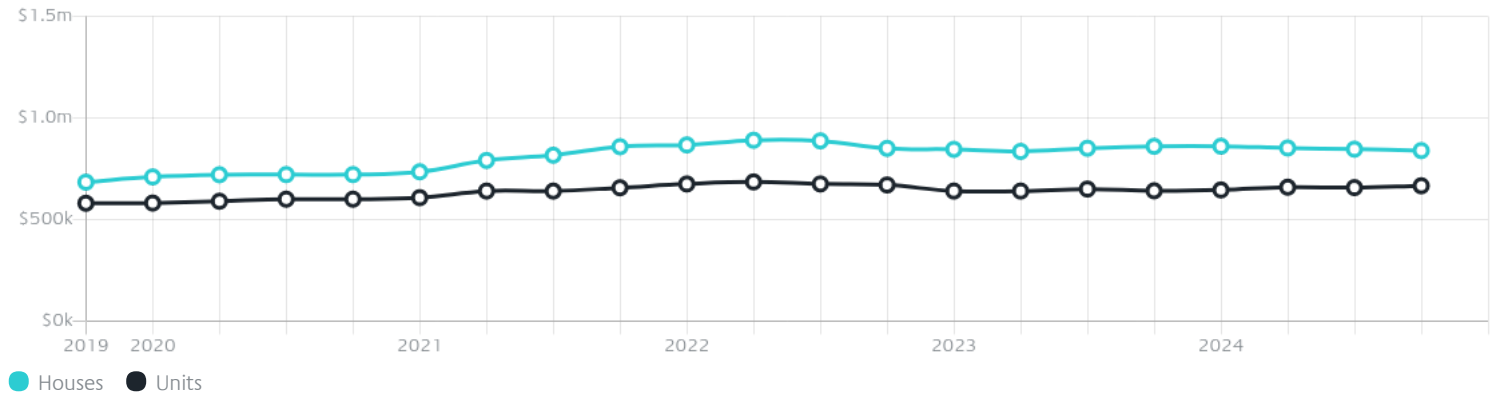
Median

\$666k

Quarterly Price Change

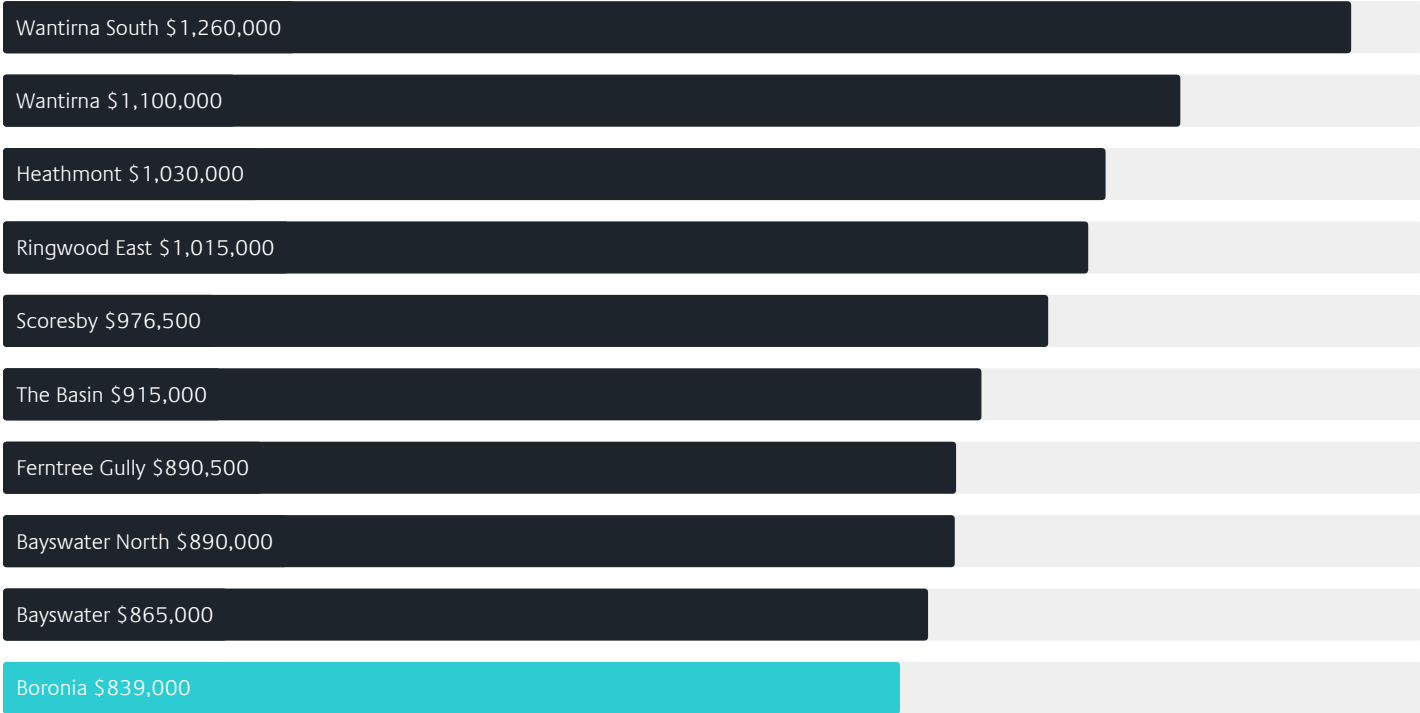
1.36% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 34%
● Private 66%

Auction Clearance Rate^{*}

76.67%

Median Days on Market[^]

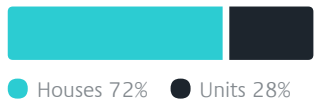
34 days

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~










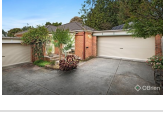


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 54 Robertson Cr Boronia	4	House	\$815,000	27 Feb 2025
 3/218 Scoresby Rd Boronia	1	House	\$631,000	22 Feb 2025
 8 Cypress Av Boronia	3	Unit	\$1,050,000	22 Feb 2025
 6 Marville Ct Boronia	5	House	\$1,900,000	20 Feb 2025
 8 Charlotte Rd Boronia	4	House	\$900,000	20 Feb 2025
 19 Casuarina Av Boronia	5	House	\$1,088,000	17 Feb 2025
 3/11 Owen St Boronia	3	Unit	\$690,500	17 Feb 2025
 19 Stoneleigh Av Boronia	4	House	\$1,060,000	15 Feb 2025
 8/204 Scoresby Rd Boronia	2	Unit	\$680,500	14 Feb 2025
 7 Blythe Av Boronia	3	House	\$750,000	14 Feb 2025
 2/456 Dorset Rd Boronia	2	Unit	\$645,000	13 Feb 2025
 8/2 Woodvale Rd Boronia	2	Apartment	\$385,000	13 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/193 Boronia Rd Boronia	2	Townhouse	\$560,000	11 Feb 2025
 27 Interman Rd Boronia	3	House	\$873,000	11 Feb 2025
 8 Robertson Cr Boronia	3	House	\$680,000	10 Feb 2025
 10 Baldwin Av Boronia	4	House	\$930,000	10 Feb 2025
 202/8 Tulip Cr Boronia	1	Apartment	\$340,000	09 Feb 2025
 13 Royston Ct Boronia	3	House	\$782,000	08 Feb 2025
 120 Dorset Rd Boronia	4	House	\$861,000	08 Feb 2025
 23c Pine Cr Boronia	3	Townhouse	\$821,000	08 Feb 2025
 8 Dixon Ct Boronia	3	House	\$1,600,000	08 Feb 2025
 23 Garden Av Boronia	3	House	\$663,000	04 Feb 2025
 37b Timewell Cr Boronia	4	House	\$1,014,000	02 Feb 2025
 1/1 Torrens Av BORONIA	2	Unit	\$690,000	02 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/241 Boronia Rd Boronia	3	Townhouse	\$785,000	01 Feb 2025
 115 Kanooka Rd Boronia	5	House	\$967,000	01 Feb 2025
 20 Rose Av Boronia	4	House	\$1,030,000	01 Feb 2025
 5/43 Chandler Rd Boronia	2	Townhouse	\$577,500	31 Jan 2025
 208/198B Dorset Rd Boronia	2	Apartment	\$375,000	29 Jan 2025
 4/11 Henry St Boronia	2	Unit	\$600,000	29 Jan 2025
 12/317 Dorset Rd Boronia	2	Townhouse	\$642,500	24 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
 3/18 Moroney St Boronia	2	Unit	\$655,000	20 Jan 2025
 21 Herbert St Boronia	3	House	\$920,000	20 Jan 2025
 9/1 Iris Cr Boronia	2	Townhouse	\$550,000	19 Jan 2025



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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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