

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$849k

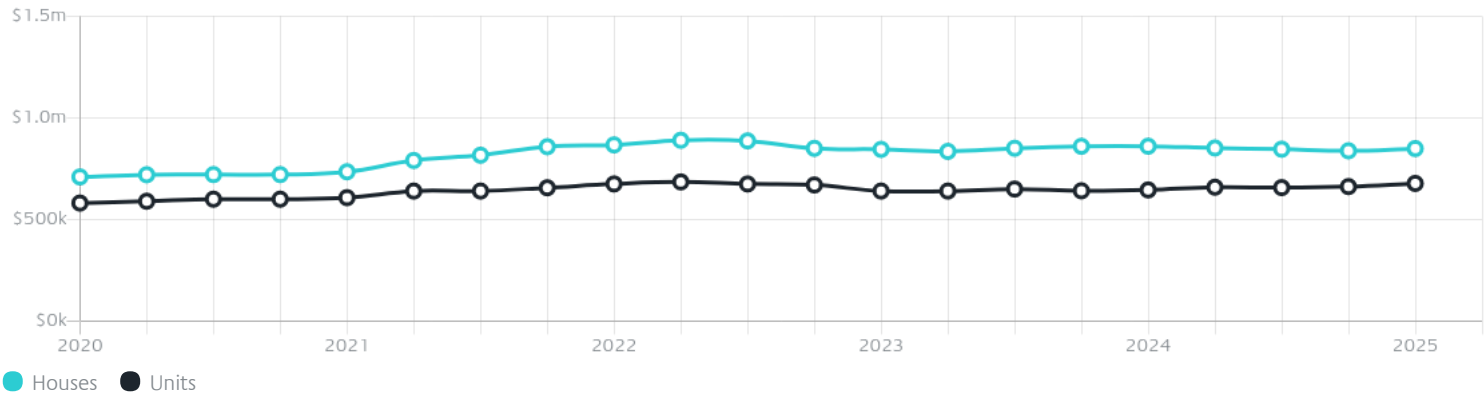
Quarterly Price Change
1.31% ↑

Median Unit Price*

Median
\$678k

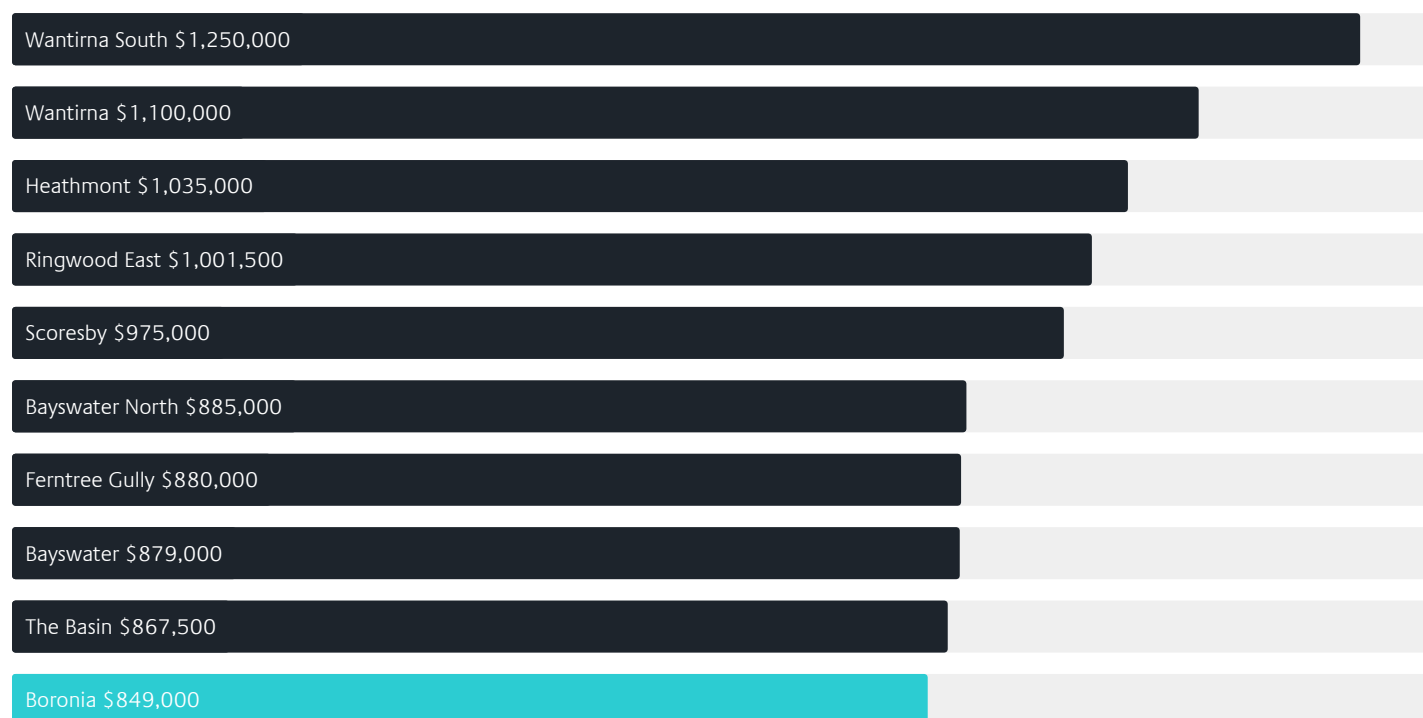
Quarterly Price Change
2.34% ↑

Quarterly Price Change*

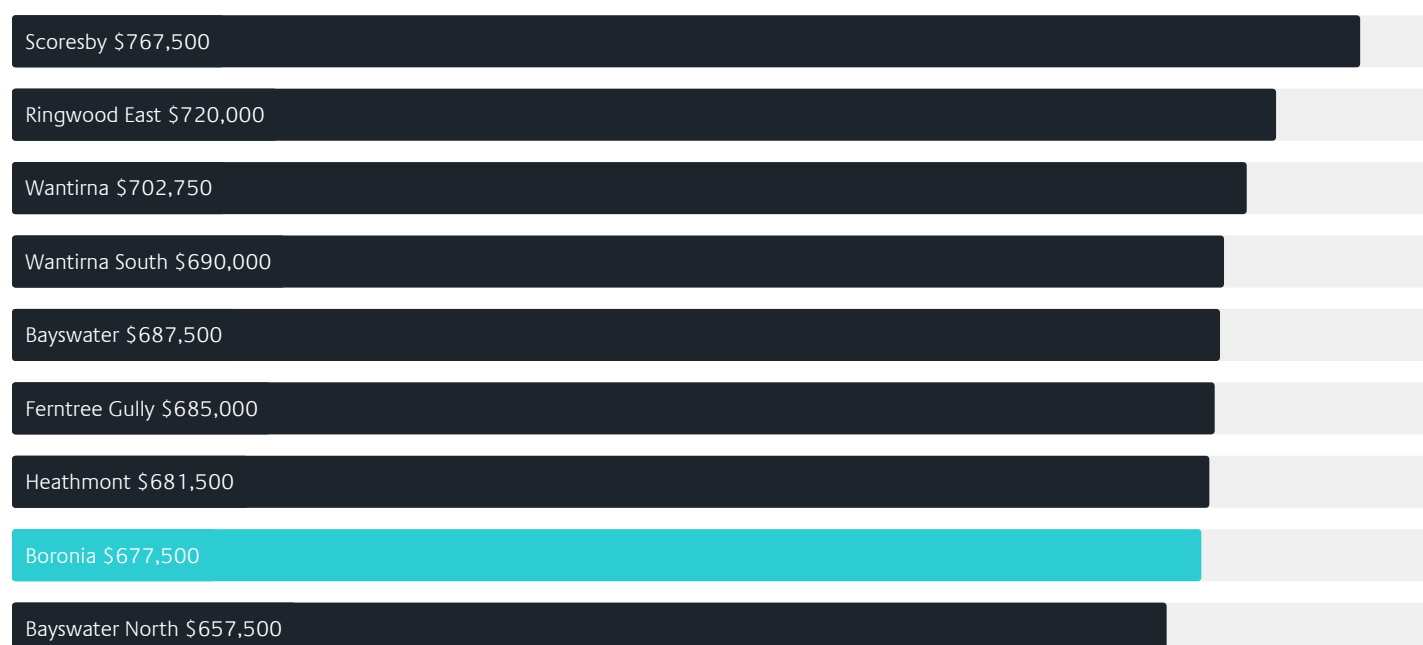


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

94.59%

Median Days on Market^

23 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^







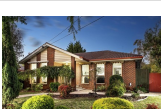


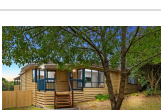

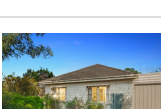
39 years

Median Household Size^










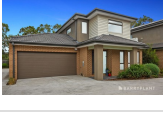


2.4 people

Sold Properties~











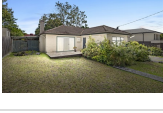

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 18c Zeising Ct Boronia	3	House	\$898,888	28 Apr 2025
 8 Elder Gr Boronia	4	House	\$910,000	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
 34 Dorrigo Dr Boronia	4	House	\$1,125,000	16 Apr 2025
 4/7 Laurel Av Boronia	2	Unit	\$600,000	15 Apr 2025
 18 Tolhurst Av Boronia	3	House	\$885,000	14 Apr 2025
 30 Hansen Rd Boronia	4	House	\$835,000	12 Apr 2025
 6/14 Orchid Av Boronia	2	Townhouse	\$588,000	12 Apr 2025
 17 Robertson Cr Boronia	3	House	\$830,000	12 Apr 2025
 4/29 Stewart St Boronia	5	House	\$1,110,000	12 Apr 2025
 14 Paton Cr Boronia	3	House	\$810,000	11 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/2a Bennett St Boronia	2	Unit	\$560,000	10 Apr 2025
 44 Matlock Rd Boronia	3	House	\$861,700	09 Apr 2025
 12 Salmon Rd Boronia	4	House	\$900,000	09 Apr 2025
 16 Rathmullen Rd Boronia	4	House	\$1,240,000	09 Apr 2025
 11/51 Herbert St Boronia	2	Unit	\$590,000	08 Apr 2025
 96 Daffodil Rd Boronia	4	House	\$500,000	08 Apr 2025
 1/476 Dorset Rd Boronia	3	Townhouse	\$735,000	07 Apr 2025
 2 Norwich St Boronia	3	House	\$911,000	04 Apr 2025
 6 Thelma Av Boronia	3	House	\$860,000	04 Apr 2025
 6/39 Aubrey Gr Boronia	3	Unit	\$810,000	03 Apr 2025
 1/31 Dixon Ct Boronia	3	House	\$838,000	02 Apr 2025
 5 Hovea Ct Boronia	4	House	\$850,000	02 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/62 Rankin Rd Boronia	3	Unit	\$850,000	01 Apr 2025
 106/6 Oak Av Boronia	1	Apartment	\$375,000	01 Apr 2025
 1/19 Woodmason Rd BORONIA	2	Unit	\$640,000	01 Apr 2025
 7/18 Sundew Av Boronia	2	Unit	\$525,000	01 Apr 2025
 121 Kanooka Rd BORONIA	3	House	\$1,000,000	29 Mar 2025
 23A Woodmason Rd Boronia	2	Townhouse	\$710,000	27 Mar 2025
 57 Mount View Rd Boronia	4	House	\$950,000	26 Mar 2025
 38 Paton Cr Boronia	4	House	\$1,000,250	26 Mar 2025
 8/9 Casuarina Av Boronia	3	Unit	\$710,000	25 Mar 2025
 2/2 Ethel St Boronia	2	Unit	\$591,000	25 Mar 2025
 5 Royston Ct Boronia	3	House	\$760,000	22 Mar 2025
 344 Dorset Rd Boronia	3	House	\$700,000	22 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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