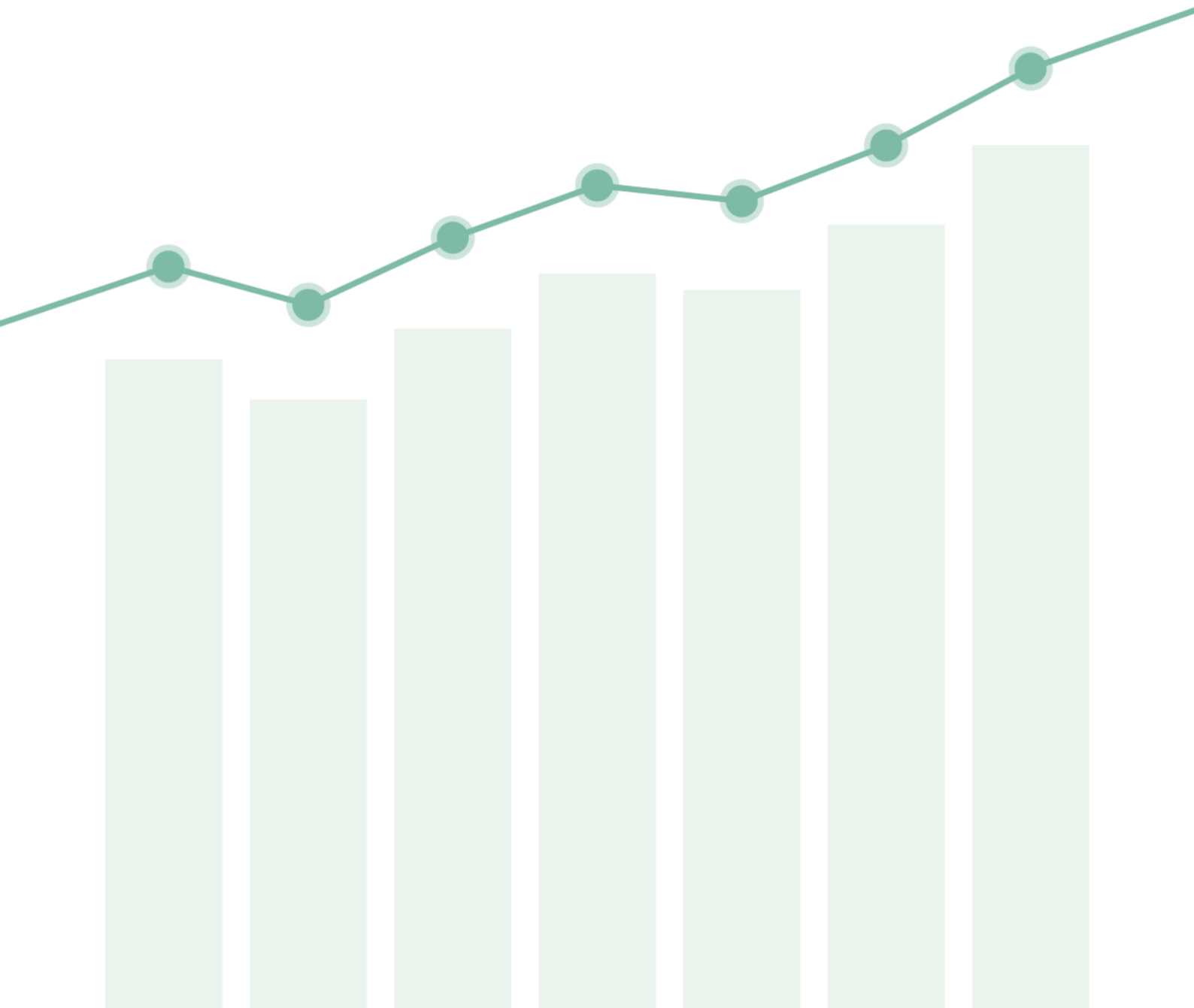


JellisCraig

BORONIA

Suburb Report

Know your neighbourhood.



BORONIA SUBURB REPORT

Median House Price*

Median

\$861k

Quarterly Price Change

0.88% ↑

Median Unit Price*

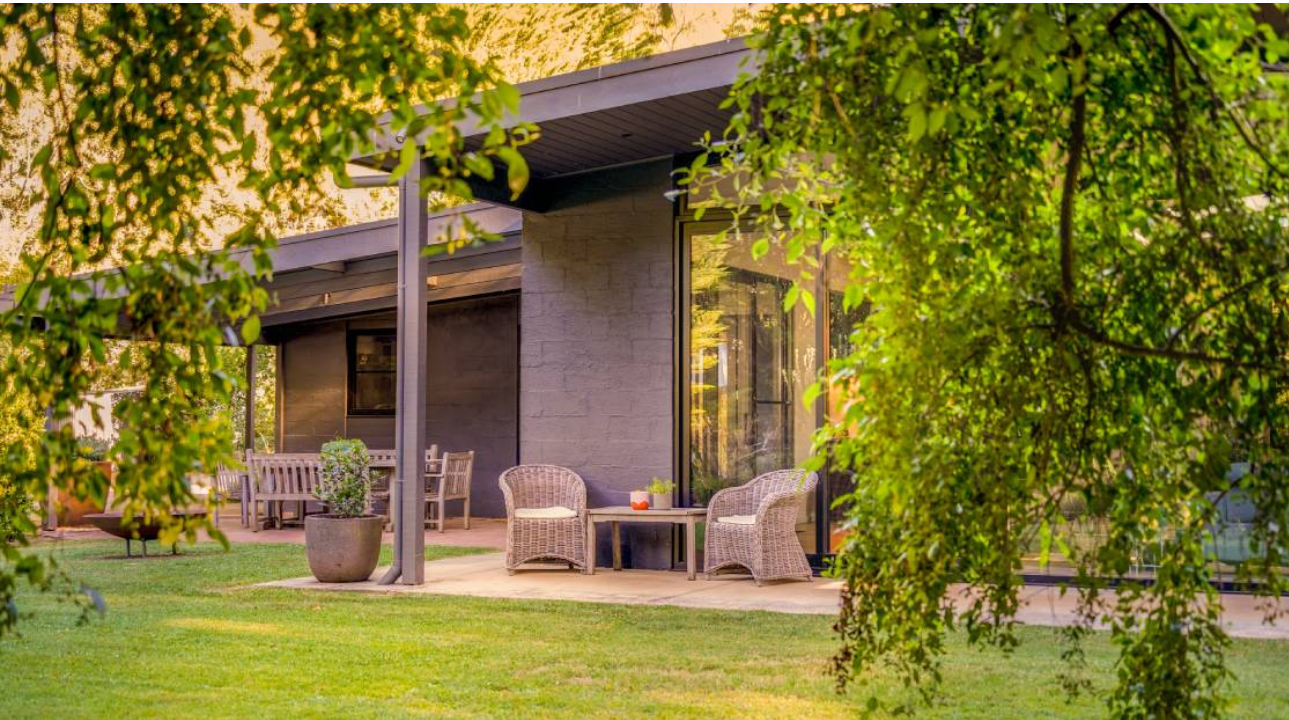
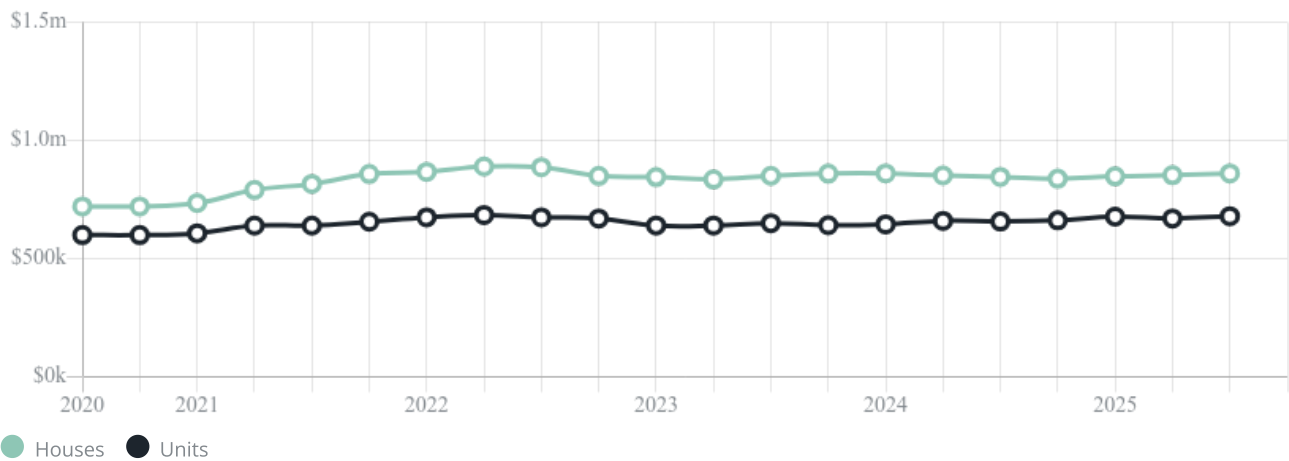
Median

\$680k

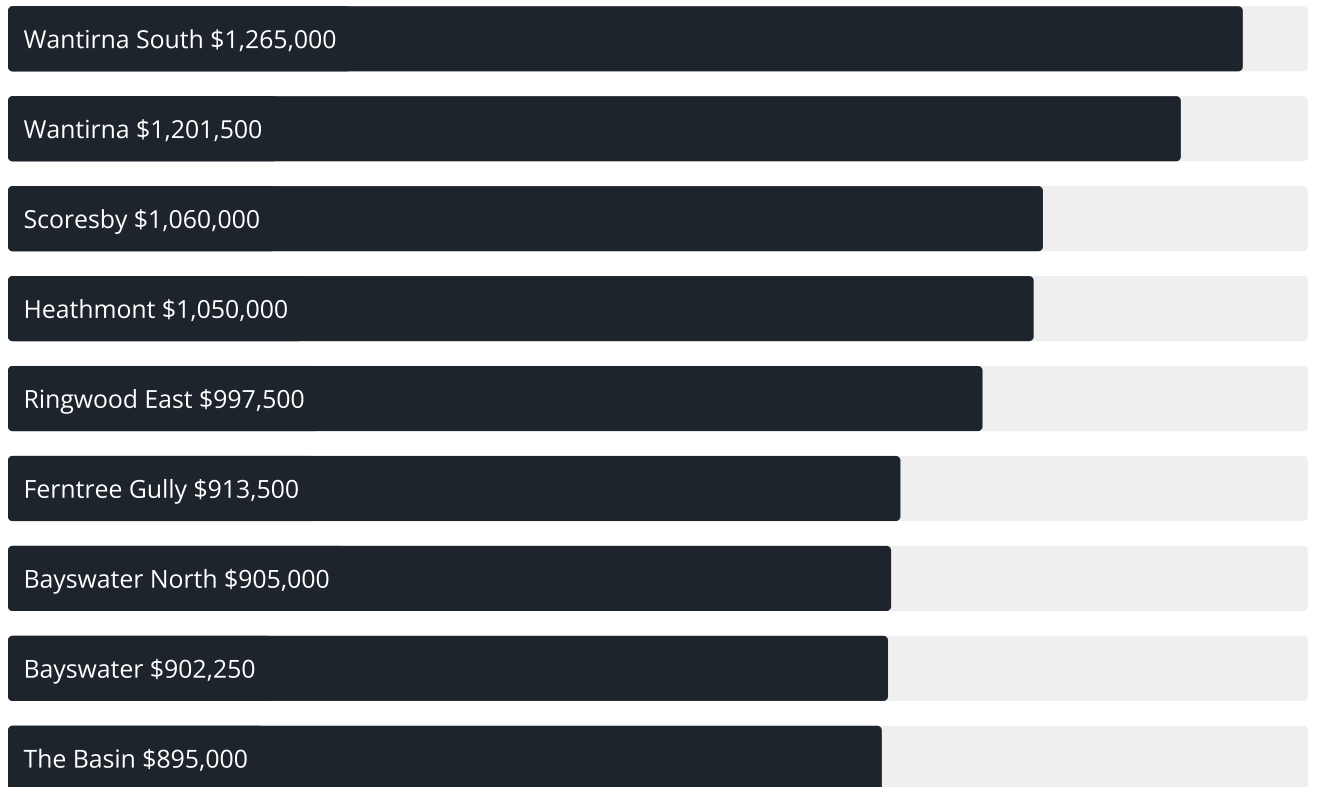
Quarterly Price Change

1.49% ↑

Quarterly Price Change*



BORONIA SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BORONIA SUBURB REPORT

Sale Method*



● Auction 39%

● Private 61%

Auction Clearance Rate*

93.02%

Median Days on Market^

22 days

Average Hold Period*

7.8 years

Dwelling Type^



● Houses 72%

● Units 28%

Ownership^



● Owned Outright 32%

● Mortgaged 43%

● Rented 25%

Population^

23,607

Median Asking Rent per week*

\$580

Population Growth^

6.36%

Rental Yield*

3.39%

Median Age^

39 years

Median Household Size^

2.4 people

BORONIA SUBURB REPORT

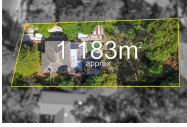
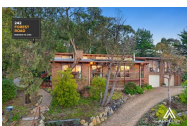
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 34 Allanfield Cr Boronia	4	House	\$980,500	30 Oct 2025
 5/189 Dorset Rd Boronia	2	Unit	\$692,000	25 Oct 2025
 14 Helene Ct Boronia	3	House	\$911,000	25 Oct 2025
 4/18 Bambury St Boronia	2	Townhouse	\$675,000	25 Oct 2025
 39 Kleinert Rd BORONIA	5	House	\$1,280,000	25 Oct 2025
 30 Stewart St Boronia	3	House	\$880,000	18 Oct 2025
 20 Castlewood Dr Boronia	3	House	\$835,000	18 Oct 2025
 7 Shirley Ct Boronia	3	House	\$895,000	18 Oct 2025
 48 Dinsdale Rd Boronia	3	House	\$946,000	16 Oct 2025
 20 Hilda Av Boronia	3	House	\$895,000	15 Oct 2025

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 238 Scoresby Rd Boronia	2	House	\$1,275,000	15 Oct 2025
 1/13 Tulip Cr Boronia	4	Townhouse	\$1,012,000	14 Oct 2025
 4/129 Power Rd Boronia	3	Unit	\$750,000	13 Oct 2025
 2/311 Dorset Rd Boronia	3	Townhouse	\$705,000	13 Oct 2025
 6 Biscay Ct Boronia	4	House	\$950,000	13 Oct 2025
 3/11 Pine Cr Boronia	2	Unit	\$633,000	11 Oct 2025
 31 Stoneleigh Av Boronia	4	House	\$955,000	11 Oct 2025
 10/17 Tormore Rd Boronia	2	Townhouse	\$488,000	08 Oct 2025
 2/8 Laurel Av Boronia	2	Townhouse	\$610,000	07 Oct 2025
 2/19 Girdwood Rd Boronia	2	Unit	\$552,000	07 Oct 2025

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Pascoe Rd BORONIA	3	House	\$780,000	07 Oct 2025
 21 Narcissus Av Boronia	3	House	\$1,000,000	04 Oct 2025
 2 Rob Ct Boronia	5	House	\$1,151,000	04 Oct 2025
 1/4 Paton Cr Boronia	2	Unit	\$705,000	04 Oct 2025
 458 Dorset Rd Boronia	4	House	\$920,000	03 Oct 2025
 18 Charlotte Rd Boronia	3	House	\$954,000	26 Sep 2025
 10 Stewart St Boronia	4	House	\$1,730,000	25 Sep 2025
 26 Maryborough Rd Boronia	3	House	\$996,000	25 Sep 2025
 1/26 Duncan Av Boronia	2	Unit	\$680,000	24 Sep 2025
 242 Forest Rd Boronia	4	House	\$1,100,000	23 Sep 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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