

# JellisCraig

BORONIA

# Suburb Report

Know your neighbourhood.



BORONIA SUBURB REPORT

Median House Price\*

Median

\$853k

Quarterly Price Change

0.58% ↑

Median Unit Price\*

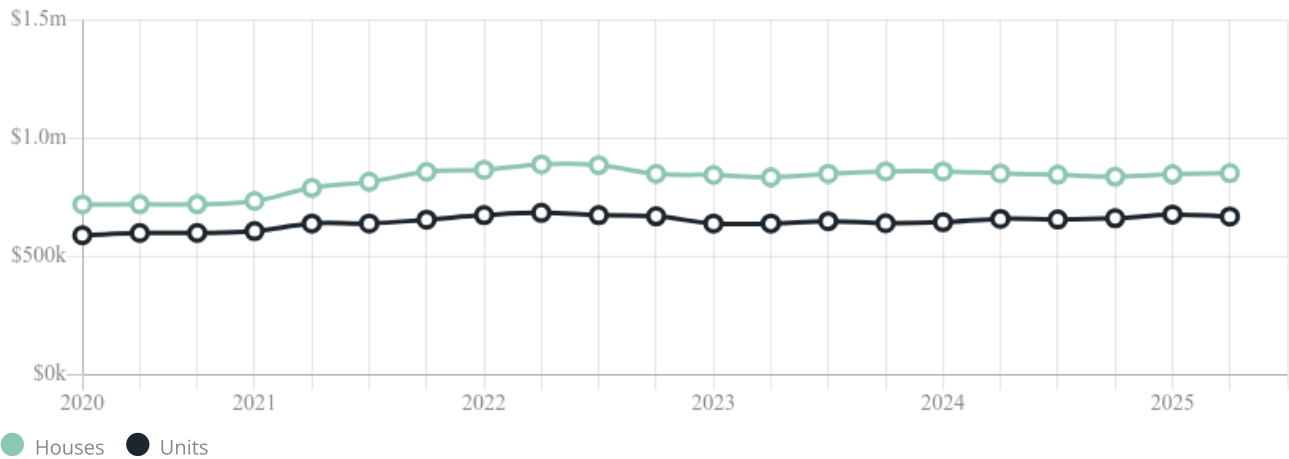
Median

\$669k

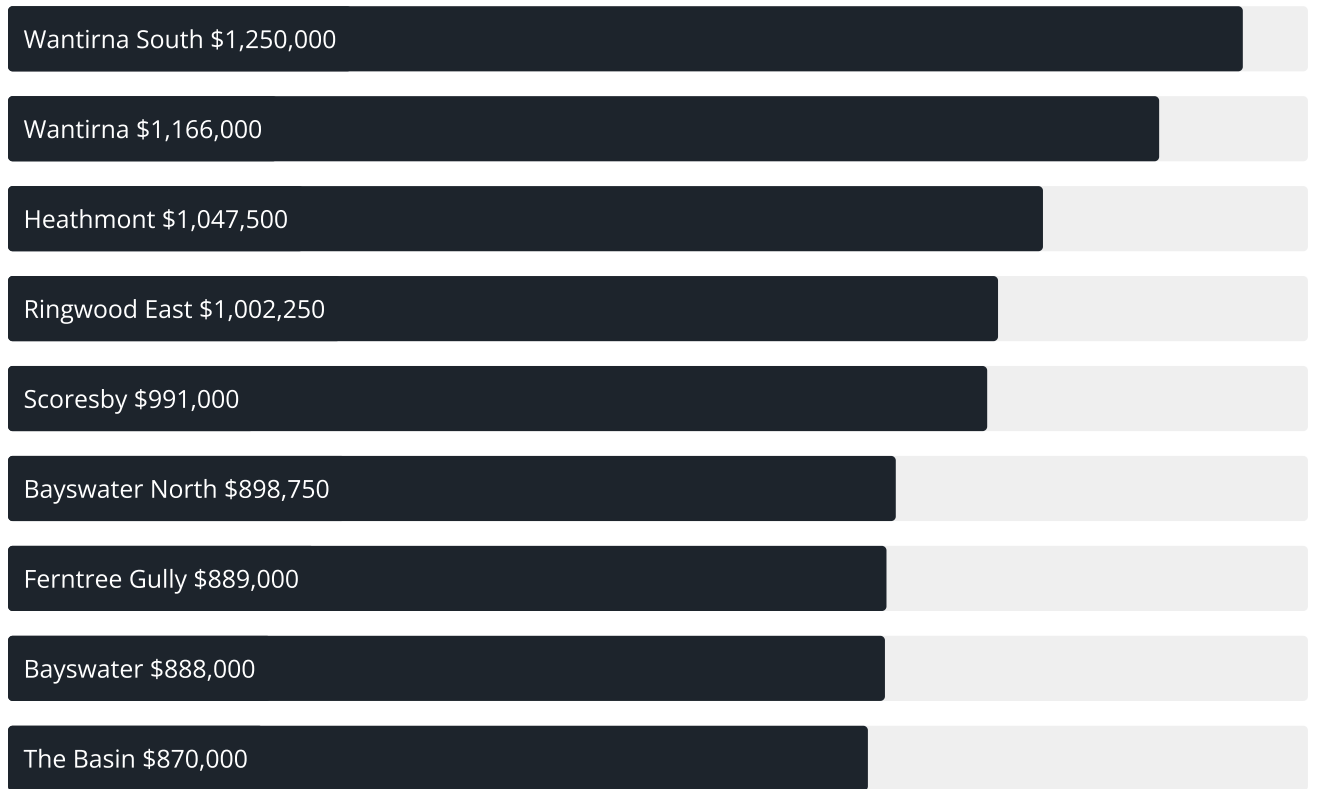
Quarterly Price Change

-1.21% ↓

Quarterly Price Change\*



## BORONIA SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BORONIA SUBURB REPORT

## Sale Method\*



● Auction 42%  
● Private 58%

## Auction Clearance Rate\*

92.31%

## Median Days on Market^

23 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^










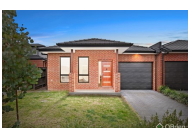
39 years

## 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](https://jellisicraig.com.au/suburbinsights)





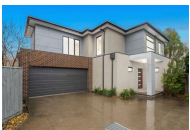





Address	Bedrooms	Type	Price	Sold
 1/16 Charlotte Rd Boronia	3	House	\$828,888	28 Aug 2025
 1/155 Kanooka Rd Boronia	3	Townhouse	\$880,000	27 Aug 2025
 1/2 Stradbroke Rd BORONIA	3	House	\$886,000	23 Aug 2025
 120 Albert Av Boronia	3	House	\$810,000	22 Aug 2025
 7 Montana Av Boronia	3	House	\$868,000	22 Aug 2025
 12 Ethel St Boronia	4	House	\$1,775,000	19 Aug 2025
 5/29 Dixon Ct Boronia	3	Unit	\$792,650	16 Aug 2025
 8 Crotty Rd Boronia	3	House	\$894,500	16 Aug 2025
 217 Scoresby Rd Boronia	3	House	\$835,000	16 Aug 2025
 5/19 Tulip Cr Boronia	3	House	\$864,200	12 Aug 2025

## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/317 Dorset Rd Boronia	2	Unit	\$680,000	12 Aug 2025
 1/4 Catherine St Boronia	5	Unit	\$825,000	09 Aug 2025
 3/4 Floriston Rd Boronia	2	Apartment	\$455,000	09 Aug 2025
 2/353 Boronia Rd Boronia	3	Unit	\$771,000	09 Aug 2025
 2a Mcdonald Cr Boronia	4	Unit	\$1,060,000	07 Aug 2025
 4 Janet St Boronia	3	House	\$982,500	05 Aug 2025
 58 Paton Cr Boronia	3	House	\$798,000	05 Aug 2025
 3/311 Dorset Rd Boronia	3	Townhouse	\$698,000	04 Aug 2025
 20 Dinsdale Rd Boronia	3	House	\$900,000	02 Aug 2025
 4 Shelly Av Boronia	3	House	\$683,000	02 Aug 2025



## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/33 Cypress Av Boronia	3	Unit	\$775,000	01 Aug 2025
 1/6 Miller Rd Boronia	2	Unit	\$630,000	31 Jul 2025
 G01/7 Rosella Av Boronia	2	Apartment	\$497,000	29 Jul 2025
 27 Boronia Rd Boronia	4	House	\$830,000	29 Jul 2025
 3/191 Scoresby Rd Boronia	4	Townhouse	\$870,000	26 Jul 2025
 5/39 Aubrey Gr Boronia	3	Townhouse	\$840,000	26 Jul 2025
 1/42 McDonald Cr Boronia	3	House	\$811,000	26 Jul 2025
 42 McDonald Cr Boronia	3	House	\$811,000	26 Jul 2025
 5 Gertonion Av Boronia	4	House	\$1,100,500	26 Jul 2025
 46 Olive Gr Boronia	3	House	\$930,000	26 Jul 2025



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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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