

JellisCraig

BORONIA

Suburb Report

Know your neighbourhood.



BORONIA SUBURB REPORT

Median House Price*

Median

\$861k

Quarterly Price Change

0.88% ↑

Median Unit Price*

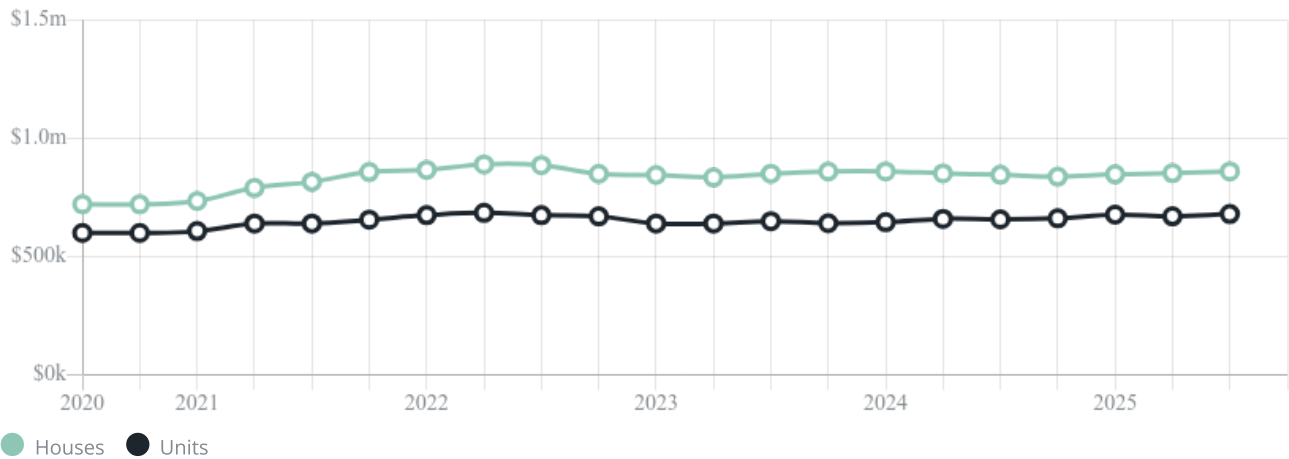
Median

\$680k

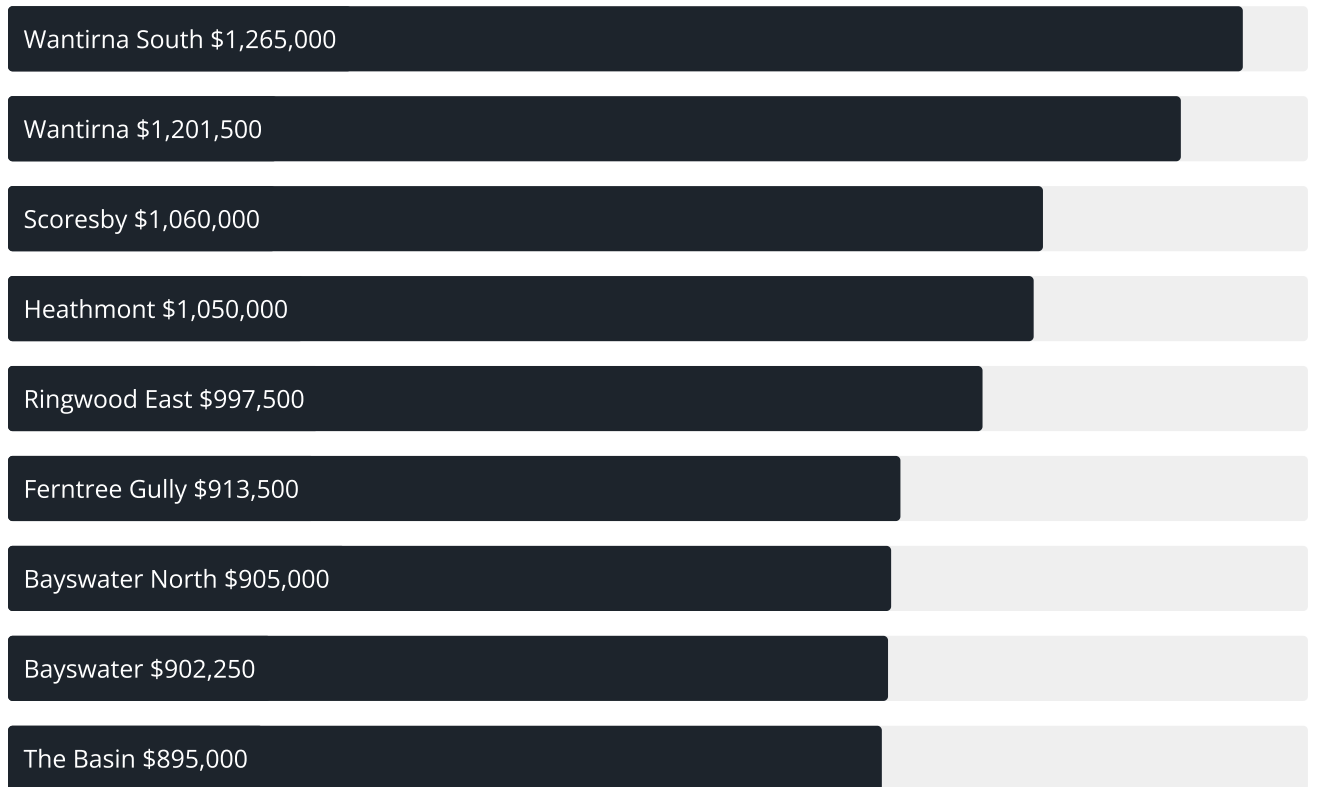
Quarterly Price Change

1.49% ↑

Quarterly Price Change*



BORONIA SUBURB REPORT

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

BORONIA SUBURB REPORT

Sale Method^{*}

● Auction 33%
● Private 67%

Auction Clearance Rate^{*}

88.37%

Median Days on Market[^]

20 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

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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
 44 Elsie St Boronia	3	House	\$860,000	29 Nov 2025
 44 Rowson St Boronia	3	House	\$934,000	27 Nov 2025
 2/8 Gordon Cr Boronia	3	Unit	\$1,010,000	27 Nov 2025
 4/10 Janville St Boronia	2	Townhouse	\$724,999	22 Nov 2025
 4 KRYSTAL GLENN Gdns Boronia	3	House	\$950,000	22 Nov 2025
 3 Hazelwood Rd Boronia	3	House	\$1,115,000	22 Nov 2025
 30 Tormore Rd BORONIA	4	House	\$1,140,000	22 Nov 2025
 220 Forest Rd Boronia	3	House	\$836,500	21 Nov 2025
 1/23 Iris Cr Boronia	3	House	\$825,000	20 Nov 2025
 2/40 Bambury St Boronia	4	Unit	\$889,000	20 Nov 2025

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 64 Mount View Rd Boronia	2	House	\$800,000	18 Nov 2025
 80 Kanooka Rd Boronia	4	House	\$980,000	17 Nov 2025
 365 Boronia Rd Boronia	5	House	\$1,400,000	17 Nov 2025
 3/1 Green St Boronia	2	Unit	\$605,000	15 Nov 2025
 67 Elsie St BORONIA	3	House	\$1,100,000	14 Nov 2025
 3/17 Albert Av Boronia	2	Unit	\$660,000	13 Nov 2025
 3/196 Boronia Rd Boronia	3	Townhouse	\$670,000	12 Nov 2025
 38 Lockwoods Rd Boronia	3	House	\$900,000	12 Nov 2025
 58 Beresford Dr Boronia	3	House	\$953,000	12 Nov 2025
 1/1 Bailey St Boronia	3	Unit	\$760,000	11 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 9/53 Chandler Rd Boronia	1	Unit	\$489,000	11 Nov 2025
 1/23 Dixon Ct Boronia	3	Unit	\$765,000	11 Nov 2025
 2 Morley Ct Boronia	4	House	\$903,000	08 Nov 2025
 37a Bambury St Boronia	3	House	\$560,000	08 Nov 2025
 31 Lemal Av Boronia	3	House	\$1,025,500	08 Nov 2025
 3/5 Henry St Boronia	2	Unit	\$682,000	07 Nov 2025
 2/2 Joyce St Boronia	3	Unit	\$725,000	06 Nov 2025
 8 Paisley Av Boronia	3	House	\$950,000	06 Nov 2025
 1/20 Narcissus Av Boronia	2	Unit	\$682,650	03 Nov 2025
 3/10 Murene Ct Boronia	2	Unit	\$700,000	03 Nov 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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