



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$892k

Quarterly price change

3.51% ↑

Median unit price¹

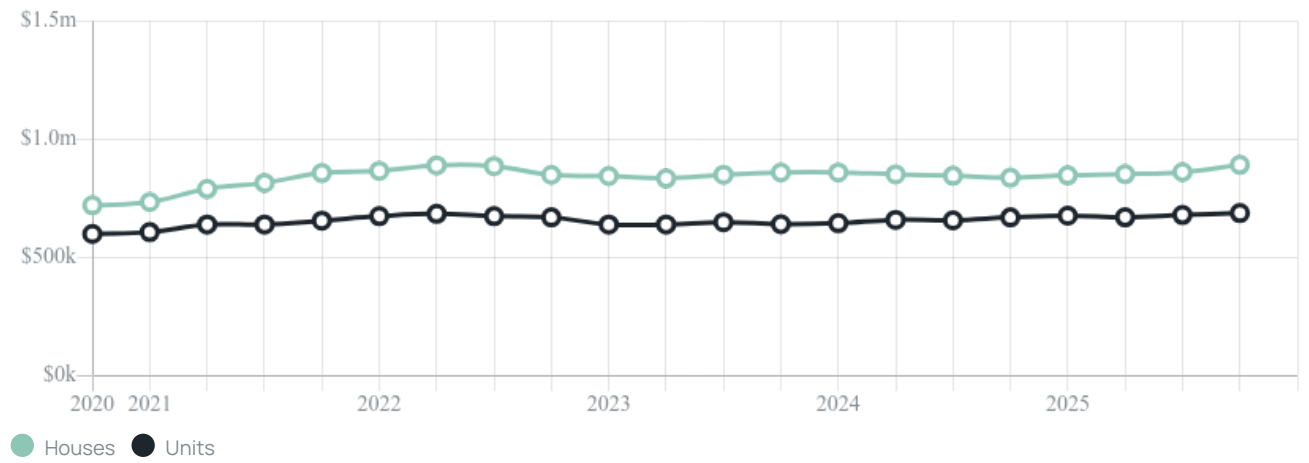
Median

\$689k

Quarterly price change

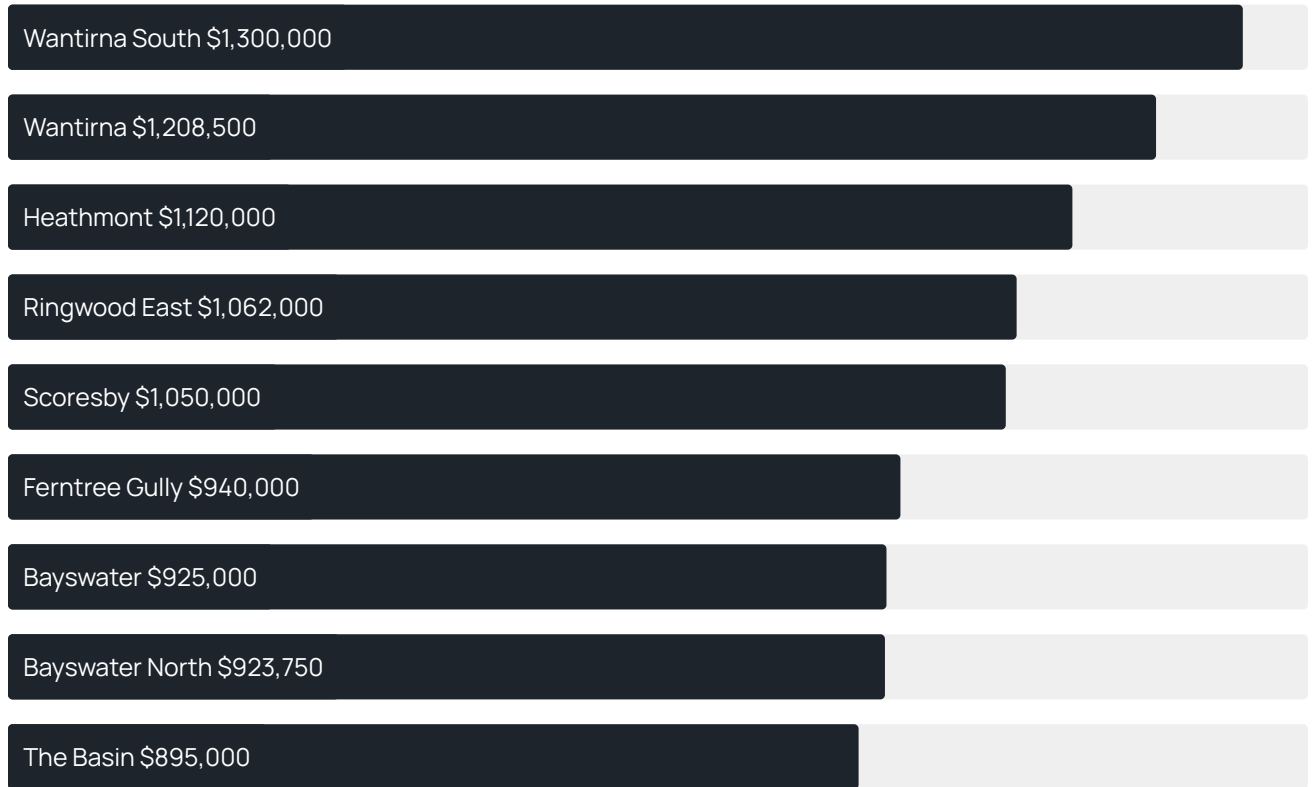
1.25% ↑

Quarterly price change¹

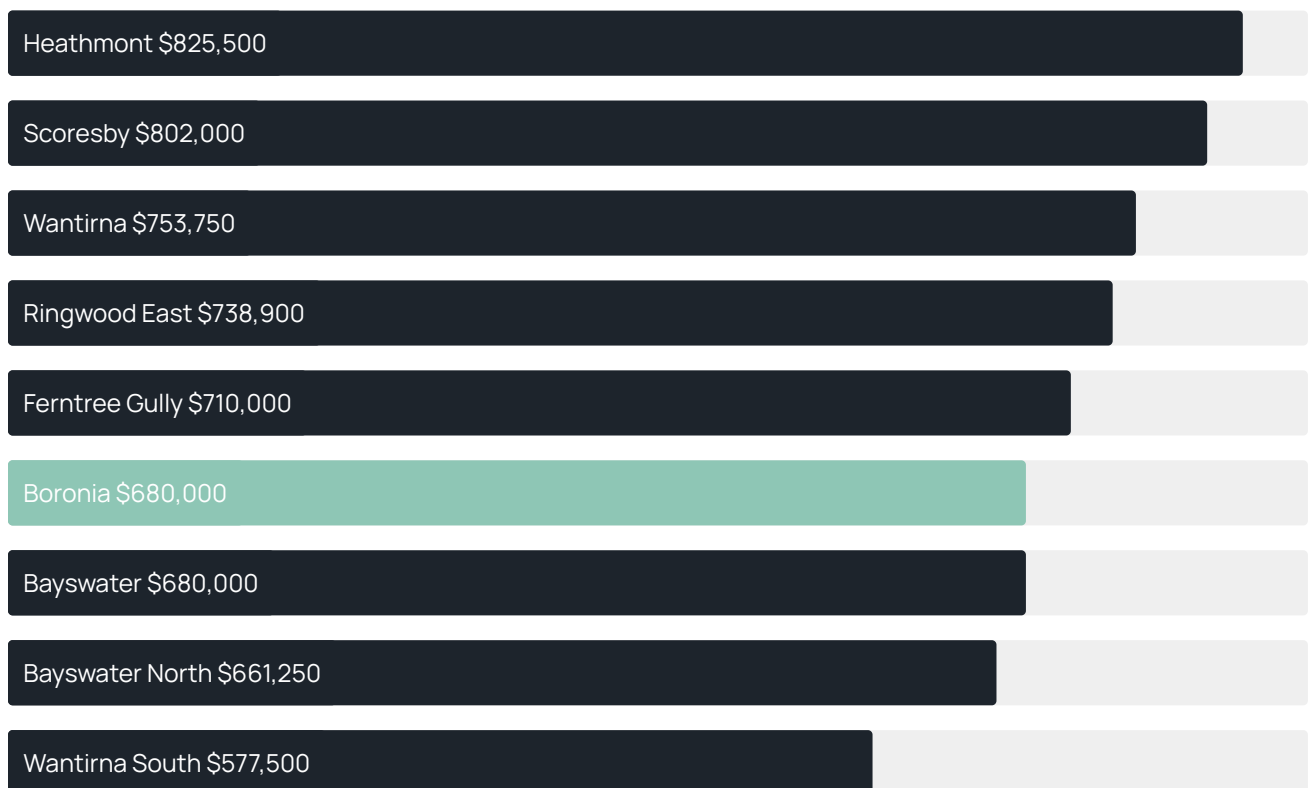


BORONIA SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 23%
● Private 77%

Auction clearance rate³

95.65%

Median days on market³

21 days

Jellis Craig average inspection attendance per listing⁴

21 groups

Average hold period¹

7.8 years

Dwelling type⁵



● Houses 72% ● Units 28%

Ownership⁵



● Owned outright 32% ● Mortgaged 43% ● Rented 25%

Population⁵

23,607

Median asking rent¹

\$600 per week

Population growth⁵

6.36%

Rental yield¹

3.39%

Median age⁵

39 years










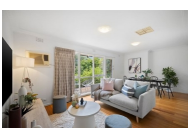
Median household size⁵

2.4 people











BORONIA SUBURB REPORT

Recent Boronia sales











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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/193 Boronia Rd Boronia	2	Townhouse	\$678,000	28 Mar 2026
 2/28 Cypress Av Boronia	3	Townhouse	\$793,000	26 Mar 2026
 62 Devenish Rd Boronia	4	House	\$813,000	26 Mar 2026
 18 Weyburn Rd Boronia	3	House	\$851,000	23 Mar 2026
 3/62 Gertonia Av Boronia	3	House	\$845,200	19 Mar 2026
 41 Cypress Av Boronia	2	Townhouse	\$735,000	19 Mar 2026
 9 Debson Cl Boronia	3	Unit	\$780,000	18 Mar 2026
 1/77 Albert Av Boronia	3	House	\$710,000	18 Mar 2026
 4/66 Gertonia Av Boronia	4	Unit	\$850,000	18 Mar 2026
 16 Hayles St Boronia	3	House	\$811,600	13 Mar 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/22 Gertonia Av Boronia	4	Townhouse	\$934,000	12 Mar 2026
 2/15 Rosella Av Boronia	2	Apartment	\$575,000	11 Mar 2026
 102/1a Tulip Cr Boronia	2	Apartment	\$518,000	10 Mar 2026
 3/89 Albert Av Boronia	2	Unit	\$620,000	07 Mar 2026
 379 Boronia Rd Boronia	3	House	\$1,090,000	07 Mar 2026
 206/8 Tulip Cr Boronia	2	Apartment	\$480,000	06 Mar 2026
 35 Robertson Cr Boronia	3	House	\$800,000	05 Mar 2026
 2/17 Albert Av Boronia	3	Unit	\$741,000	05 Mar 2026
 337 Dorset Rd Boronia	3	House	\$720,000	05 Mar 2026
 20a Stradbroke Rd Boronia	4	House	\$1,360,000	04 Mar 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Lynette St Boronia	3	House	\$881,000	03 Mar 2026
 3/6 Sundew Av Boronia	2	Apartment	\$450,000	01 Mar 2026
 1/127 Power Rd BORONIA	3	Flat/Unit/Apartment	\$700,000	01 Mar 2026
 4/222 Scoresby Rd Boronia	3	Unit	\$825,000	28 Feb 2026
 6/19 Dixon Ct Boronia	2	Unit	\$721,800	27 Feb 2026
 1/11 Moncoe St Boronia	2	Unit	\$660,000	27 Feb 2026
 3/43 Pine Cr Boronia	2	Unit	\$743,000	26 Feb 2026
 267 Boronia Rd Boronia	2	House	\$666,000	25 Feb 2026
 22 Wells Av Boronia	3	House	\$870,000	25 Feb 2026
 97 Kanooka Rd Boronia	5	House	\$1,023,000	25 Feb 2026



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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