



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$890k

Quarterly price change

0.00% ↓

Median unit price¹

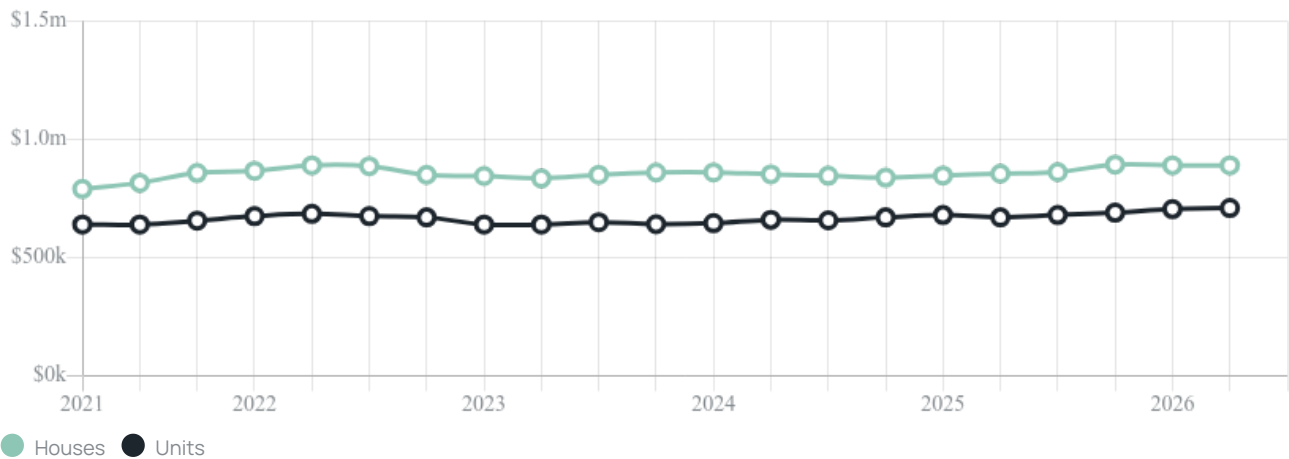
Median

\$710k

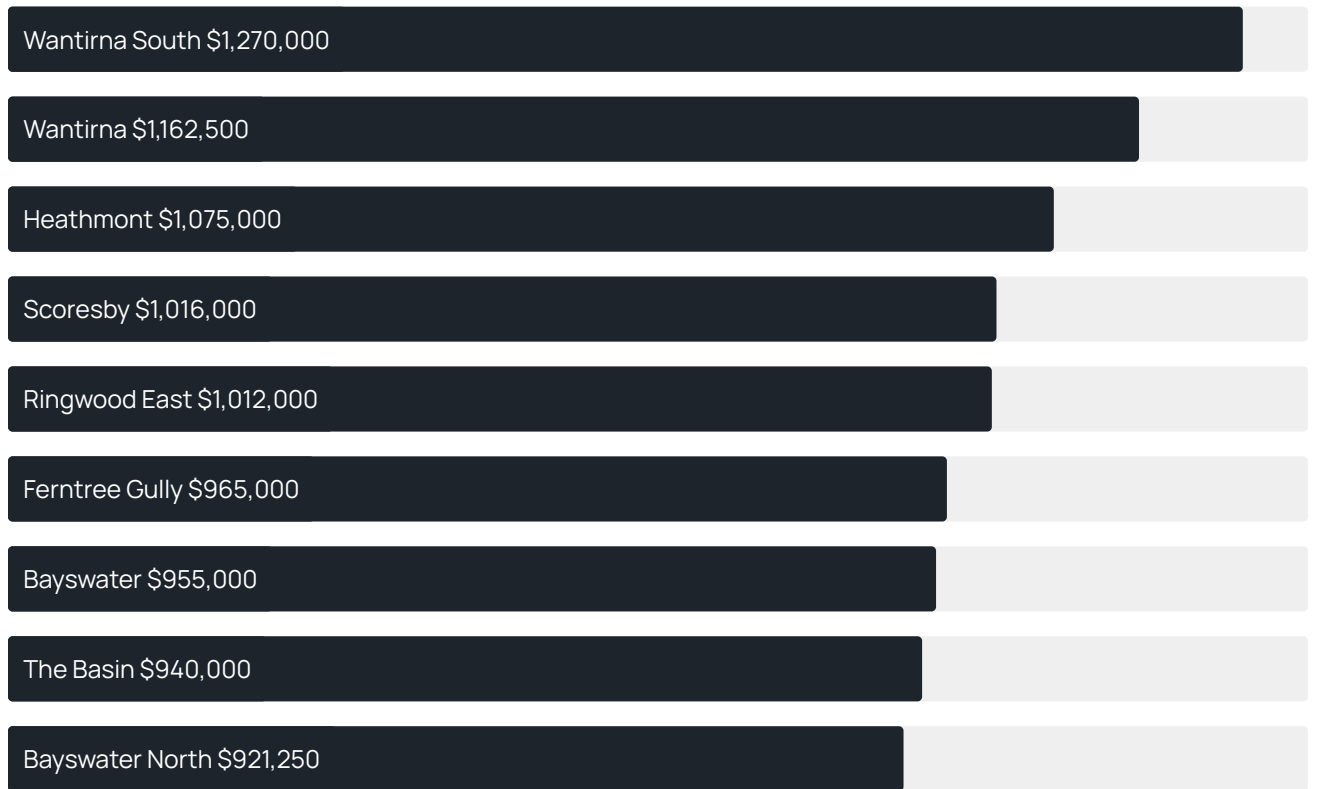
Quarterly price change

0.70% ↑

Quarterly price change¹



BORONIA SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Auction clearance rate³

93.75%

Median days on market³

23 days

Jellis Craig average inspection attendance per listing⁴

23 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

\$610 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
 3/12 Valerie St Boronia	3	Unit	\$800,000	28 Jul 2026
 3 Gertonia Av Boronia	4	House	\$1,056,000	24 Jul 2026
 4-6 Landscape Dr Boronia	2	House	\$835,000	24 Jul 2026
 3/66 Gertonia Av Boronia	3	Unit	\$825,000	23 Jul 2026
 1/30 Tulip Cr Boronia	2	Unit	\$600,000	15 Jul 2026
 4/204 Boronia Rd Boronia	3	Townhouse	\$750,000	13 Jul 2026
 3/204 Boronia Rd Boronia	2	Townhouse	\$690,000	08 Jul 2026
 1/8 Tunstall Av Boronia	3	Unit	\$650,000	07 Jul 2026
 39 Lockwoods Rd Boronia	3	House	\$880,000	04 Jul 2026
 1/35 Russell Cr Boronia	3	Unit	\$612,000	02 Jul 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/46 Elsie St Boronia	2	Unit	\$642,000	01 Jul 2026
 2/13 Elsie St BORONIA	2	Unit	\$455,000	01 Jul 2026
 7/2 Dixon Ct Boronia	4	Townhouse	\$800,000	30 Jun 2026
 18/204 Boronia Rd Boronia	2	Townhouse	\$650,000	30 Jun 2026
 8 Avington Cr Boronia	4	House	\$890,000	30 Jun 2026
 16 Marland Rd Boronia	4	House	\$880,000	29 Jun 2026
 2/17 Torrens Av Boronia	2	Unit	\$539,880	29 Jun 2026
 3/249a Boronia Rd Boronia	3	Unit	\$725,000	27 Jun 2026
 2/6 Janville St Boronia	3	Unit	\$832,000	27 Jun 2026
 65 Olive Gr Boronia	3	House	\$847,000	27 Jun 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Royston Ct Boronia	3	House	\$750,000	25 Jun 2026
 4a Springfield Rd Boronia	4	House	\$855,000	24 Jun 2026
 4/6 William St Boronia	2	Unit	\$595,000	19 Jun 2026
 1 Sapphire Av Boronia	3	House	\$948,000	18 Jun 2026
 3/2 Rangeview Rd Boronia	2	Flat/Unit/Apartment	\$590,000	18 Jun 2026
 3 Janville St Boronia	3	House	\$740,000	17 Jun 2026
 3 Browning Rd Boronia	3	House	\$920,800	17 Jun 2026
 1/12 Harcourt Rd Boronia	3	Unit	\$760,000	17 Jun 2026
 5 Buchanan St Boronia	3	House	\$715,000	15 Jun 2026
 106/198b Dorset Rd Boronia	2	Apartment	\$430,000	15 Jun 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 01/08/2026

- 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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