



# Boronia Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BORONIA SUBURB REPORT

Median house price<sup>1</sup>

Median

\$892k

Quarterly price change

3.51% 

Median unit price<sup>1</sup>

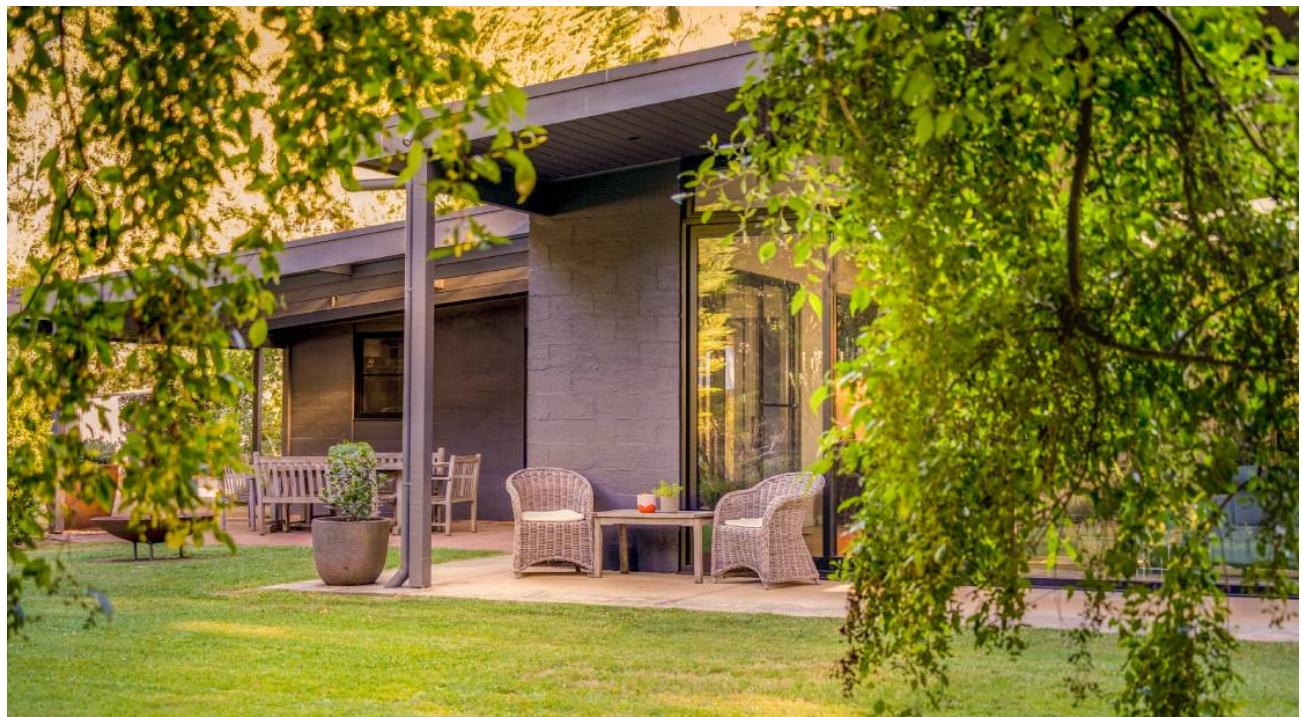
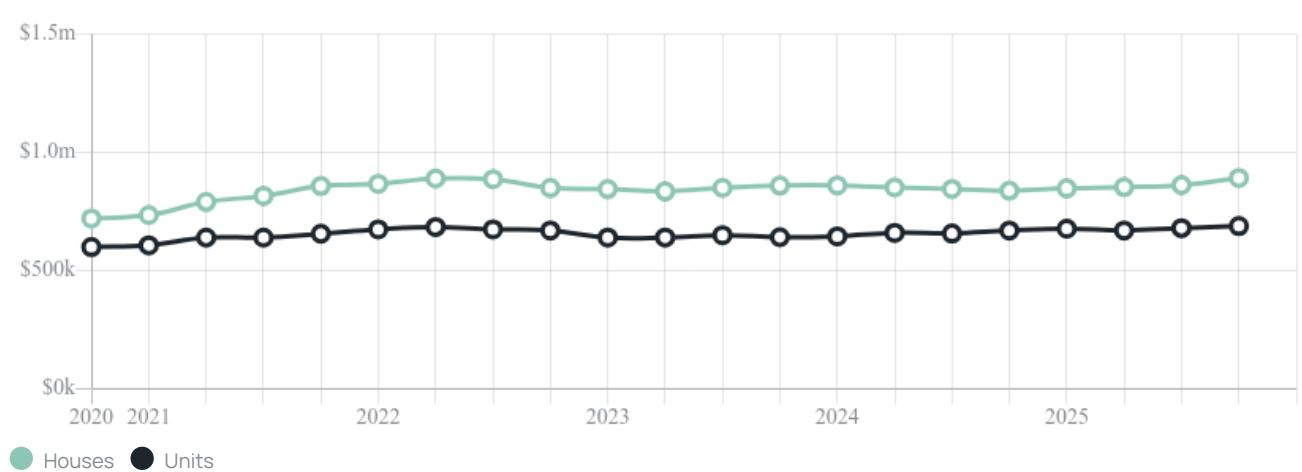
Median

\$689k

Quarterly price change

1.25% 

Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## BORONIA SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BORONIA SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 38%  
● Private 62%

## Auction clearance rate<sup>3</sup>

88.37%

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## Median days on market<sup>3</sup>

20 days

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## Jellis Craig average inspection attendance per listing<sup>4</sup>

20 groups

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## Average hold period<sup>1</sup>

7.8 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 72% ● Units 28%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

23,607

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## Median asking rent<sup>1</sup>

\$600 per week

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## Population growth<sup>5</sup>

6.36%

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## Rental yield<sup>1</sup>

3.39%

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## Median age<sup>5</sup>

39 years

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## Median household size<sup>5</sup>

2.4 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 28 Ethel St Boronia	4	House	\$885,000	31 Jan 2026
 20 Weyburn Rd Boronia	3	House	\$1,155,000	31 Jan 2026
 13b Girdwood Rd Boronia	5	House	\$1,300,000	28 Jan 2026
 1/45 Rowson St Boronia	4	Unit	\$1,005,000	24 Jan 2026
 34 Cardiff St Boronia	3	House	\$860,000	21 Jan 2026
 8 Buna Ct Boronia	2	House	\$887,000	18 Jan 2026
 77 Kanooka Rd Boronia	3	House	\$865,000	15 Jan 2026
 2/60 Elsie St BORONIA	2	Unit	\$710,000	13 Jan 2026
 2/37 Pine Cr Boronia	3	Unit	\$955,000	13 Jan 2026
 155 Albert Av Boronia	4	House	\$830,000	09 Jan 2026

# Sold Properties

## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Stoneleigh Av Boronia	4	House	\$1,031,500	08 Jan 2026
 20b Stradbroke Rd Boronia	3	House	\$1,082,000	06 Jan 2026
 2/66 Stewart St Boronia	3	Unit	\$910,000	23 Dec 2025
 43 Dixon Ct Boronia	5	House	\$1,036,000	22 Dec 2025
 2/1 Tulip Cr Boronia	4	Townhouse	\$775,000	19 Dec 2025
 1050 Mountain Hwy Boronia	3	House	\$902,000	18 Dec 2025
 1/3 Oak Av Boronia	2	Unit	\$630,000	17 Dec 2025
 70 Elsie St Boronia	3	House	\$845,000	15 Dec 2025
 30 Haering Rd Boronia	3	House	\$970,000	13 Dec 2025
 8 New St Boronia	5	House	\$1,040,000	13 Dec 2025

# Sold Properties

## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Marie St Boronia	4	House	\$825,000	13 Dec 2025
 5 Baldwin Av Boronia	3	House	\$935,000	13 Dec 2025
 3 Kristen Ct Boronia	4	House	\$980,000	13 Dec 2025
 15 Lyell Rd Boronia	3	House	\$890,000	13 Dec 2025
 1/23 Wedmore Rd Boronia	3	Unit	\$635,000	13 Dec 2025
 5/28 Aubrey Gr Boronia	3	Flat/Unit/Apartment	\$862,000	13 Dec 2025
 2b Derby Rd Boronia	3	House	\$980,000	12 Dec 2025
 1/46 Harcourt Rd Boronia	3	House	\$900,000	11 Dec 2025
 9 Lyell Rd Boronia	4	House	\$860,000	11 Dec 2025
 1/37 Chandler Rd Boronia	2	Townhouse	\$620,000	09 Dec 2025



**Jellis Craig Ringwood**  
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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 01/02/2026

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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