



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$861k

Quarterly price change

0.88% ↑

Median unit price¹

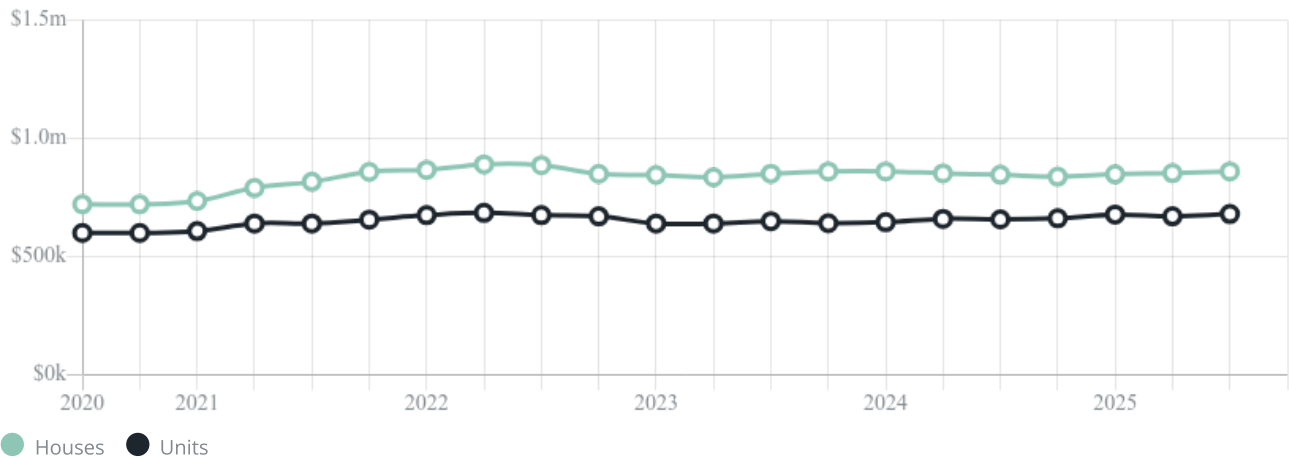
Median

\$680k

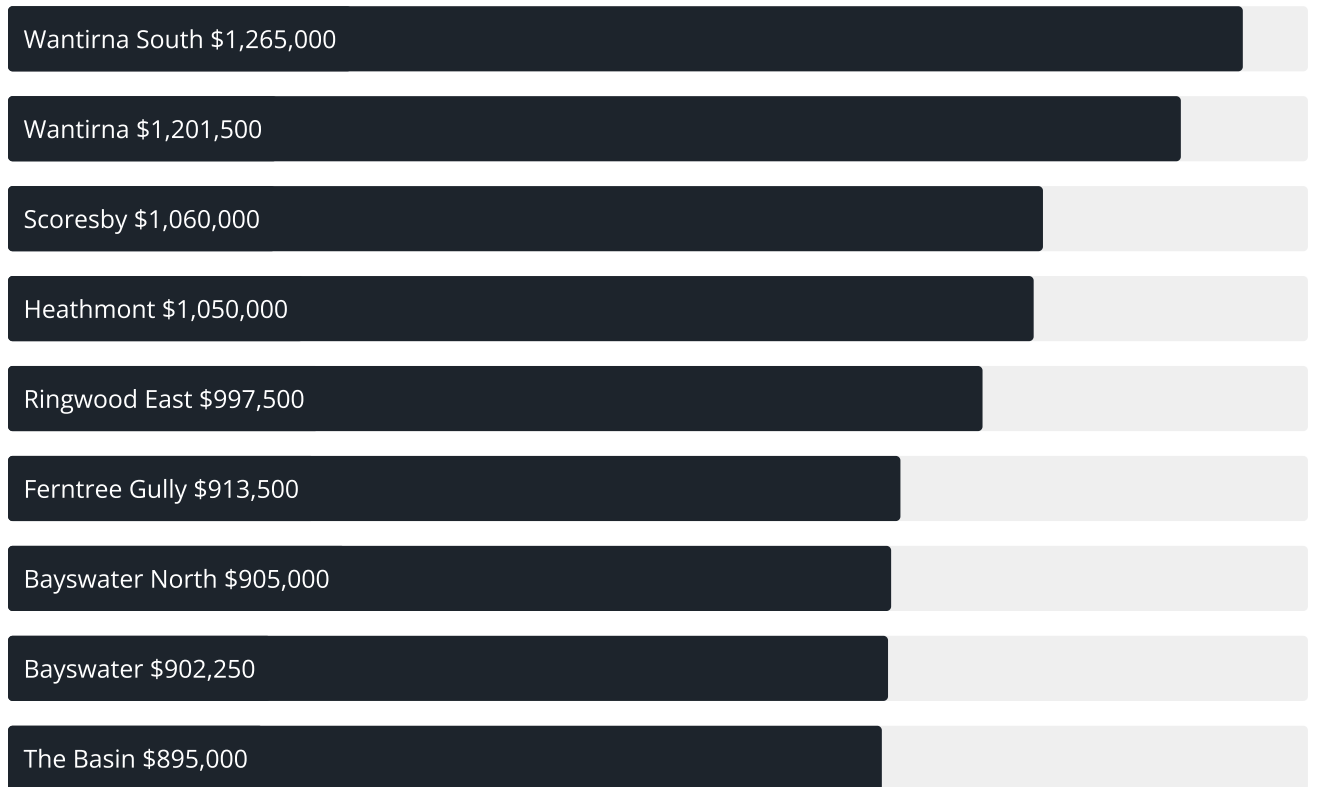
Quarterly price change

1.49% ↑

Quarterly price change¹



BORONIA SUBURB REPORT

Median house price¹Median unit price¹

Sale method²Auction clearance rate³

87.5%

Median days on market³

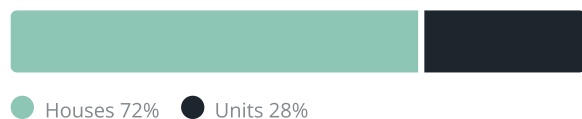
20 days

Jellis Craig average inspection attendance per listing⁴

20 groups

Average hold period¹

7.8 years

Dwelling type⁵Ownership⁵Population⁵

23,607

Median asking rent¹

\$580 per week

Population growth⁵

6.36%

Rental yield¹

3.39%

Median age⁵

39 years











Median household size⁵

2.4 people










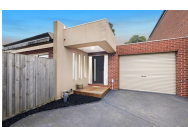
BORONIA SUBURB REPORT

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
 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
 8 New St Boronia	5	House	\$1,040,000	13 Dec 2025
 27 Marie St Boronia	4	House	\$825,000	13 Dec 2025
 5 Baldwin Av Boronia	3	House	\$935,000	13 Dec 2025

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Kristen Ct Boronia	4	House	\$980,000	13 Dec 2025
 30 Haering Rd Boronia	3	House	\$970,000	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
 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
 102/1 Oak Av Boronia	2	Apartment	\$544,000	08 Dec 2025
 4/10 Conway Ct Boronia	2	Townhouse	\$715,000	06 Dec 2025

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Grevillea Av Boronia	4	House	\$1,020,000	06 Dec 2025
 2/78 Stewart St Boronia	3	Unit	\$740,000	06 Dec 2025
 2/55 Boronia Rd Boronia	3	Townhouse	\$726,000	06 Dec 2025
 1/54 Pine Cr Boronia	2	Unit	\$630,000	04 Dec 2025
 3/10 Tulip Cr Boronia	2	Unit	\$645,000	03 Dec 2025
 2/48 Pine Cr Boronia	3	Unit	\$835,000	03 Dec 2025
 1/37 Pine Cr Boronia	3	Unit	\$815,000	01 Dec 2025
 7a Springfield Rd Boronia	3	Unit	\$935,000	01 Dec 2025
 224c Scoresby Rd Boronia	3	House	\$861,000	30 Nov 2025
 44 Elsie St Boronia	3	House	\$860,000	29 Nov 2025



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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 08/01/2026

- 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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