



Boronia Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BORONIA SUBURB REPORT

Median house price¹

Median

\$861k

Quarterly price change

0.88% 

Median unit price¹

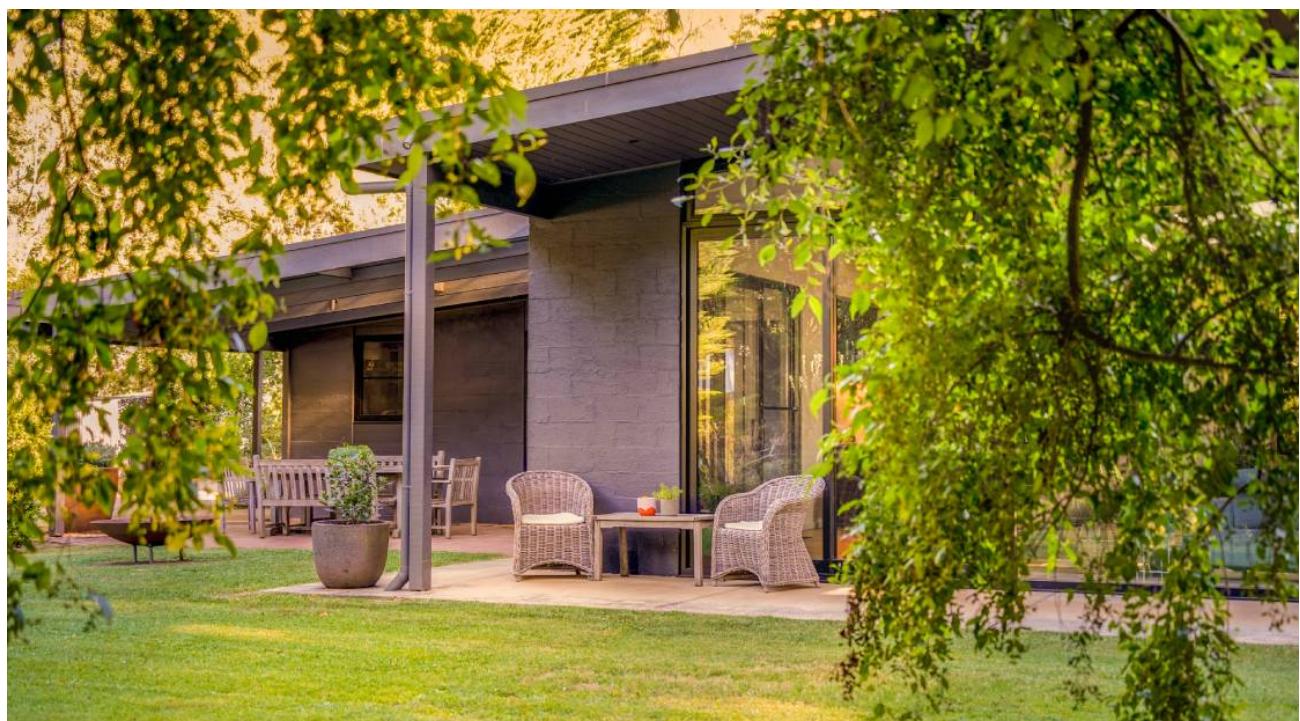
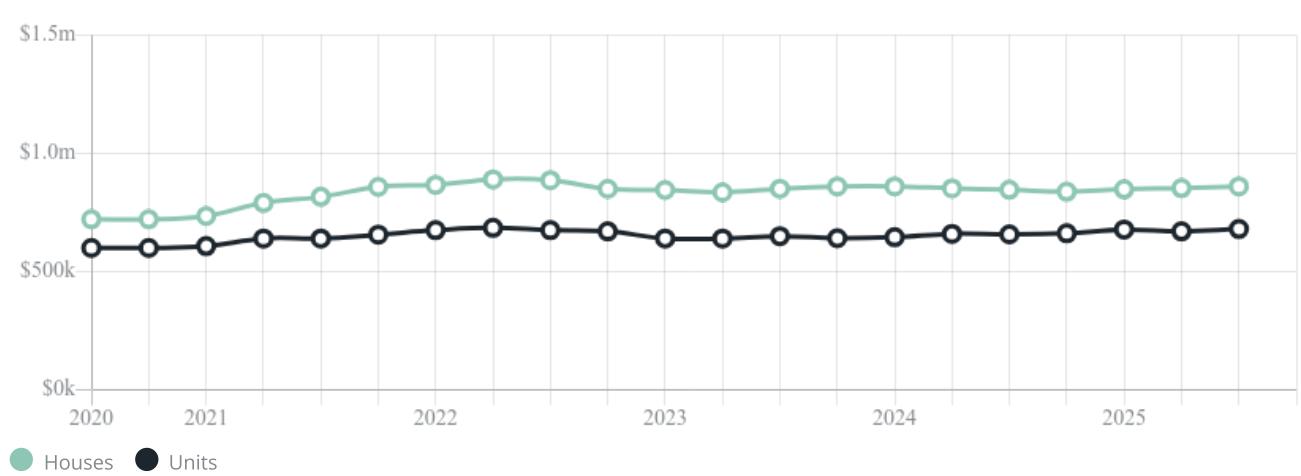
Median

\$680k

Quarterly price change

1.49% 

Quarterly price change¹



Surrounding Suburbs

BORONIA SUBURB REPORT

Median house price¹

Wantirna South \$1,265,000

Wantirna \$1,201,500

Scoresby \$1,060,000

Heathmont \$1,050,000

Ringwood East \$997,500

Ferntree Gully \$913,500

Bayswater North \$905,000

Bayswater \$902,250

The Basin \$895,000

Median unit price¹

Scoresby \$800,690

Heathmont \$741,250

Wantirna \$725,000

Ringwood East \$720,000

Bayswater \$695,000

Ferntree Gully \$690,000

Boronia \$680,000

Bayswater North \$661,500

Wantirna South \$577,500

Sales Snapshot

BORONIA SUBURB REPORT

Sale method²



● Auction 38%
● Private 63%

Auction 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

Insights

Dwelling type⁵



● Houses 72% ● Units 28%

Ownership⁵



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

Population⁵

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 jelliscraig.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

Sold Properties

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

Sold Properties

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



Jellis Craig Ringwood
90 Maroondah Hwy, Ringwood
03 9870 6211

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.