



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$890k

Quarterly price change

-0.36% ↓

Median unit price¹

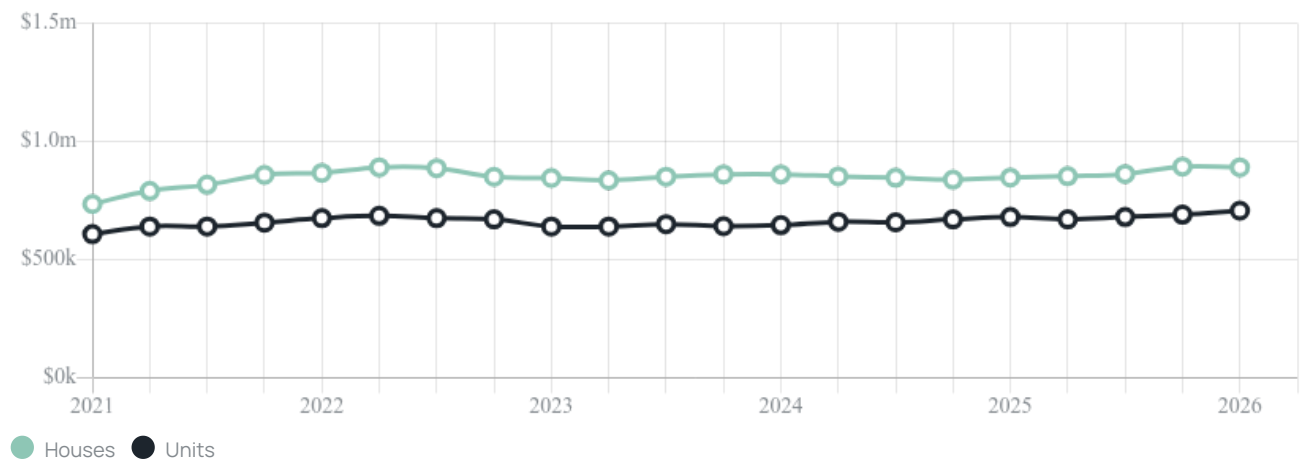
Median

\$707k

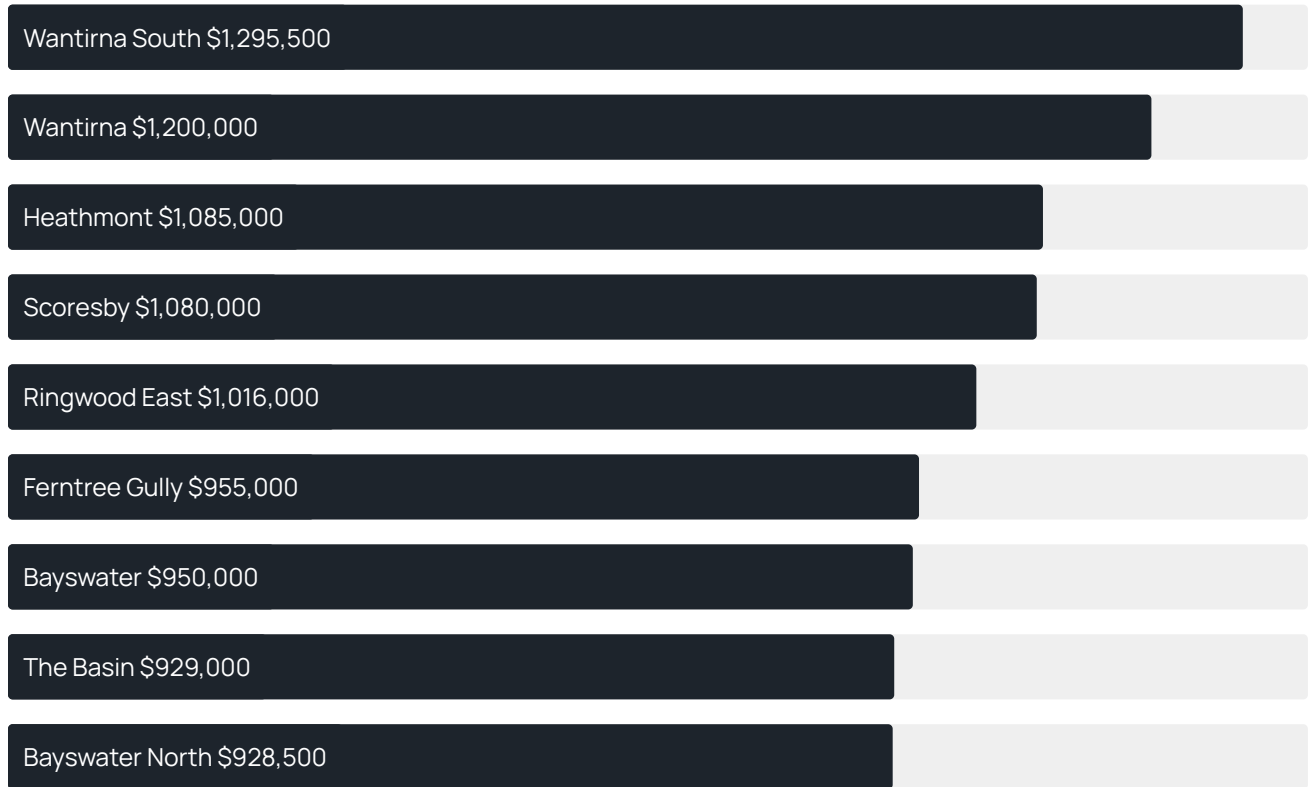
Quarterly price change

2.46% ↑

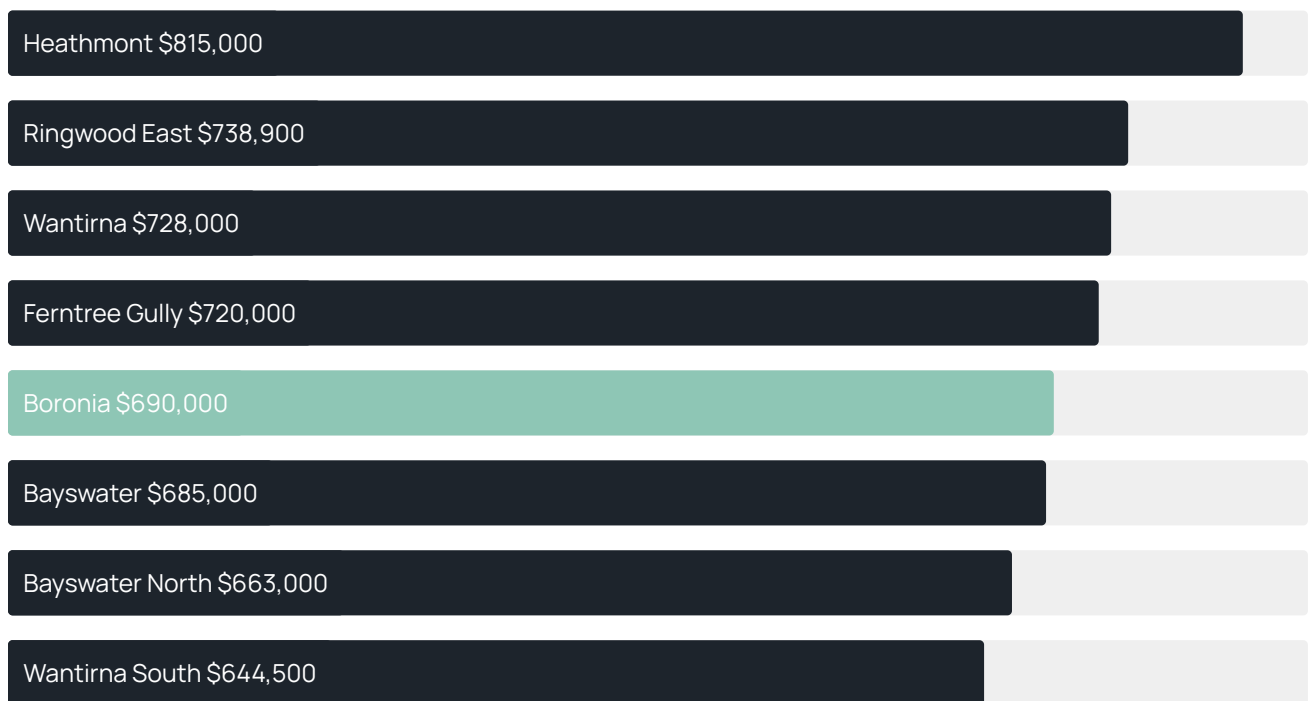
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 18%
- Private 82%

Auction clearance rate³

100%

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

\$600 per week

Population growth⁵

6.36%

Rental yield¹

3.39%

Median age⁵

39 years











Median household size⁵

2.4 people









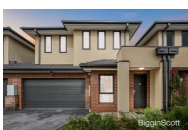

BORONIA SUBURB REPORT

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
 16 Marland Rd Boronia	4	House	\$880,000	29 Jun 2026
 5 Krystal Glenn Gdns Boronia	5	House	\$1,280,000	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
 8 Royston Ct Boronia	3	House	\$750,000	25 Jun 2026
 4a Springfield Rd Boronia	4	House	\$855,000	24 Jun 2026
 255 Scoresby Rd Boronia	5	House	\$880,000	23 Jun 2026
 5 Buchanan St Boronia	3	House	\$715,000	18 Jun 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Sapphire Av Boronia	3	House	\$948,000	18 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
 106/198b Dorset Rd Boronia	2	Apartment	\$430,000	15 Jun 2026
 192 Forest Rd Boronia	6	House	\$940,000	13 Jun 2026
 2/56 Woodvale Rd Boronia	3	Townhouse	\$808,000	13 Jun 2026
 3/3 Langwith Av Boronia	3	Unit	\$727,000	12 Jun 2026
 61 Albert Av Boronia	4	House	\$880,000	11 Jun 2026
 2b Falconer Rd Boronia	4	Townhouse	\$800,000	09 Jun 2026
 10 Marland Rd Boronia	2	House	\$640,000	03 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 324 Boronia Rd Boronia	3	House	\$705,000	02 Jun 2026
 3 Bellevue Ct Boronia	3	House	\$790,000	30 May 2026
 1/13 Rose Av Boronia	2	Unit	\$738,000	30 May 2026
 14 Westmere Dr Boronia	4	House	\$850,000	30 May 2026
 1/460 Dorset Rd Boronia	3	House	\$785,000	29 May 2026
 1b Sutton Av Boronia	3	House	\$731,230	28 May 2026
 7/17 Tormore Rd Boronia	2	Apartment	\$465,000	28 May 2026
 2/175 Dorset Rd BORONIA	3	House	\$735,000	27 May 2026
 2 Haering Rd Boronia	3	House	\$890,000	26 May 2026
 2/185 Boronia Rd Boronia	2	Unit	\$655,000	26 May 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 01/07/2026

- 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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