



Boronia

# Suburb Report



Your connection to property insights



**JellisCraig**

BORONIA SUBURB REPORT

Median house price<sup>1</sup>

Median

\$890k

Quarterly price change

-0.36% ↓

Median unit price<sup>1</sup>

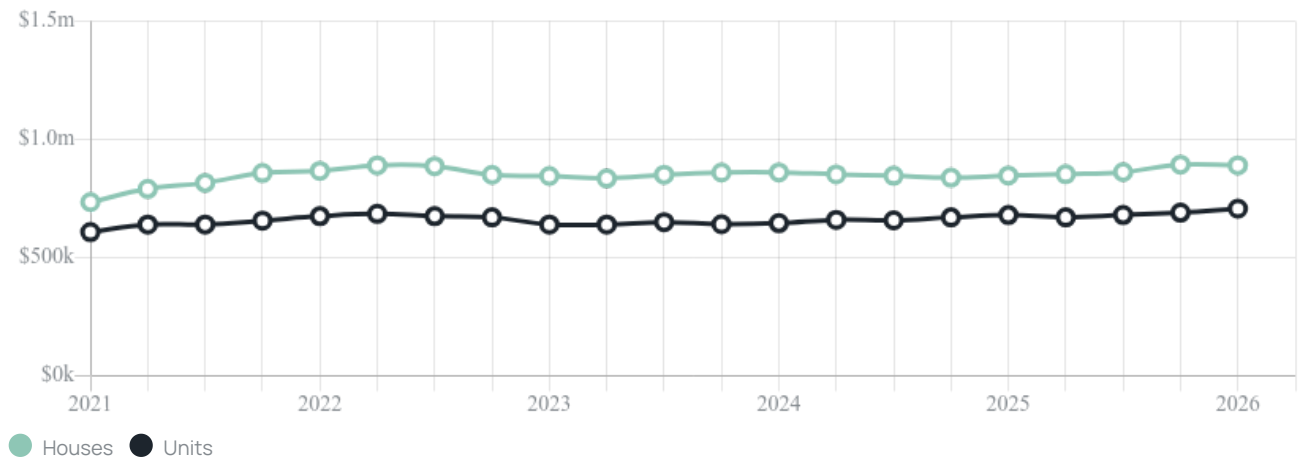
Median

\$707k

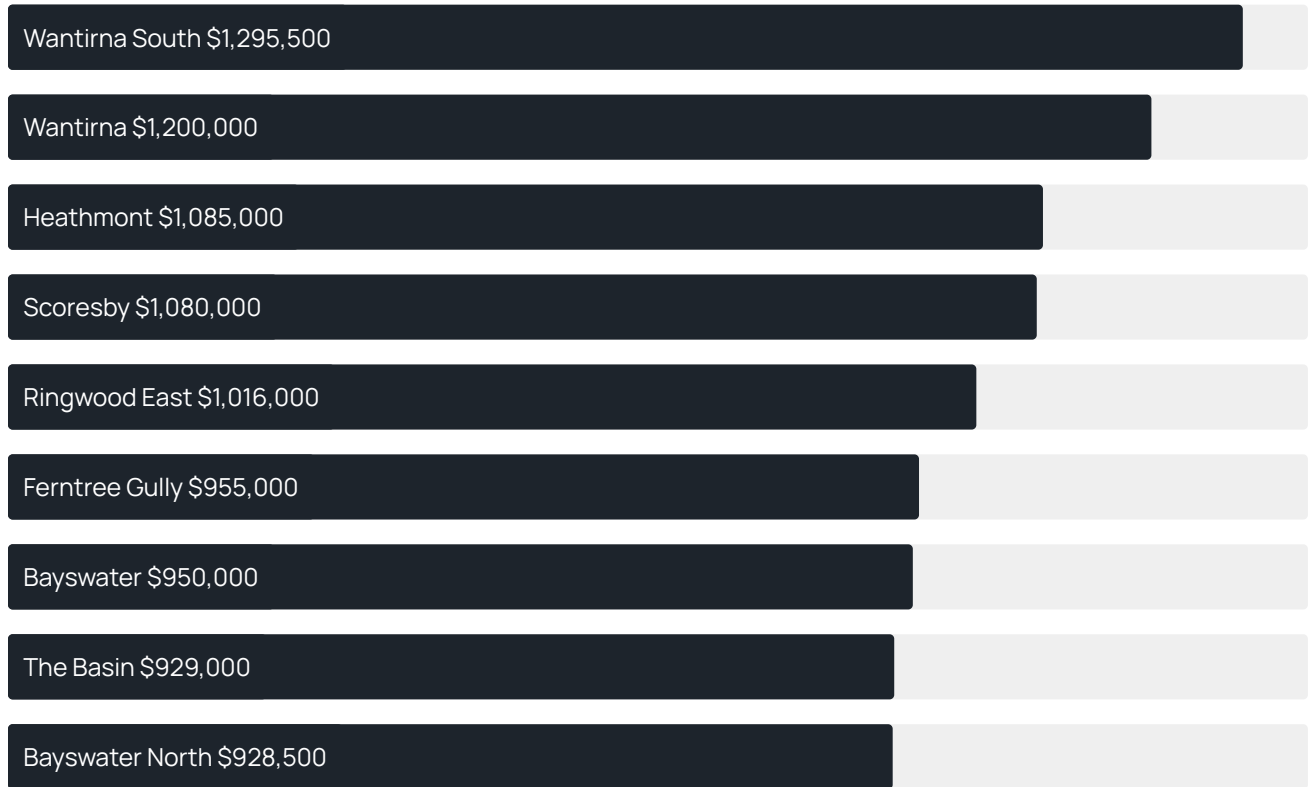
Quarterly price change

2.46% ↑

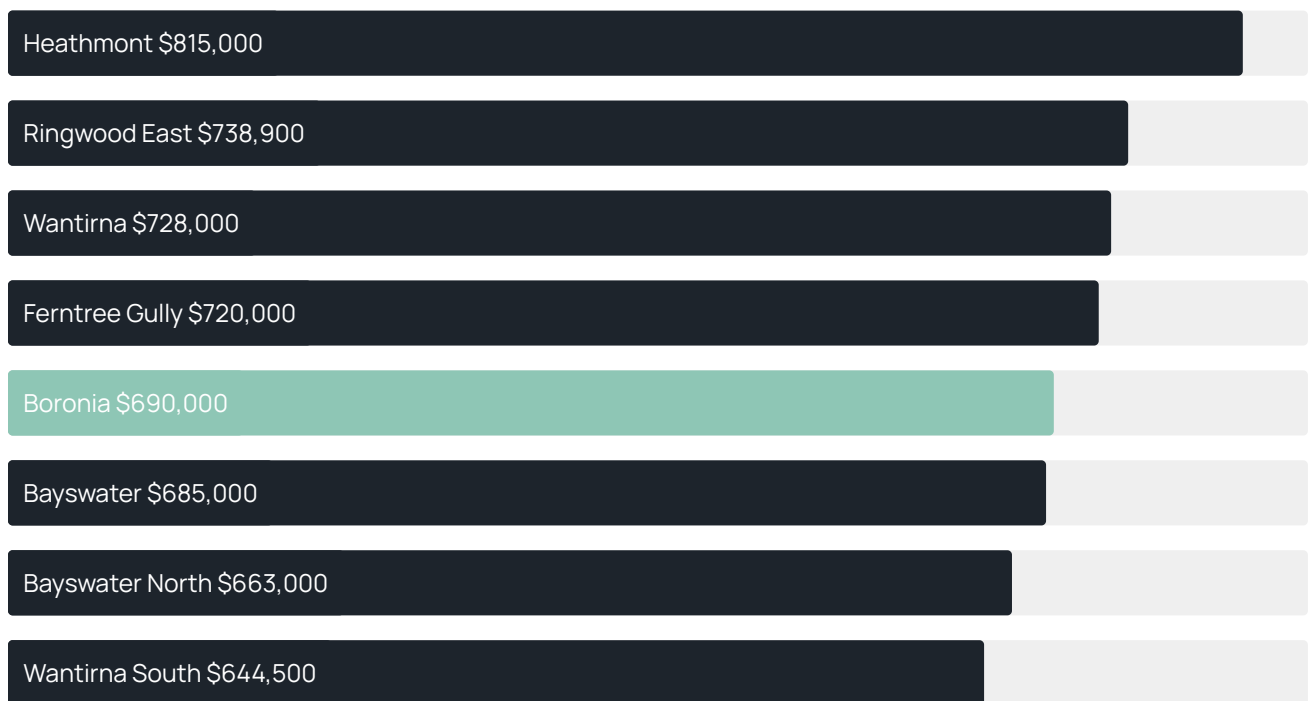
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 18%  
● Private 82%

Auction clearance rate<sup>3</sup>

95%

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

20 days

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

20 groups

Average hold period<sup>1</sup>

7.8 years

Dwelling type<sup>5</sup>



● Houses 72% ● Units 28%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

23,607

Median asking rent<sup>1</sup>

\$600 per week

Population growth<sup>5</sup>

6.36%

Rental yield<sup>1</sup>

3.39%

Median age<sup>5</sup>

39 years











Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 14 Westmere Dr Boronia	4	House	\$850,000	30 May 2026
 3 Bellevue Ct Boronia	3	House	\$790,000	30 May 2026
 7/17 Tormore Rd Boronia	2	Apartment	\$465,000	28 May 2026
 1a Murene Ct Boronia	3	Unit	\$787,113	21 May 2026
 2d Conway Ct Boronia	3	Townhouse	\$752,000	18 May 2026
 3 Bambil Ct Boronia	4	House	\$940,000	18 May 2026
 1 Denby Ct Boronia	3	House	\$918,000	16 May 2026
 46 Darwin Rd Boronia	3	House	\$880,000	15 May 2026
 10 Landscape Dr Boronia	3	House	\$922,000	13 May 2026
 1/89 Albert Av Boronia	2	Unit	\$650,000	11 May 2026

## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/7 Tormore Rd Boronia	2	Townhouse	\$651,000	11 May 2026
 19 Aubrey Gr Boronia	3	House	\$805,000	05 May 2026
 2/155 Kanooka Rd Boronia	4	Townhouse	\$925,000	05 May 2026
 20 Landscape Dr Boronia	4	House	\$951,000	03 May 2026
 25 Darwin Rd Boronia	3	House	\$900,000	02 May 2026
 75 Stewart St Boronia	3	House	\$700,000	02 May 2026
 3/17 Allandale Rd Boronia	3	Unit	\$750,000	02 May 2026
 94 Daffodil Rd Boronia	3	House	\$886,000	02 May 2026
 1/4 Pine Cr Boronia	2	Unit	\$695,000	30 Apr 2026
 5/6 Orchid Av Boronia	3	Townhouse	\$622,500	29 Apr 2026

## BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Garden Av Boronia	3	House	\$627,000	29 Apr 2026
 15 Bennett St Boronia	3	House	\$839,500	29 Apr 2026
 1/15 Valerie St Boronia	4	Townhouse	\$850,000	28 Apr 2026
 7/378 Dorset Rd Boronia	3	Unit	\$760,000	28 Apr 2026
 3/2 Tulip Cr Boronia	2	Unit	\$630,000	27 Apr 2026
 4 Queenstown Rd Boronia	3	House	\$785,000	24 Apr 2026
 20/235 Scoresby Rd Boronia	2	Townhouse	\$642,000	23 Apr 2026
 15 Devenish Rd Boronia	3	House	\$780,000	23 Apr 2026
 1/13 Zeising Ct Boronia	3	Unit	\$890,000	22 Apr 2026
 3/8 Laurel Av Boronia	2	Strata Unit/Townhouse	\$605,000	22 Apr 2026



**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.

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Data is current as of PDF generation date 01/06/2026

- 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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