



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$892k

Quarterly price change

3.51% ↑

Median unit price¹

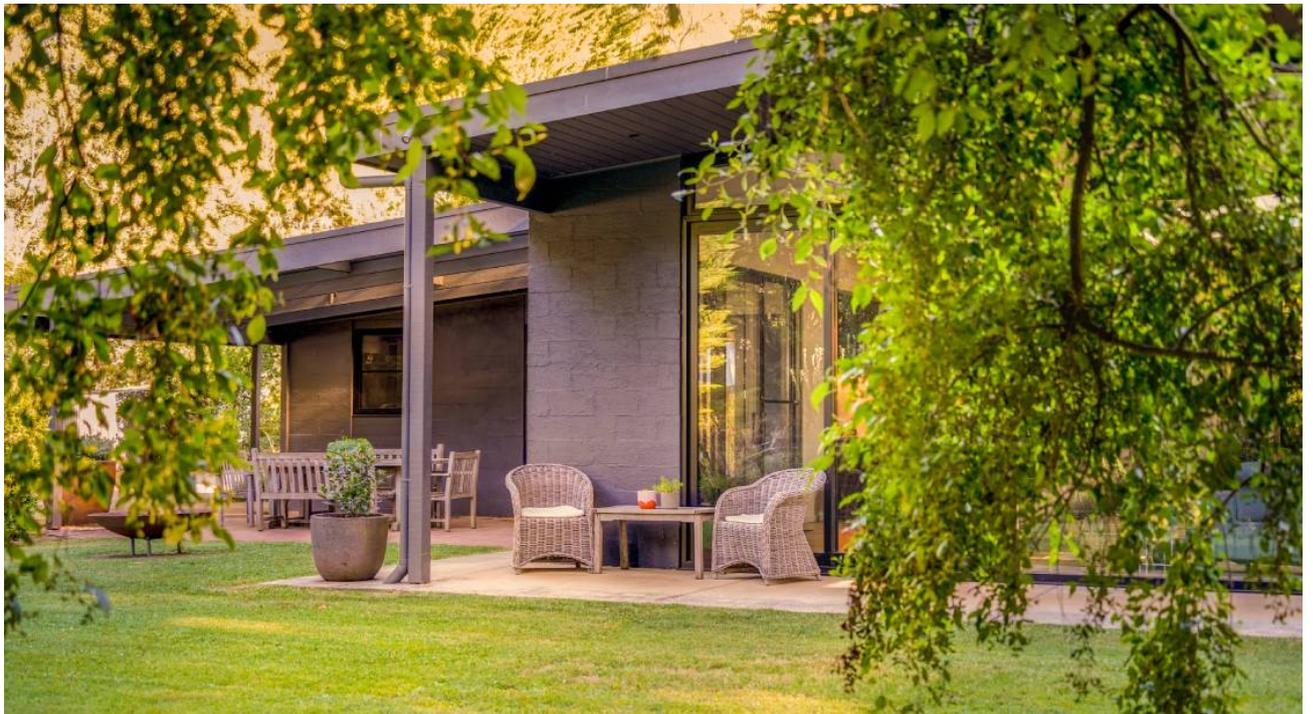
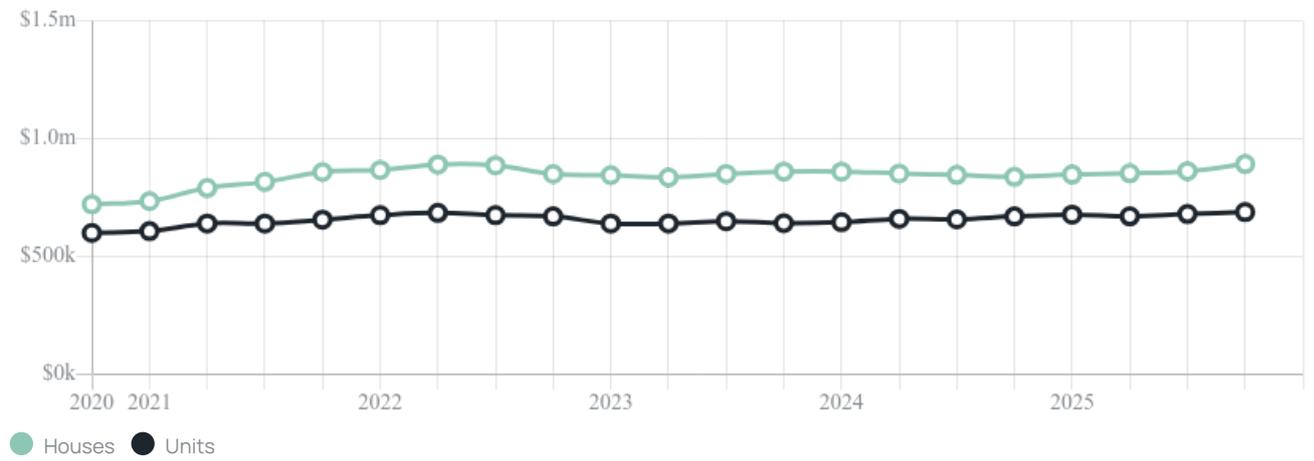
Median

\$689k

Quarterly price change

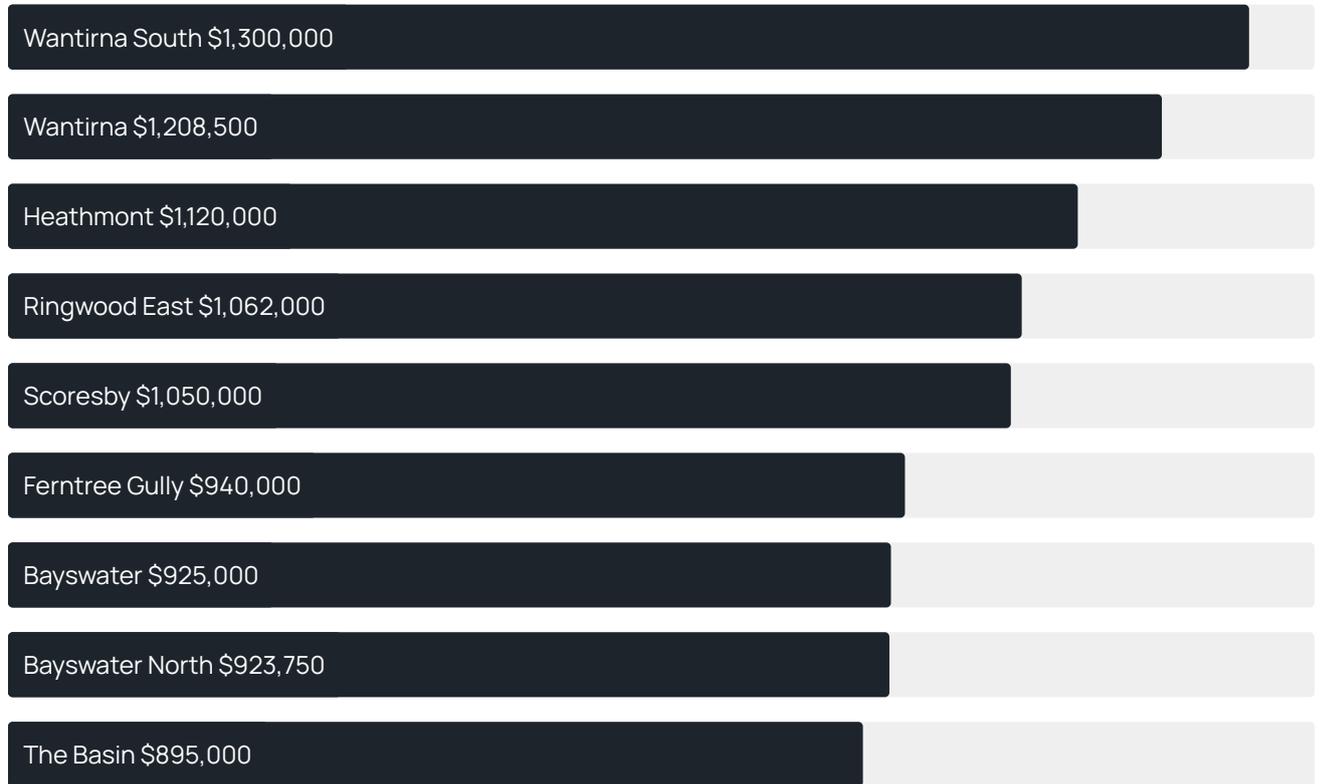
1.25% ↑

Quarterly price change¹

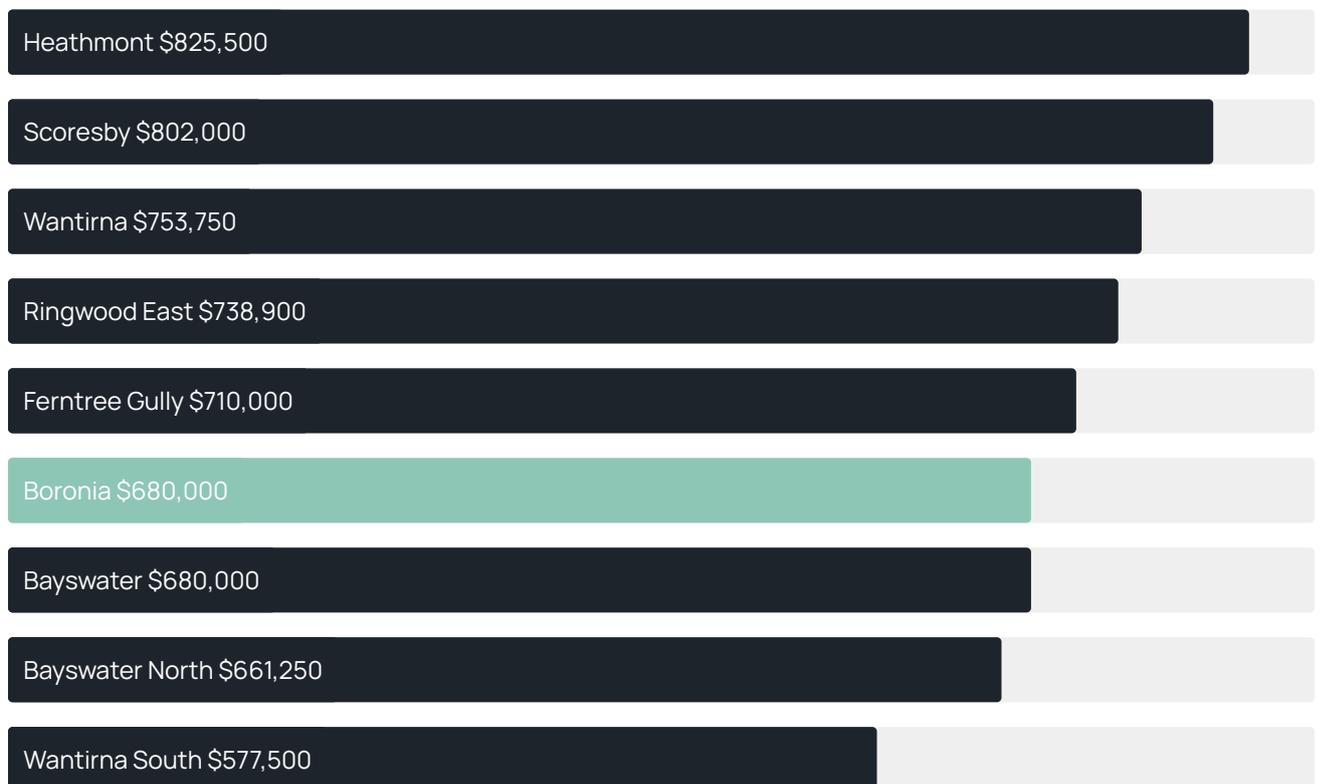


BORONIA SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



- Auction 35%
- Private 65%

Auction clearance rate³

93.94%

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 22 Wells Av Boronia	3	House	\$870,000	25 Feb 2026
 21 Cobbitty Ct Boronia	3	House	\$895,000	21 Feb 2026
 4/12 Pine Cr Boronia	2	Townhouse	\$660,500	21 Feb 2026
 2/25 Albert Av Boronia	3	Unit	\$686,500	21 Feb 2026
 7 Tarakan St Boronia	3	House	\$888,000	18 Feb 2026
 2/87 Power Rd Boronia	2	Unit	\$755,000	14 Feb 2026
 173 Forest Rd Boronia	4	House	\$855,000	14 Feb 2026
 3/213 Boronia Rd Boronia	2	Unit	\$680,000	14 Feb 2026
 102/22 Park Cr Boronia	2	Apartment	\$495,000	13 Feb 2026
 2a Brown St Boronia	2	Townhouse	\$710,000	12 Feb 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/27 Rankin Rd Boronia	3	Townhouse	\$820,000	12 Feb 2026
 13 Pinevale Ct Boronia	4	House	\$1,032,000	12 Feb 2026
 2/10 Janville St Boronia	2	Townhouse	\$725,000	10 Feb 2026
 58 Central Av Boronia	4	House	\$890,000	09 Feb 2026
 3 Herbert St Boronia	3	House	\$951,000	07 Feb 2026
 11/53 Chandler Rd BORONIA	1	Unit	\$505,000	06 Feb 2026
 3/92 Devenish Rd Boronia	2	Unit	\$720,000	04 Feb 2026
 1/11 Aubrey Gr Boronia	4	Unit	\$665,000	02 Feb 2026
 G6/4 Short St Boronia	2	Strata Unit/Flat	\$450,000	01 Feb 2026
 28 Ethel St Boronia	4	House	\$885,000	31 Jan 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Weyburn Rd Boronia	3	House	\$1,155,000	31 Jan 2026
 9 Lyndon Rd Boronia	4	House	\$1,092,000	31 Jan 2026
 8 Cypress Av Boronia	3	House	\$1,065,000	30 Jan 2026
 1/1 McDonald Cr Boronia	2	Unit	\$650,000	29 Jan 2026
 10 Olive Gr Boronia	3	House	\$990,000	29 Jan 2026
 34 Cardiff St Boronia	3	House	\$860,000	28 Jan 2026
 2/13 Girdwood Rd Boronia	4	Flat/Unit/Apartment	\$1,300,000	28 Jan 2026
 13b Girdwood Rd Boronia	5	House	\$1,300,000	28 Jan 2026
 61 Underwood Rd Boronia	2	House	\$740,000	28 Jan 2026
 1/45 Rowson St Boronia	4	Unit	\$1,005,000	24 Jan 2026



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 01/03/2026

- 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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