



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

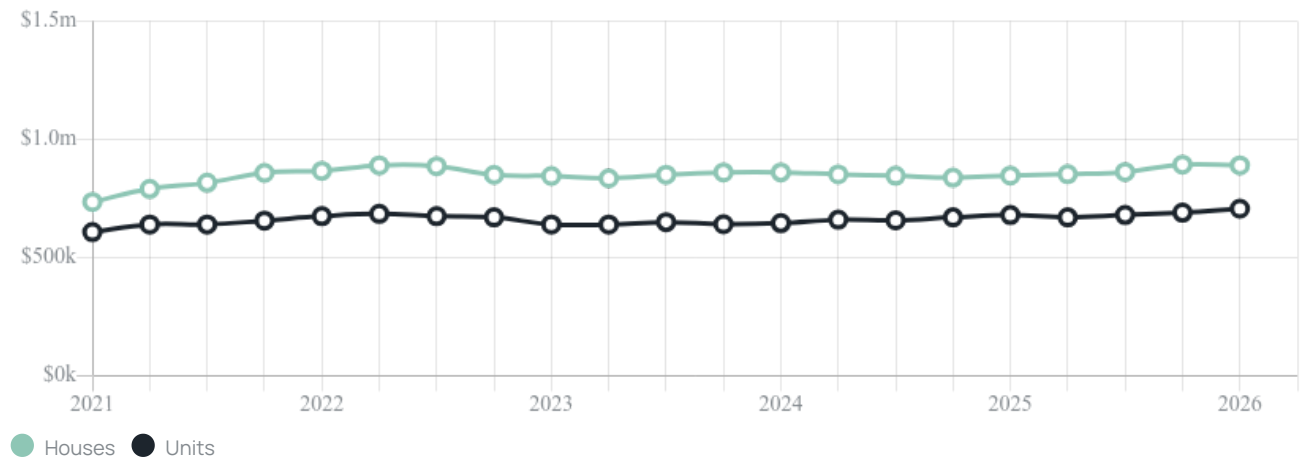
Median

\$707k

Quarterly price change

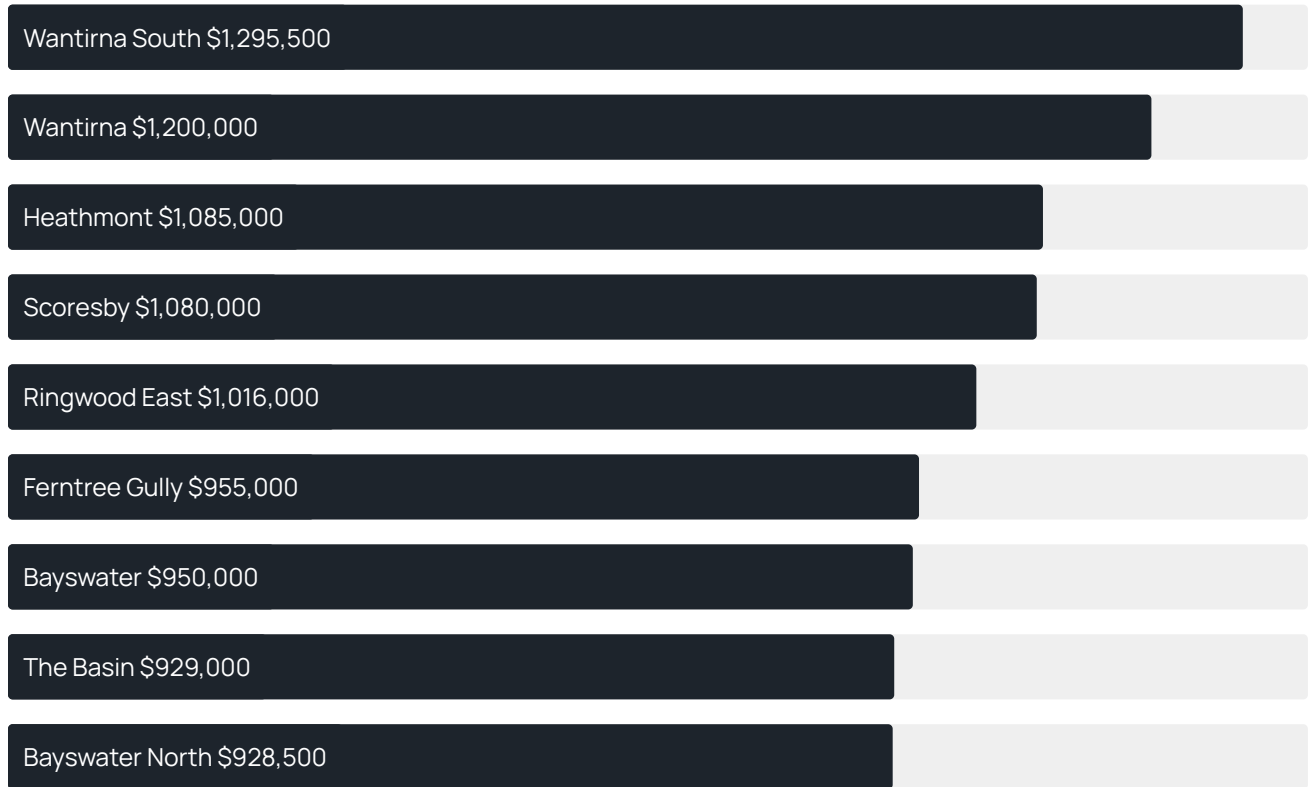
2.46% ↑

Quarterly price change¹

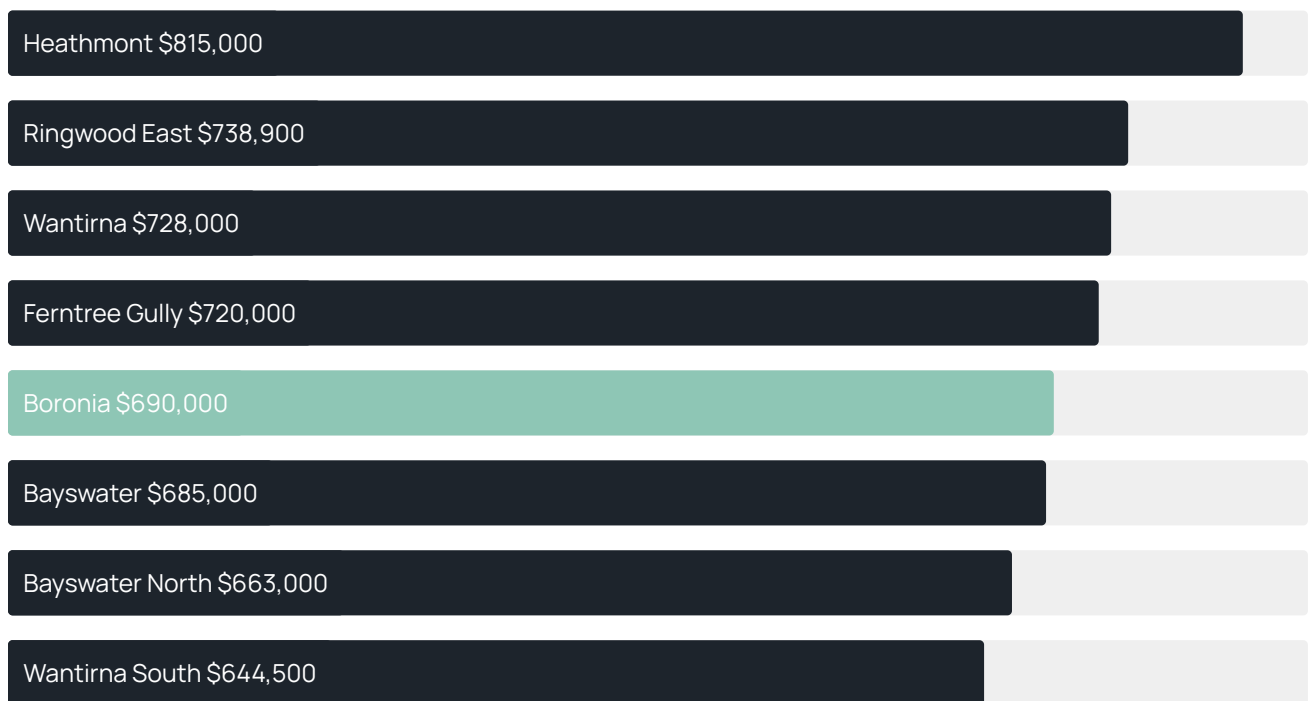


BORONIA SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 19%
● Private 81%

Auction clearance rate³

95.65%

Median days on market³

20 days

Jellis Craig average inspection attendance per listing⁴

20 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









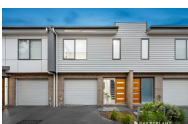

Median household size⁵

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
 4 Queenstown Rd Boronia	3	House	\$785,000	24 Apr 2026
 20/235 Scoresby Rd Boronia	2	Townhouse	\$642,000	23 Apr 2026
 1/13 Zeising Ct Boronia	3	Unit	\$890,000	22 Apr 2026
 1/12 Elsie St Boronia	2	Unit	\$727,500	20 Apr 2026
 10 Duncan Av Boronia	3	House	\$840,000	18 Apr 2026
 4/378 Dorset Rd Boronia	2	Unit	\$655,000	14 Apr 2026
 15/4 Rosella Av Boronia	3	Townhouse	\$630,000	13 Apr 2026
 1/18 Bambury St Boronia	2	Townhouse	\$665,000	13 Apr 2026
 7/13 Allandale Rd Boronia	2	Townhouse	\$590,000	09 Apr 2026
 3/22 Maryborough Rd Boronia	2	Unit	\$690,000	08 Apr 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/12 Moncoe St BORONIA	2	Unit	\$652,500	03 Apr 2026
 2/28 Paton Cr Boronia	2	Unit	\$595,000	02 Apr 2026
 2/5 Vivienne Av Boronia	3	Townhouse	\$865,000	02 Apr 2026
 2/204 Scoresby Rd Boronia	3	Unit	\$815,000	02 Apr 2026
 25 Torresdale Dr Boronia	3	House	\$885,000	01 Apr 2026
 1/14 Zeising Ct Boronia	3	Flat/Unit/Apartment	\$790,000	01 Apr 2026
 4/3 Girdwood Rd Boronia	2	Unit	\$670,000	31 Mar 2026
 6/18 Bambury St Boronia	2	Townhouse	\$678,000	31 Mar 2026
 106 Kanooka Rd Boronia	3	House	\$878,000	28 Mar 2026
 1/193 Boronia Rd Boronia	2	Townhouse	\$678,000	28 Mar 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Rothan Av Boronia	4	House	\$950,000	28 Mar 2026
 2/28 Cypress Av Boronia	3	Townhouse	\$793,000	26 Mar 2026
 62 Devenish Rd Boronia	4	House	\$813,000	26 Mar 2026
 2/35 Narcissus Av Boronia	3	Flat/Unit/Apartment	\$845,000	25 Mar 2026
 7/2 Floriston Rd Boronia	3	Strata Unit/Townhouse	\$740,000	23 Mar 2026
 18 Weyburn Rd Boronia	3	House	\$851,000	23 Mar 2026
 1/183 Dorset Rd Boronia	2	Unit	\$615,000	21 Mar 2026
 23 Harewood Cl Boronia	4	House	\$905,000	21 Mar 2026
 3/62 Gertonia Av Boronia	3	House	\$845,200	19 Mar 2026
 41 Cypress Av Boronia	2	Townhouse	\$735,000	19 Mar 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 01/05/2026

- 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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