Boronia

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$880k

Monthly median price change[2]

-0.45% ↓

Median unit price

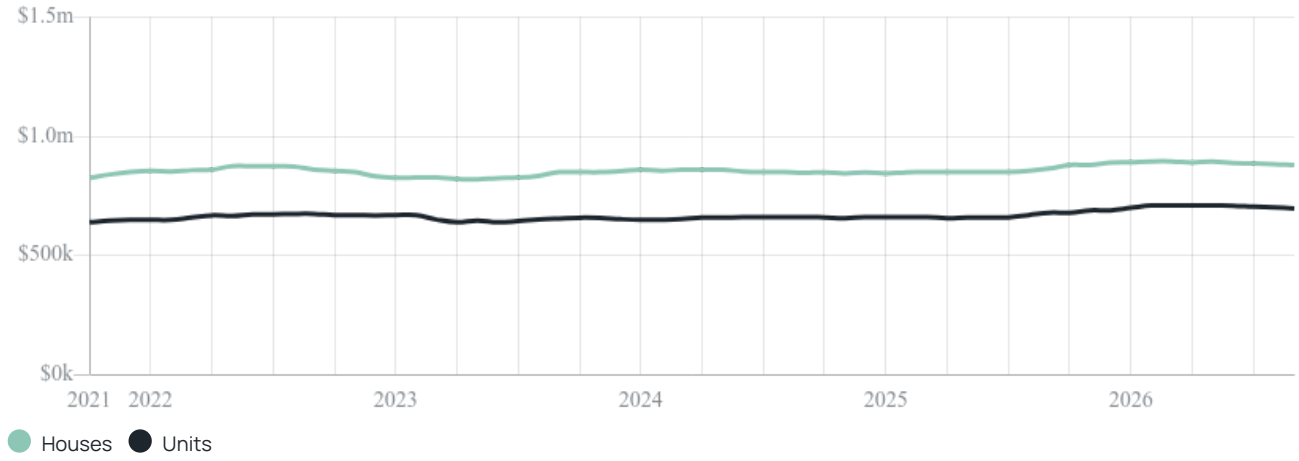
Median[1]

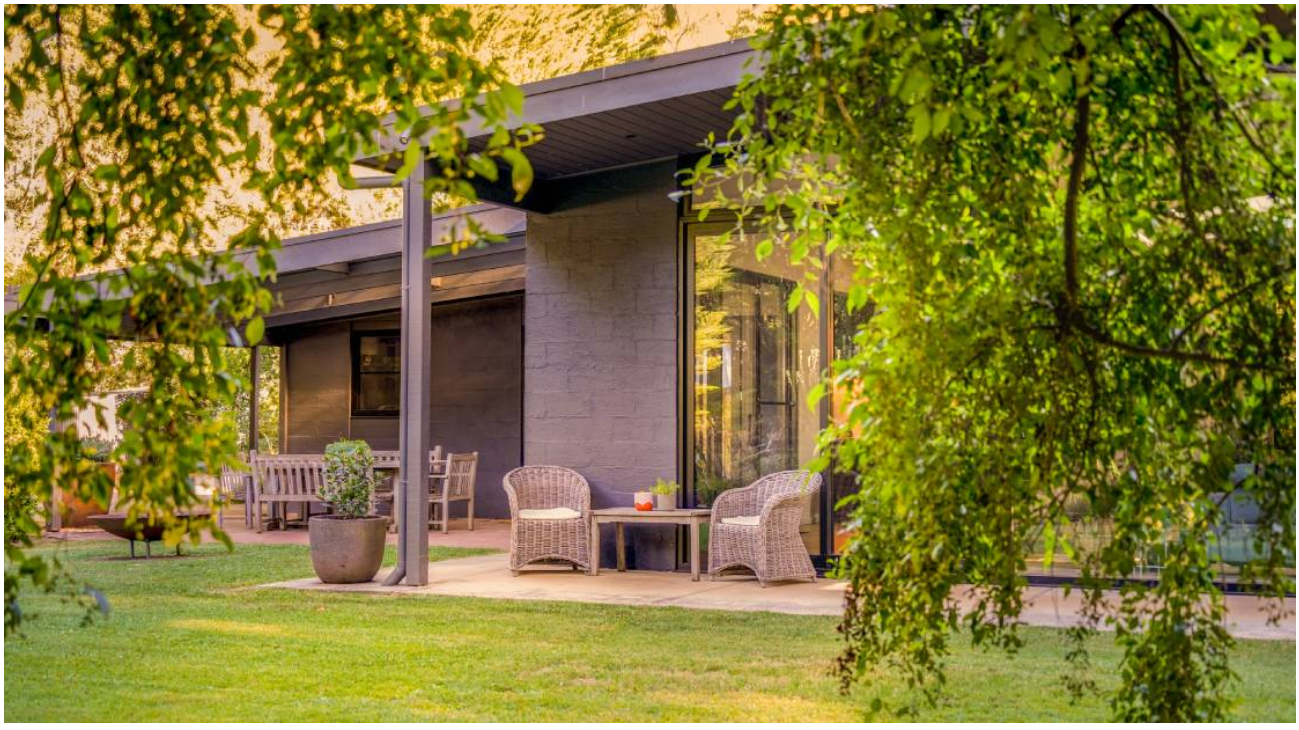
$698k

Monthly median price change[2]

-0.57% ↓

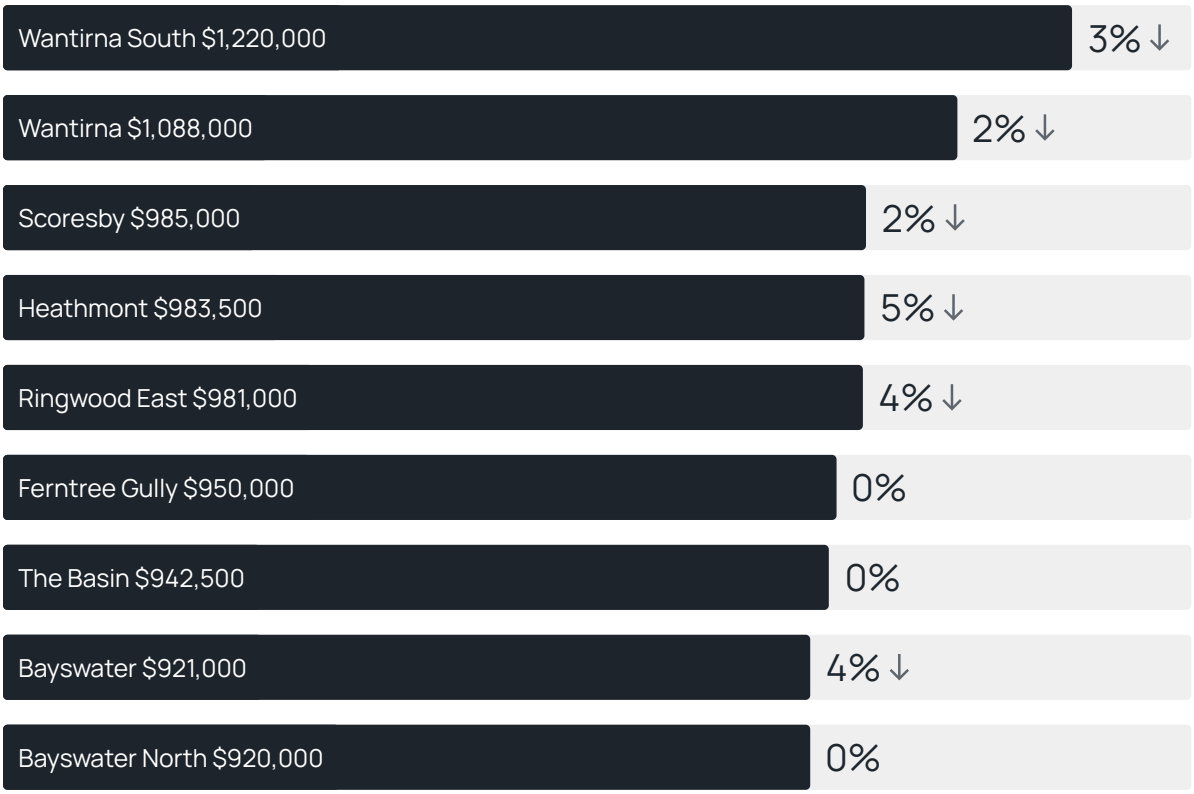
Boronia monthly median property prices[3]



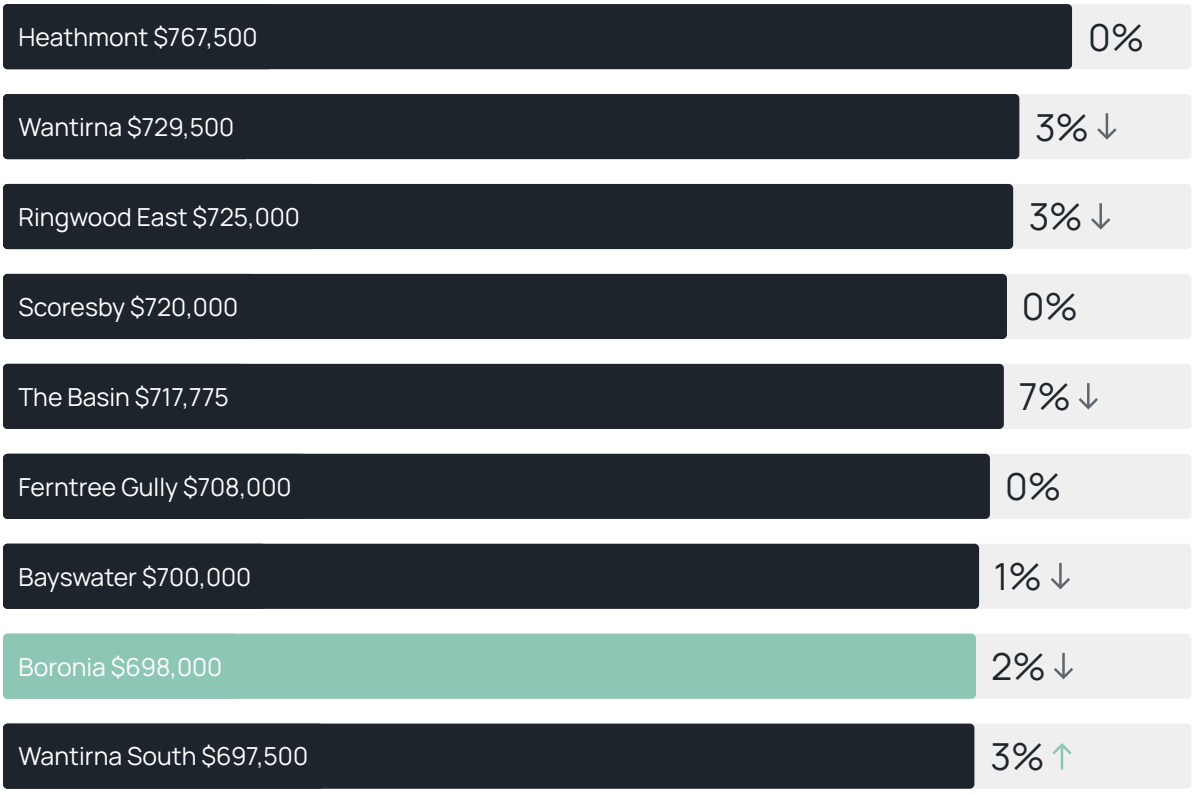


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

68%

Median days on market[5]

House	Unit
25 days	23 days

Jellis Craig average inspection attendance per listing[6]

47 groups

Average hold period[1]

House	Unit
17.1 years	10.4 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

23,607

Population growth[7]

6.36%

Median age[7]

39 years

Median household size[7]

2.4 people

Median asking rent per week[1]

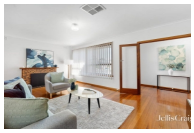
House	Unit
$620	$575

Rental yield[8]

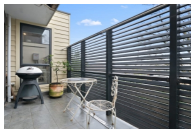
House	Unit
4%	4.58%

Recent Boronia sales[5]

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
	1/9 Henry Street Boronia	2	Unit	$622,000	30 Oct 2026
	1/1 Woodvale Road Boronia	4	Townhouse	Undisclosed	23 Oct 2026
	8 Marie Street Boronia	3	House	$790,000	23 Oct 2026
	2/6 Elliott Street Boronia	2	Unit	$600,000	22 Oct 2026
	4 Lorikeet Court Boronia	4	House	$1,240,000	22 Oct 2026
	2/22 Aubrey Grove Boronia	2	Unit	$675,000	22 Oct 2026
	102/8 Tulip Crescent Boronia	1	Apartment	$300,000	20 Oct 2026
	1/3 Woodvale Road Boronia	3	Unit	$695,000	20 Oct 2026
	104/8 Tulip Crescent Boronia	1	Apartment	$320,000	20 Oct 2026
	2/12 Western Road Boronia	3	House	$890,100	17 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	102/6 Sundew Avenue Boronia	1	Apartment	$365,000	16 Oct 2026
	2/10 Tulip Crescent Boronia	2	Unit	$646,000	16 Oct 2026
	2/9 Maryborough Road Boronia	2	Unit	$650,000	16 Oct 2026
	1/62 Rankin Road Boronia	2	Unit	$670,000	15 Oct 2026
	4 Early Place Boronia	3	House	$835,328	13 Oct 2026
	1B Woodvale Road Boronia	2	Unit	$590,000	12 Oct 2026
	3 Wayne Avenue Boronia	3	House	$910,000	10 Oct 2026
	55 Gertonia Avenue Boronia	4	House	$1,160,000	10 Oct 2026
	4/35 Rankin Road Boronia	3	Unit	$725,000	09 Oct 2026
	3/12 Laurel Avenue Boronia	2	Unit	$481,000	08 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	3 Browning Road Boronia	3	House	$980,000	08 Oct 2026
	248 Boronia Road Boronia	0	Residential_land	$730,000	08 Oct 2026
	1/1 Tulip Crescent Boronia	4	Townhouse	$750,000	07 Oct 2026
	3 Bushview Glade Boronia	4	House	$880,000	07 Oct 2026
	18 Mitchell Avenue Boronia	3	House	$938,500	07 Oct 2026
	5/5 Torrens Avenue Boronia	2	Unit	$705,000	06 Oct 2026
	12C Browning Road Boronia	2	Unit	$680,000	05 Oct 2026
	108/5 Woodvale Road Boronia	1	Apartment	$350,000	02 Oct 2026
	224 Scoresby Road Boronia	3	House	$835,000	02 Oct 2026
	3/6 Davey Street Boronia	3	Unit	$910,000	01 Oct 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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