



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$885k

Quarterly price change

-0.11% ↓

Median unit price¹

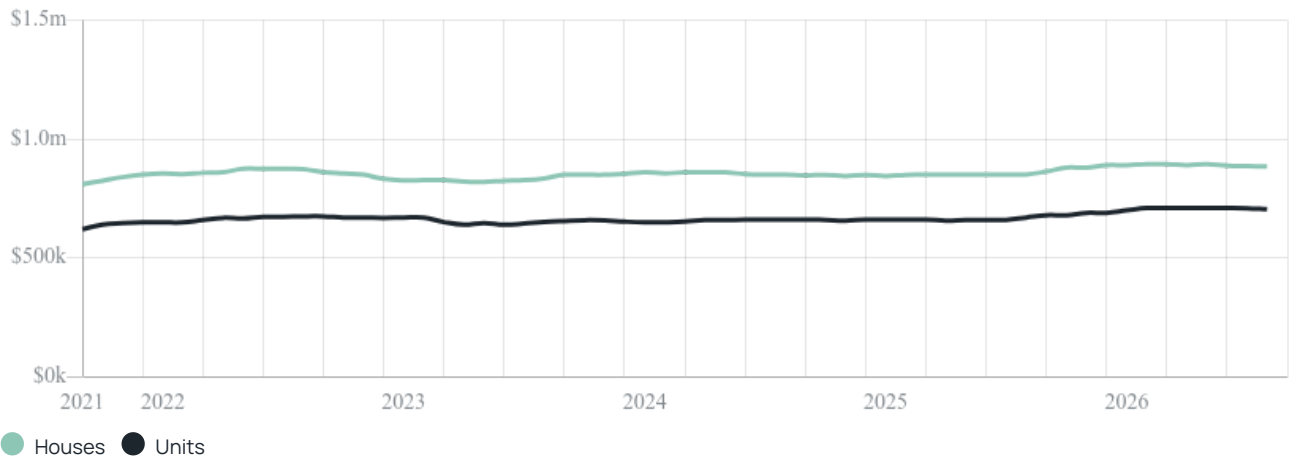
Median

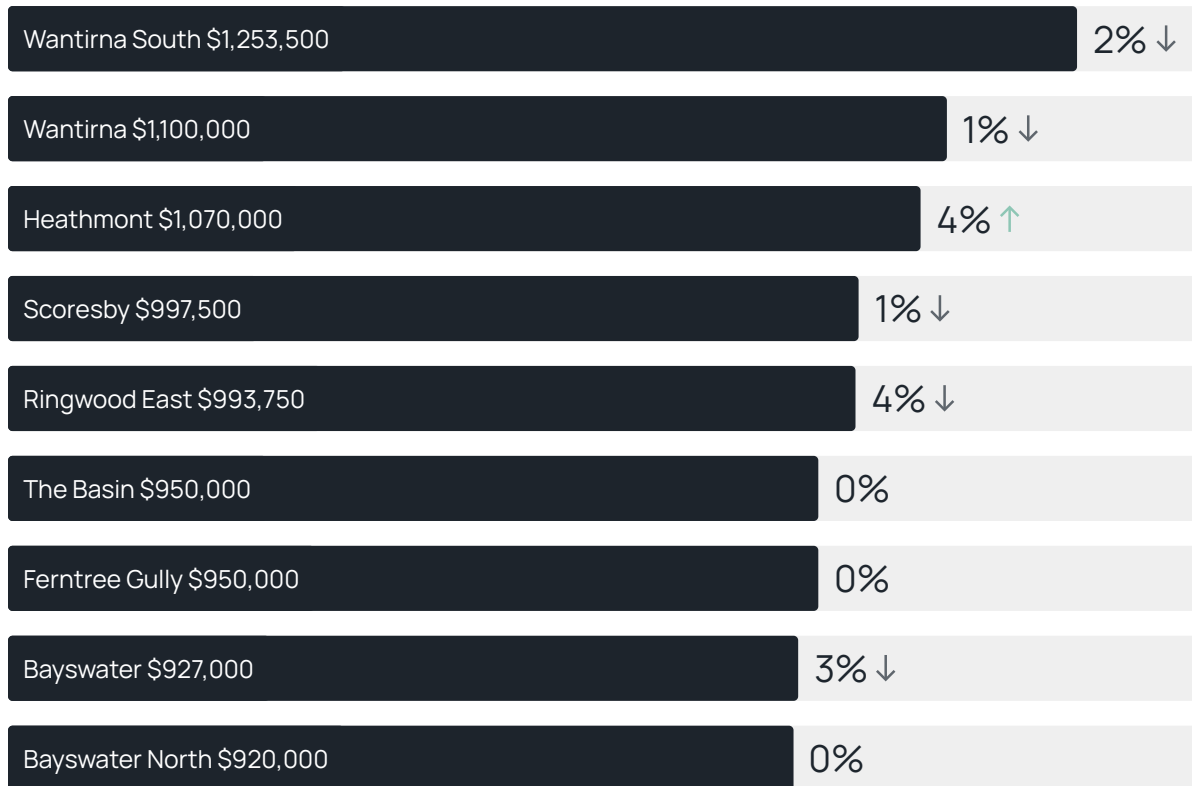
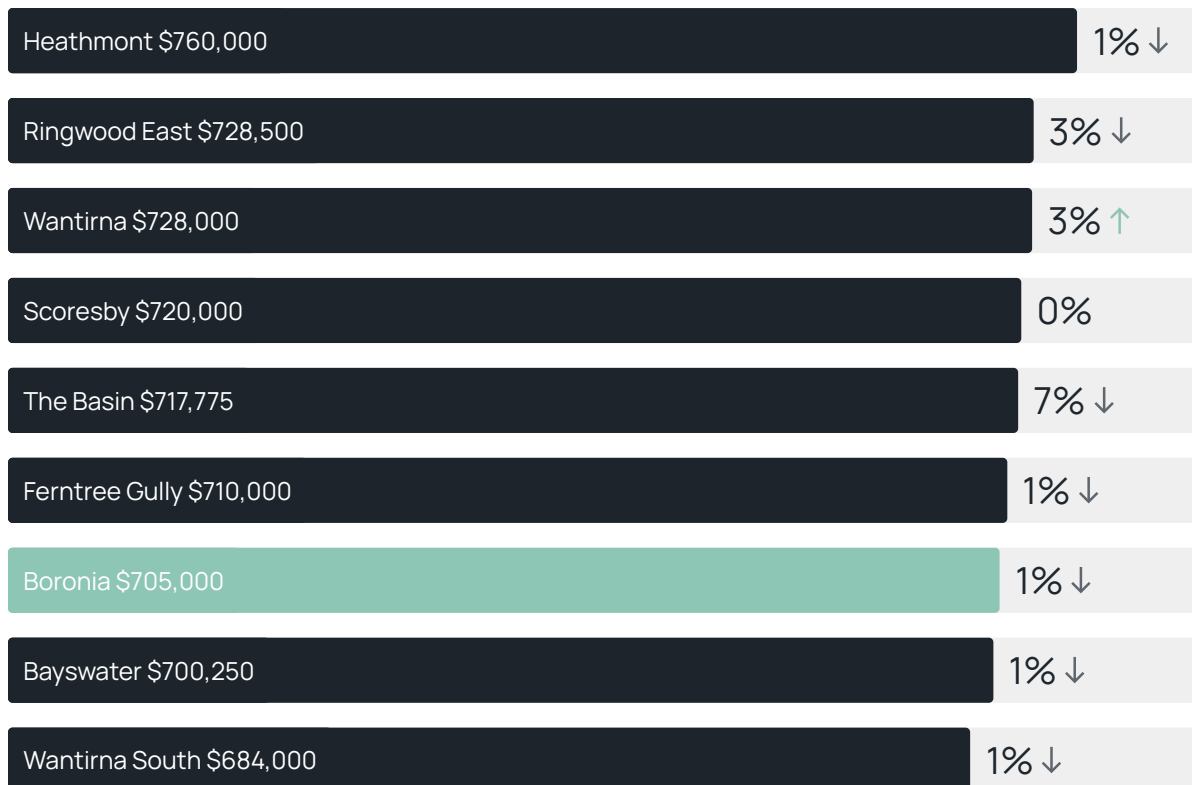
\$705k

Quarterly price change

-0.56% ↓

Boronia quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

67.86%

Median days on market³

House

Unit

24 days

22 days

Jellis Craig average inspection attendance per listing⁴

49 groups

Average hold period¹

House

Unit

16.8 years

10.5 years

Dwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

● Owned outright 31% ● Mortgaged 41% ● Rented 29%

Population⁵

23,607

Median asking rent per week¹

Unit

\$620

\$575

Population growth⁵

6.36%

Rental yield¹

House

Unit

4.03%

4.46%

Median age⁵

39 years

Median household size⁵

2.4 people

Recent Boronia sales²

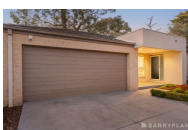
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/2-4 Tormore Road Boronia	2	Unit	\$545,000	23 Sep 2026
 SOLD OFF MARKET first national Waverley City Warrilwo City 32 Charlotte Road Boronia	3	House	Undisclosed	22 Sep 2026
 4 Keats Court Boronia	3	House	\$935,000	21 Sep 2026
 2/16 Bennett Street Boronia	2	Unit	\$632,000	21 Sep 2026
 2/8 Hastings Avenue Boronia	2	Unit	\$615,000	20 Sep 2026
 48 Elsie Street Boronia	4	House	Undisclosed	19 Sep 2026
 148 Dorset Road Boronia	3	House	\$850,000	16 Sep 2026
 1 Southey Road Boronia	4	House	\$975,000	16 Sep 2026
 50 Rowson Street Boronia	4	House	\$1,130,000	15 Sep 2026
 3/41 Bambury Street Boronia	2	Unit	\$651,000	15 Sep 2026

BORONIA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 107/6 Oak Avenue Boronia	2	Apartment	\$415,000	14 Sep 2026
 29 Army Road Boronia	3	House	\$820,000	14 Sep 2026
 317 Boronia Road Boronia	3	House	\$889,000	12 Sep 2026
 3/17 Tormore Road Boronia	2	Apartment	\$490,000	10 Sep 2026
 15 The Grove Boronia	5	House	Undisclosed	09 Sep 2026
 2/36 Central Avenue Boronia	2	Unit	\$690,000	09 Sep 2026
 26 Casuarina Avenue Boronia	3	House	\$855,000	08 Sep 2026
 143 Albert Avenue Boronia	4	House	\$1,035,000	08 Sep 2026
 5 Bradman Court Boronia	3	House	Undisclosed	08 Sep 2026
 19 Emerald Court Boronia	3	House	\$870,000	07 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 107/290 Dorset Road Boronia	2	Apartment	\$510,000	05 Sep 2026
 13 Harewood Close Boronia	3	House	\$810,000	05 Sep 2026
 3/50 Gertonia Avenue Boronia	3	Townhouse	\$720,000	04 Sep 2026
 55 Stewart Street Boronia	3	House	Undisclosed	03 Sep 2026
 2/6 Davey Street Boronia	4	Townhouse	\$963,000	03 Sep 2026
 12/2-4 Rosella Ave Boronia	4	Unit	\$610,000	02 Sep 2026
 2/62 Woodvale Road Boronia	3	Unit	\$725,000	02 Sep 2026
 3/186 Dorset Road Boronia	3	Townhouse	\$690,000	31 Aug 2026
 2/31 McDonald Crescent Boronia	3	Unit	\$830,000	29 Aug 2026
 19A Rathmullen Road Boronia	4	Townhouse	Undisclosed	29 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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