



Boronia

Suburb Report



Your connection to property insights



JellisCraig

BORONIA SUBURB REPORT

Median house price¹

Median

\$890k

Quarterly price change

0.00% ↓

Median unit price¹

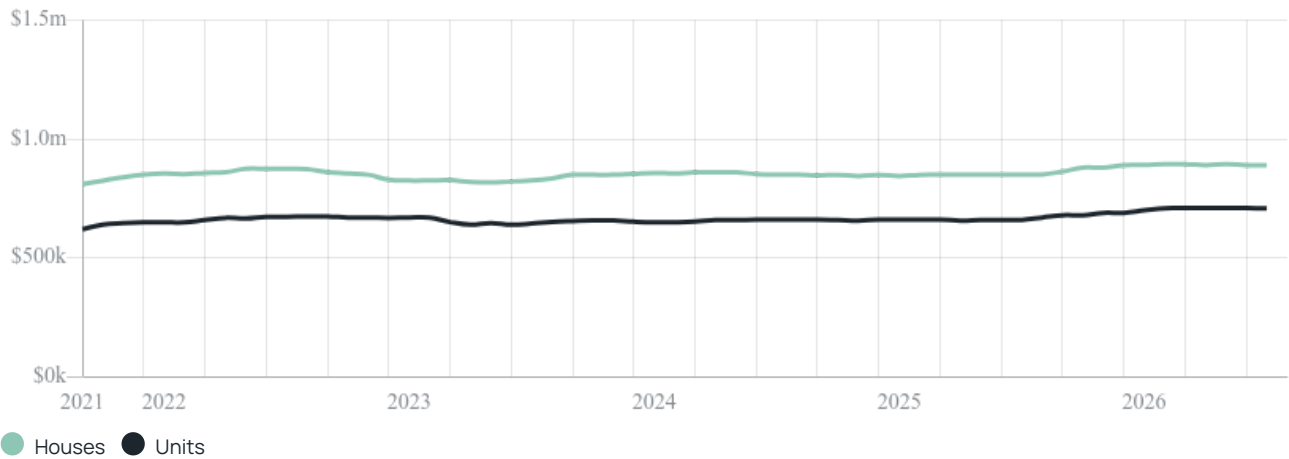
Median

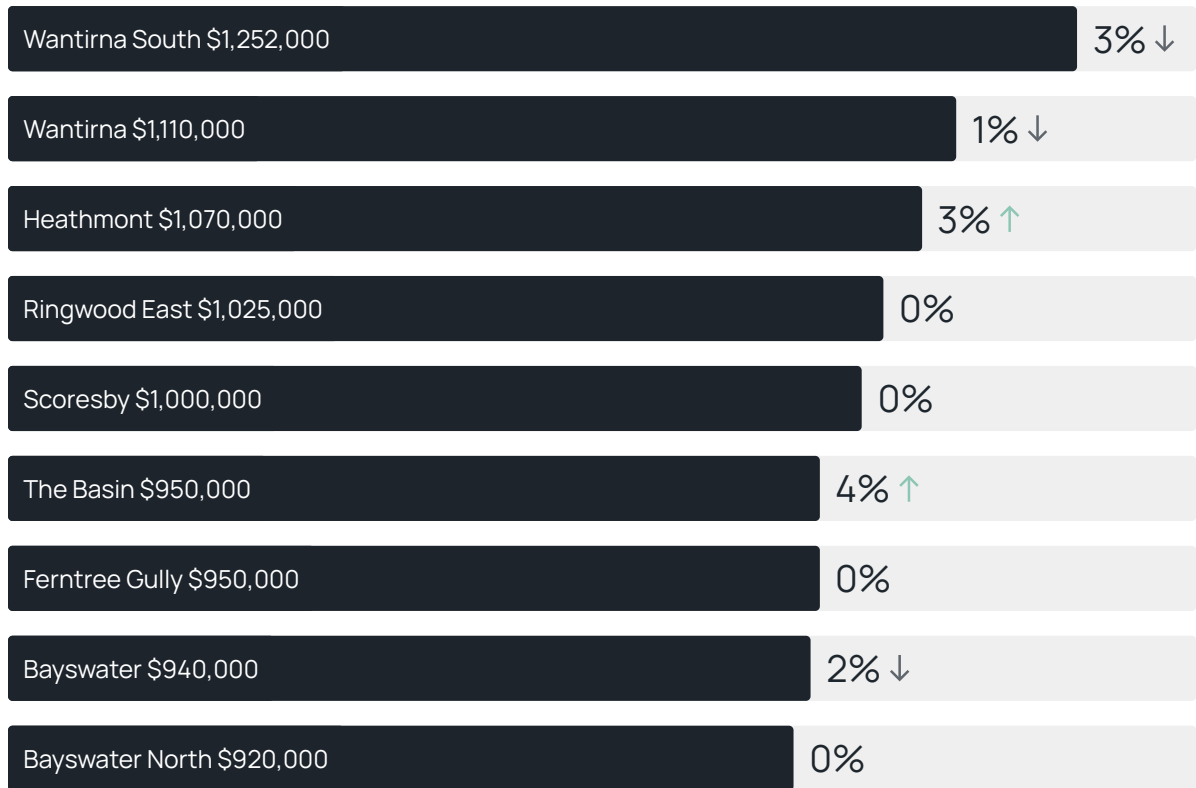
\$709k

Quarterly price change

-0.14% ↓

Boronia quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 26%
● Private 74%

Auction clearance rate³

73.33%

Median days on market³

House

Unit

24 days

22 days

Jellis Craig average inspection attendance per listing⁴

50 groups

Average hold period¹

House

Unit

16.6 years

10.4 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

\$570

Population growth⁵

6.36%

Rental yield¹

House

Unit

4.06%

4.52%

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 jelliscreag.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 25 Pope Avenue Boronia	3	House	\$650,000	23 Aug 2026
 12/235 Scoresby Road Boronia	2	Unit	\$698,000	20 Aug 2026
 4/18 Oak Avenue Boronia	1	Unit	\$390,000	19 Aug 2026
 30 Southey Road Boronia	4	House	\$810,000	18 Aug 2026
 3/37 Springfield Road Boronia	3	Townhouse	\$828,000	18 Aug 2026
 2/5 Allandale Road Boronia	2	Townhouse	\$585,000	17 Aug 2026
 38 Devenish Road Boronia	3	House	\$755,500	17 Aug 2026
 2/5 Hilda Avenue Boronia	4	House	\$1,165,000	16 Aug 2026
 2/3 Stradbroke Road Boronia	4	Unit	\$887,500	15 Aug 2026
 2/30 Faraday Street Boronia	4	Townhouse	\$851,000	14 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 3/9 Henry Street Boronia	2	Unit	\$650,000	13 Aug 2026
 4 Mitchell Avenue Boronia	5	House	Undisclosed	12 Aug 2026
 6 Harcourt Road Boronia	5	House	\$985,000	12 Aug 2026
 4 Bailey Street Boronia	3	House	\$749,999	12 Aug 2026
 1/9 Rosella Avenue Boronia	3	Unit	\$621,000	11 Aug 2026
 3 Rankin Road Boronia	4	House	\$961,000	10 Aug 2026
 306/3 Chandler Road Boronia	2	Apartment	\$360,000	10 Aug 2026
 20 Russell Crescent Boronia	3	House	\$953,000	08 Aug 2026
 12 Boronia Road Boronia	3	House	\$821,000	06 Aug 2026
 3/4 Grevillea Avenue Boronia	2	Unit	\$685,000	05 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 2/36 Albert Avenue Boronia	3	Unit	\$720,000	04 Aug 2026
 12 Murene Court Boronia	4	House	\$835,000	04 Aug 2026
 4E Orchid Ave Boronia	3	Townhouse	Undisclosed	02 Aug 2026
 3/353 Boronia Road Boronia	3	Townhouse	Undisclosed	01 Aug 2026
 1/22 Rose Avenue Boronia	4	Townhouse	\$911,000	01 Aug 2026
 262 Forest Road Boronia	3	House	\$850,000	31 Jul 2026
 2/10 Laurel Avenue Boronia	2	Unit	\$504,000	30 Jul 2026
 15 Sapphire Avenue Boronia	4	House	Undisclosed	30 Jul 2026
 1/11 Aubrey Grove Boronia	4	House	\$880,000	30 Jul 2026
 3/12 Valerie Street Boronia	3	Unit	\$800,000	28 Jul 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 01/09/2026

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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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