



Boronia Heights

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	150	\$ 306,000	0.0 %	\$ 125,000	\$ 470,000
2009	162	\$ 320,000	4.6 %	\$ 245,000	\$ 580,000
2010	90	\$ 316,000	-1.2 %	\$ 240,000	\$ 640,000
2011	78	\$ 288,750	-8.6 %	\$ 147,500	\$ 1,985,000
2012	100	\$ 305,000	5.6 %	\$ 220,000	\$ 632,000
2013	116	\$ 305,250	0.1 %	\$ 152,000	\$ 598,000
2014	112	\$ 325,000	6.5 %	\$ 251,000	\$ 578,000
2015	140	\$ 318,750	-1.9 %	\$ 240,000	\$ 797,750
2016	142	\$ 345,000	8.2 %	\$ 277,500	\$ 1,000,000
2017	137	\$ 350,000	1.4 %	\$ 250,000	\$ 2,570,000
2018	117	\$ 350,000	0.0 %	\$ 290,000	\$ 725,000
2019	95	\$ 345,000	-1.4 %	\$ 240,000	\$ 728,500
2020	107	\$ 363,000	5.2 %	\$ 265,000	\$ 1,225,000
2021	184	\$ 440,000	21.2 %	\$ 295,000	\$ 1,195,000
2022	143	\$ 561,000	27.5 %	\$ 360,000	\$ 2,200,000
2023	112	\$ 598,250	6.6 %	\$ 475,000	\$ 1,645,000
2024	136	\$ 702,500	17.4 %	\$ 362,000	\$ 1,310,000
2025	126	\$ 800,000	13.9 %	\$ 543,100	\$ 4,000,000
2026	0				

Median Sale Price

\$800k

Based on 126 recorded House sales within the last 12 months (2025)

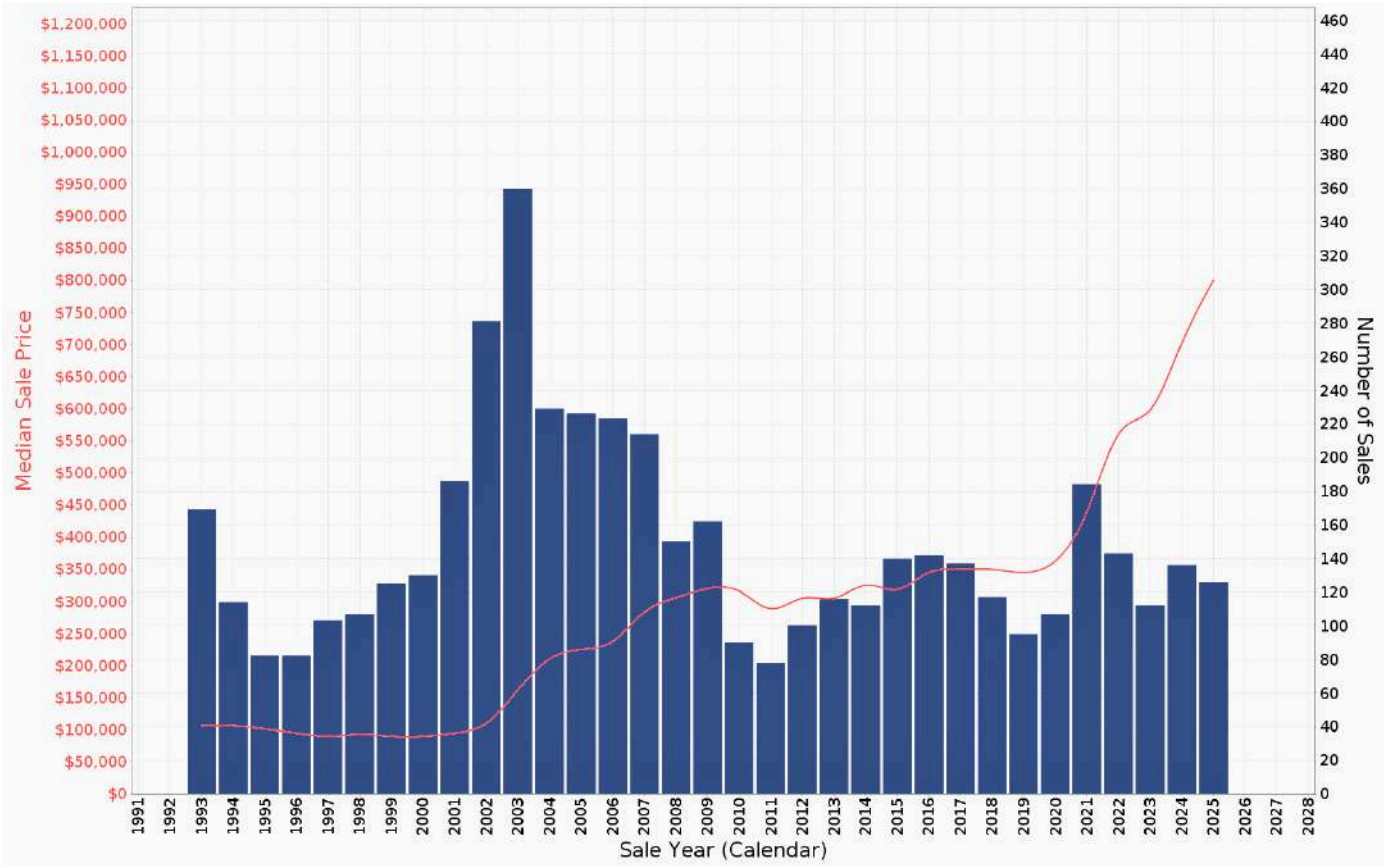
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.9%

Current Median Price: \$800,000
Previous Median Price: \$702,500

Based on 262 recorded House sales compared over the last two rolling 12 month periods

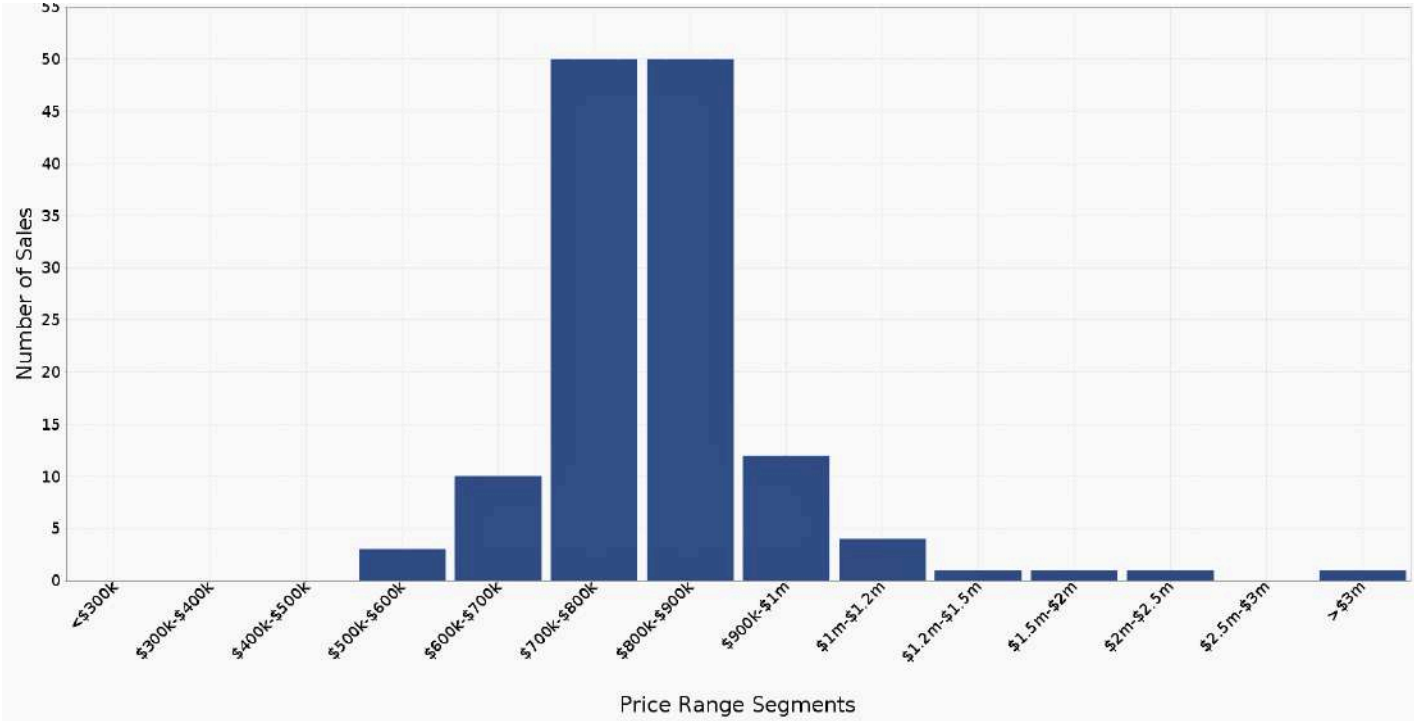


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PEAK SELLING PERIODS (3 years)



BORONIA HEIGHTS – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$800k

Based on 126 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.9%

Current Median Price: \$800,000
Previous Median Price: \$702,500

Based on 262 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

126

Based on recorded house sales within the 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

71 MORTLAKE CRES



\$850,500

Dec 2025
22 Days

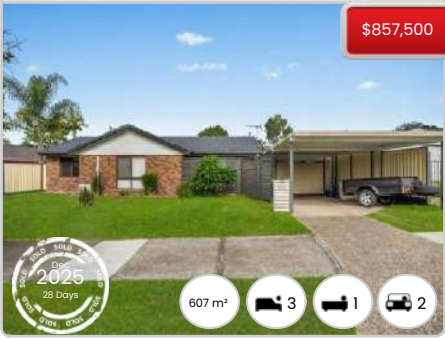
601 m²

4

2

1

126 SHORT ST



\$857,500

Dec 2025
28 Days


607 m²

3

1

2

11 PARKLANDS DR



\$1,150,000

Dec 2025
14 Days

999 m²

3

2

4

72B FEDRICK ST



\$1,118,000

Dec 2025
10 Days


599 m²

4

2

2

19 TENIELLE ST



\$952,000

Dec 2025
15 Days

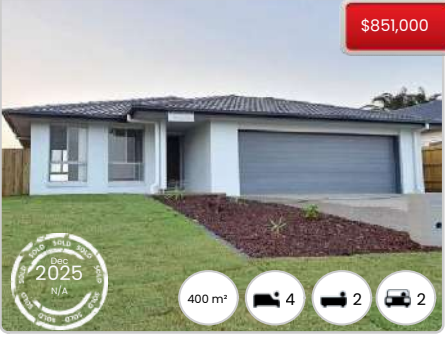
578 m²

4

2

2

19 HOBSON PL



\$851,000

Dec 2025
N/A

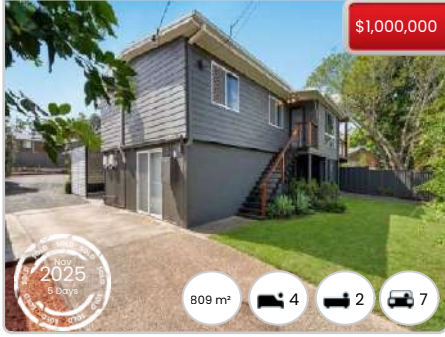
400 m²

4

2

2

33 FLINDERS CRES



\$1,000,000

Nov 2025
5 Days

809 m²

4

2

7

326 MIDDLE RD



\$800,888

Nov 2025
10 Days


809 m²

3

1

1

63 TOVEY RD



\$850,000

Nov 2025
N/A

610 m²

3

2

2

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RECENTLY SOLD PROPERTIES

2 RICE ST



\$840,500

2025

8 Days

632 m²

3

1

1

34 FLINDERS CRES



\$874,000

2025

11 Days

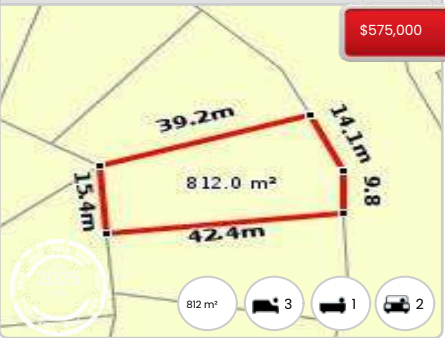
728 m²

3

1

2

33 SAINT JOHNS WAY



\$575,000

2025

8 Days

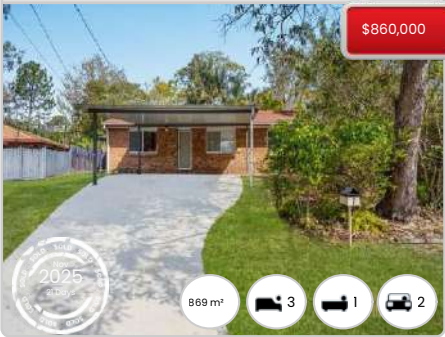
812 m²

3

1

2

7 MACK CT



\$860,000

2025

8 Days


869 m²

3

1

2

6 SELKIRK DR



\$865,000

2025

8 Days

872 m²

3

1

2

33 FEDRICK ST



\$875,000

2025

8 Days

898 m²

4

2

2

30 ZENNOR RD



\$945,000

2025

N/A

450 m²

2

1

1

13 YEOMAN CT



\$812,500

2025

25 Days

627 m²

4

1

1

17 WADE CT



\$970,000

2025

8 Days

800 m²

3

2

1

8 KIRWAN CT



\$880,000

2025

8 Days

758 m²

4

2

1

7 EUGENE ST



\$543,100

2025

N/A


1,012 m²

3

1

2

89 MACKELLAR DR



\$844,000

2025

33 Days

989 m²

4

1

1

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PROPERTIES FOR RENT

Median Rental Price

\$580 /w

Based on 176 recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.8%

Current Median Price: \$800,000
Current Median Rent: \$580

Based on 126 recorded House sales and 176 House rentals compared over the last 12 months


Number of Rentals

176

Based on recorded house rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

43 WILTON CRESCENT




\$590 per week



651 m²







1/13 SIMONE STREET



\$700 per week



1,013 m²







2/13 SIMONE STREET



\$700 per week




1,013 m²









Tovey Road





\$650 PW



622 m²








1/22 MAGGIOLO STREET



\$580 per week




500 m²









1/5 HOBSON PLACE





\$580 per week




450 m²









152 SHORT STREET





\$650



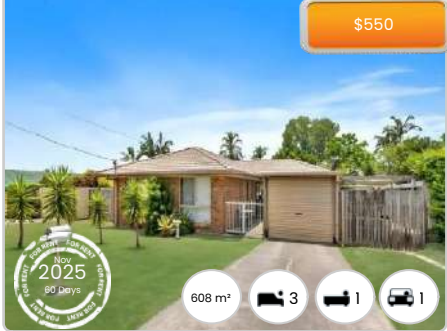
600 m²



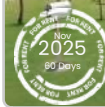





22 NETWORK DRIVE





\$550



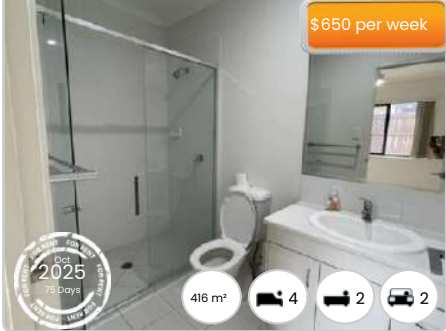
608 m²









19 SHORT STREET





\$650 per week



416 m²







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PROPERTIES FOR RENT

19 FERDALE STREET

\$590 per week

Oct 2025
82 Days

photo not available

3

2

2

3 KIRWAN COURT

\$550 PER

Apr 2025
29 Days

607 m²

3

1

1

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