



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)

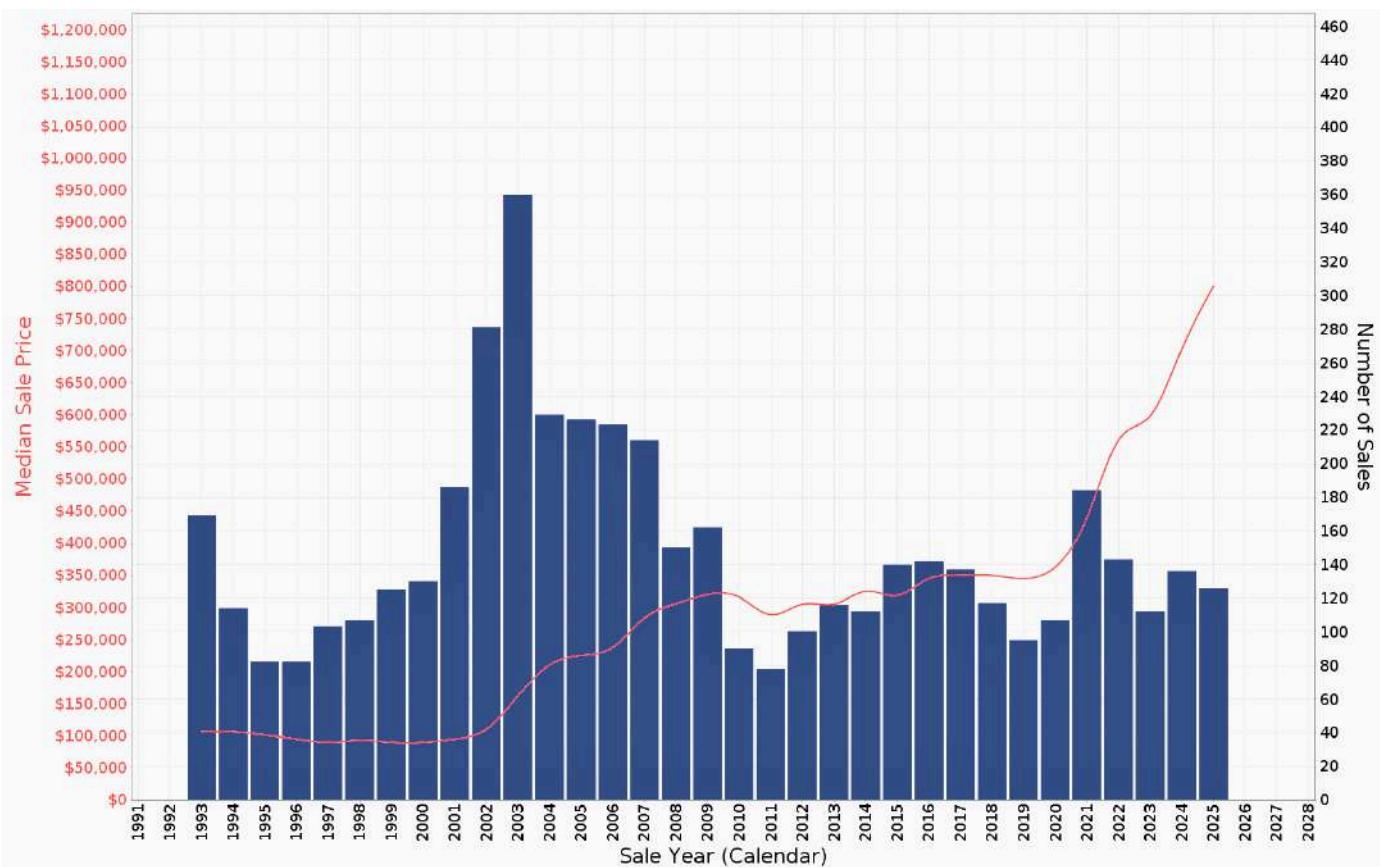
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.9%

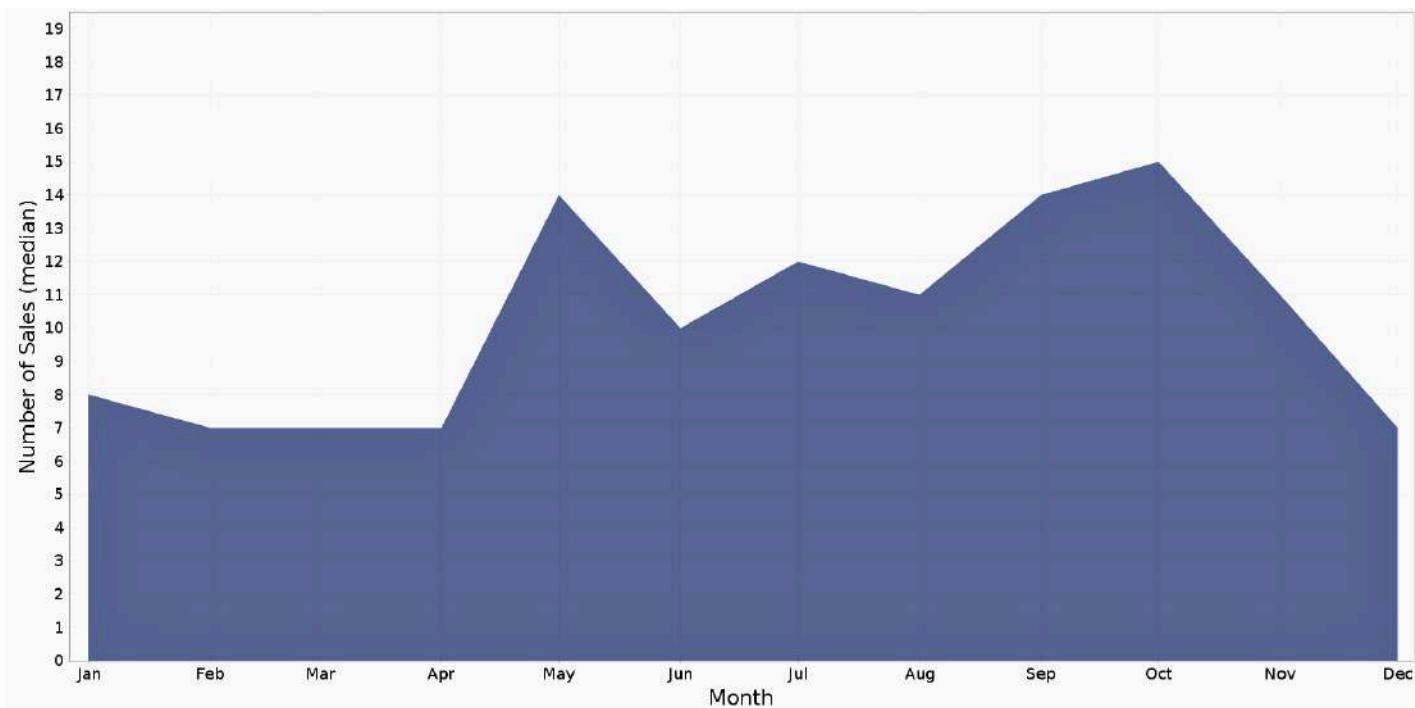
Current Median Price: \$800,000
Previous Median Price: \$702,500

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

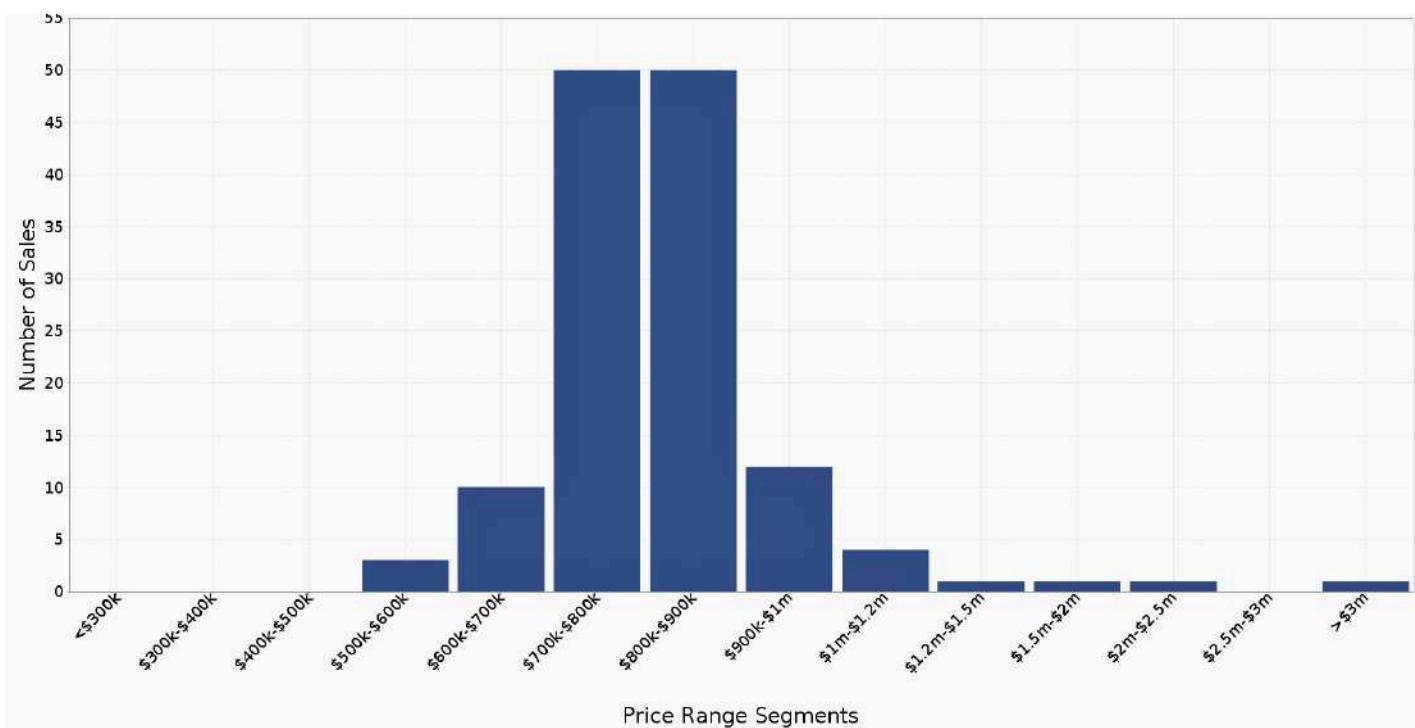


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PEAK SELLING PERIODS (3 years)



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

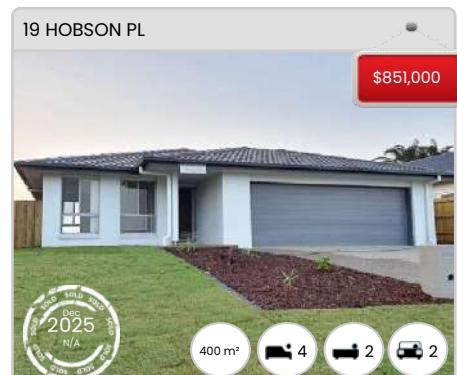


\$952,000

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
6 Days

809 m² 4 2 7

326 MIDDLE RD

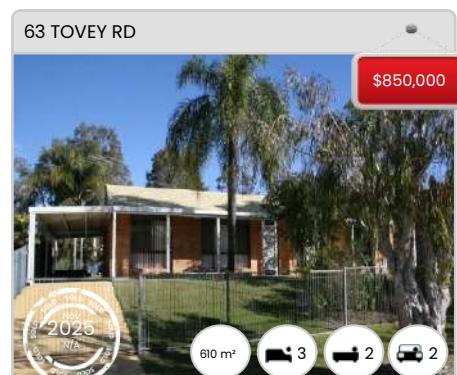


\$800,888

Nov 2025
10 Days

809 m² 3 1 1

63 TOVEY RD



\$850,000

Dec 2025
N/A

610 m² 3 2 2

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RECENTLY SOLD PROPERTIES

2 RICE ST

\$840,500

632 m² | 3 bedrooms | 1 bathroom | 1 car space

34 FLINDERS CRES

\$874,000

728 m² | 3 bedrooms | 1 bathroom | 2 car spaces

33 SAINT JOHNS WAY

\$575,000

812.0 m² | 3 bedrooms | 1 bathroom | 2 car spaces

7 MACK CT

\$860,000

869 m² | 3 bedrooms | 1 bathroom | 2 car spaces

6 SELKIRK DR

\$865,000

872 m² | 3 bedrooms | 1 bathroom | 2 car spaces

33 FEDRICK ST

\$875,000

598 m² | 4 bedrooms | 2 bathrooms | 2 car spaces

30 ZENNOR RD

\$945,000

450 m² | 2 bedrooms | 1 bathroom | 1 car space

13 YEOMAN CT

\$812,500

627 m² | 4 bedrooms | 1 bathroom | 1 car space

17 WADE CT

\$970,000

800 m² | 3 bedrooms | 2 bathrooms | 1 car space

8 KIRWAN CT

\$880,000

758 m² | 4 bedrooms | 2 bathrooms | 1 car space

7 EUGENE ST

\$543,100

1,012 m² | 3 bedrooms | 1 bathroom | 2 car spaces

89 MACKELLAR DR

\$844,000

989 m² | 4 bedrooms | 1 bathroom | 1 car space

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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

2026 2 Days

651 m² 4 2 2

1/13 SIMONE STREET

\$700 per week

2025 12 Days

1,013 m² 4 2 2

2/13 SIMONE STREET

\$700 per week

2025 12 Days

1,013 m² 4 2 2

Tovey Road

\$650 PW

2025 17 Days

622 m² 4 3 1

1/22 MAGGIOLI STREET

\$580 per week

2025 125 Days

500 m² 3 2 1

1/5 HOBSON PLACE

\$580 per week

2025 36 Days

450 m² 3 2 1

152 SHORT STREET

\$650

2025 44 Days

600 m² 4 2 2

22 NETWORK DRIVE

\$550

2025 60 Days

608 m² 3 1 1

19 SHORT STREET

\$650 per week

2025 75 Days

416 m² 4 2 2

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PROPERTIES FOR RENT

19 FERNDALE STREET



\$590 per week

Oct 2025
260 Days
Photo not available

3 Bed 2 Bath 2 Car

3 KIRWAN COURT



\$550 PER

Oct 2025
260 Days

3 Bed 1 Bath 1 Car

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