Project report: Boronia by Aqualand, Roseville

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Boronia by Aqualand, Roseville is listed as under construction in Roseville, New South Wales, Sydney, Australia, by Aqualand Australia. The handover date on record is late 2028. No permit number is published. Transparency score: 36 of 100, rank 18 of 49 in Sydney. Not yet reviewed by Kolaboro (added 23 Nov 2026). Last checked 23 Nov 2026.

Key facts

Developer: Aqualand Australia
source: https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069

Location: Roseville, New South Wales, Sydney, Australia
source: https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069

Stage: under construction
source: https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069

Handover on record: late 2028
source: https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069

Permit or licence number: not published

Price from: AUD 1,640,000 - 3,250,000
source: https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069

Payment plan: not published

Last checked: 23 Nov 2026

Page we read:
https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069

Transparency checklist

Transparency score: 36 of 100. Rank 18 of 49 in Sydney

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: late 2028

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/boronia-by-aqualand-roseville/

Sources

https://www.apartments.com.au/new-apartments/boronia-by-aqualand-roseville-2-4-larkin-street-roseville-nsw-2069
https://foreigninvestment.gov.au/news-and-reports/news/changes-foreign-purchases-established-dwellings

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/boronia-by-aqualand-roseville/
Free to share under CC BY 4.0, credit Kolaboro.