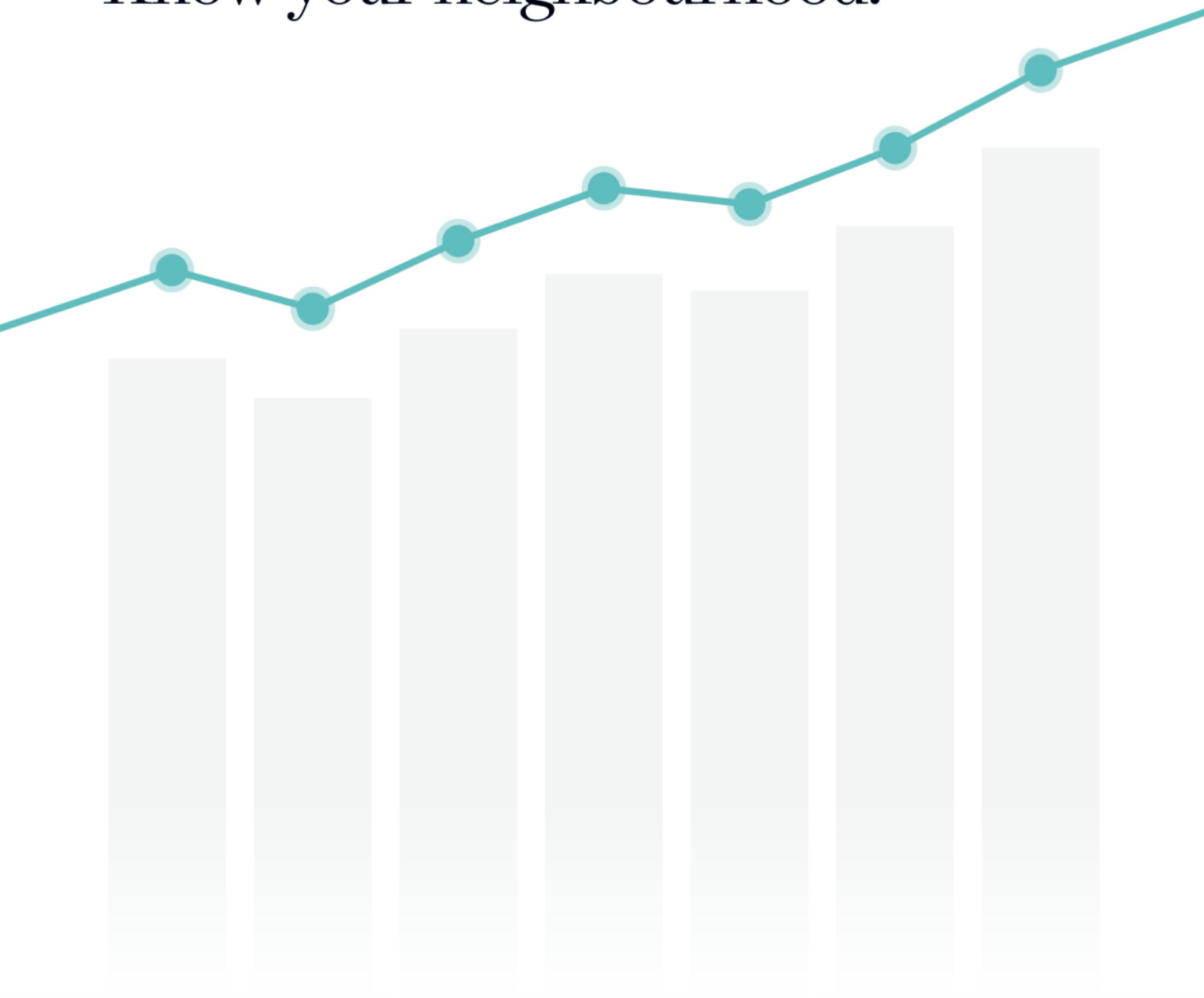


BROADMEADOWS



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$570k

Quarterly Price Change

0.28% ↑

Median Unit Price*

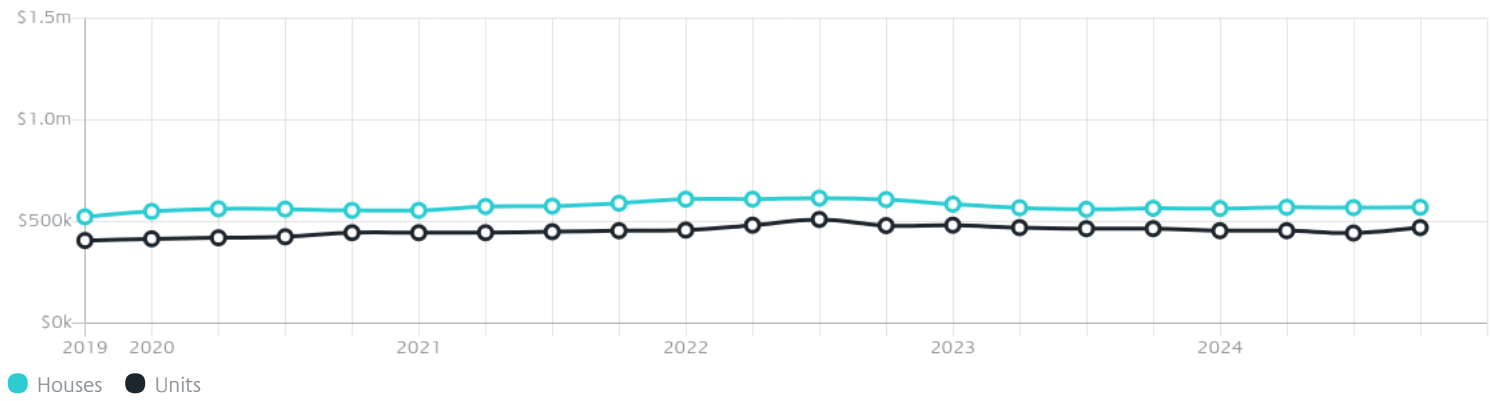
Median

\$470k

Quarterly Price Change

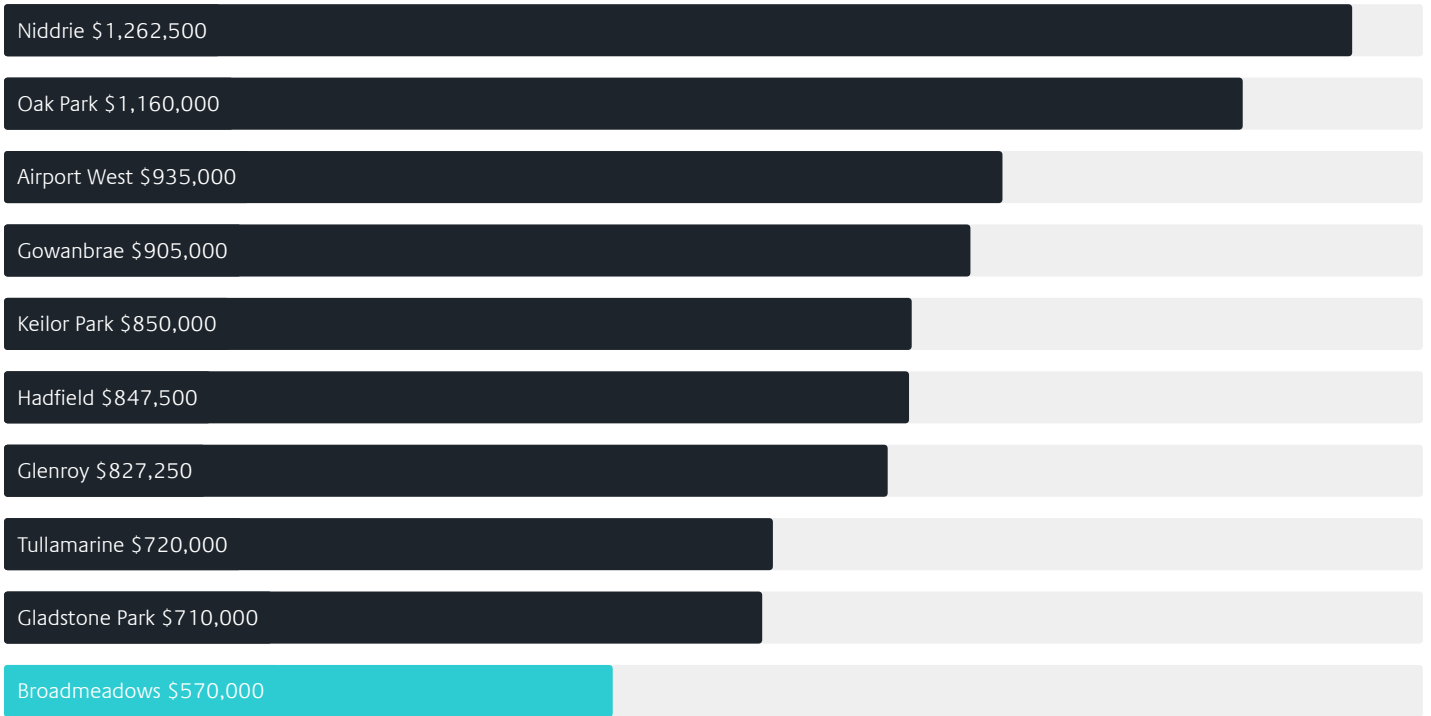
5.97% ↑

Quarterly Price Change*

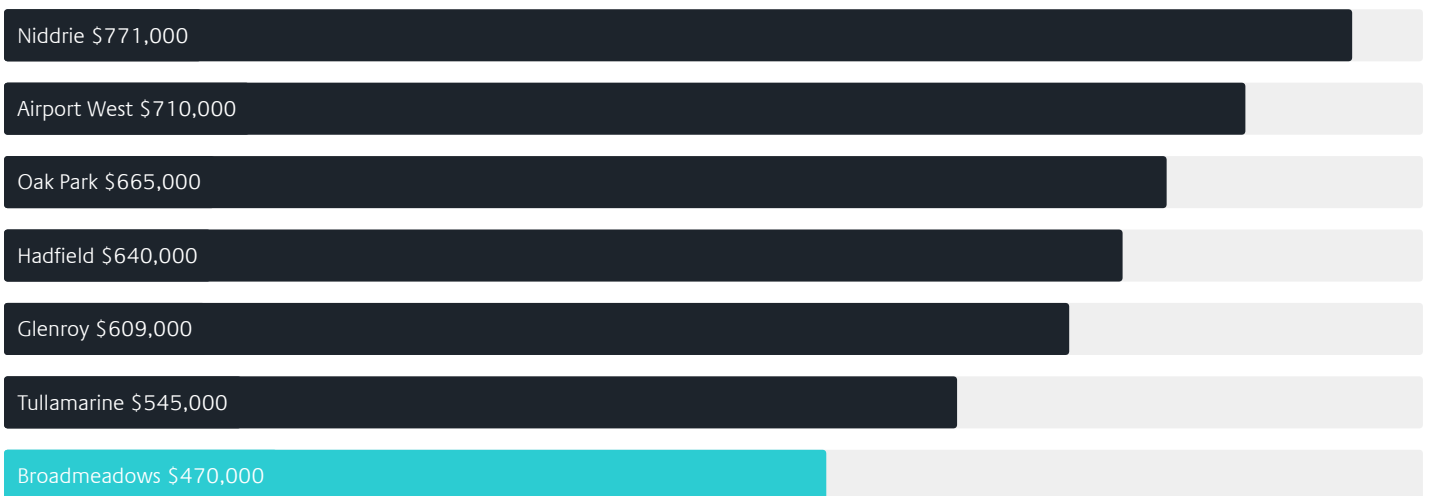


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 34%
● Private 66%

Auction Clearance Rate*

76.92%

Median Days on Market^

49 days

Average Hold Period*

5.9 years

Insights

Dwelling Type^



● Houses 68% ● Units 32%

Ownership^



● Owned Outright 25% ● Mortgaged 31% ● Rented 44%

Population^

12,524

Median Asking Rent per week*

\$460

Population Growth^

4.63%

Rental Yield*

4.22%

Median Age^













32 years

Median Household Size^













2.9 people

Sold Properties~













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

Address	Bedrooms	Type	Price	Sold
 79 Waranga Cr Broadmeadows	4	House	\$920,000	26 Mar 2025
 5 Katunga Cr Broadmeadows	3	House	\$575,000	17 Mar 2025
 15 Graham St Broadmeadows	3	House	\$530,000	17 Mar 2025
 6 Avalon Av Broadmeadows	3	House	\$645,000	17 Mar 2025
 1/69 Meredith St Broadmeadows	2	Townhouse	\$460,000	13 Mar 2025
 5a Warnock St Broadmeadows	3	House	\$525,000	12 Mar 2025
 53 Academy Dr Broadmeadows	3	House	\$610,000	10 Mar 2025
 2/62 Ophir St Broadmeadows	2	Townhouse	\$410,000	07 Mar 2025
 2/8 Ortolan Av Broadmeadows	3	House	\$480,000	07 Mar 2025
 2/52 Jacana Av Broadmeadows	2	Townhouse	\$437,500	26 Feb 2025
 93 Kitchener St Broadmeadows	3	House	\$750,000	25 Feb 2025
 5/69 Cuthbert St Broadmeadows	2	Unit	\$436,000	25 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102 Ripplebrook Dr BROADMEADOWS	3	House	\$600,000	22 Feb 2025
 12 Bicknell Ct Broadmeadows	4	House	\$700,000	22 Feb 2025
 1/36 Ophir St Broadmeadows	3	House	\$380,000	22 Feb 2025
 20 Bicknell Ct Broadmeadows	3	House	\$604,000	22 Feb 2025
 2/47 Cuthbert St Broadmeadows	2	Townhouse	\$510,000	21 Feb 2025
 2/5 Cooper St Broadmeadows	2	Flat/Unit/Apartment	\$458,000	15 Feb 2025
 40 Waranga Cr Broadmeadows	5	House	\$700,000	13 Feb 2025
 2/300 Camp Rd Broadmeadows	3	Townhouse	\$523,000	04 Feb 2025
 57 Academy Dr Broadmeadows	3	House	\$610,000	03 Feb 2025
 2A Ophir St Broadmeadows	4	Townhouse	\$680,000	01 Feb 2025
 2/92 Lahinch St Broadmeadows	2	Flat/Unit/Apartment	\$425,000	31 Jan 2025
 1/6 Oxley Ct Broadmeadows	3	Townhouse	\$561,500	31 Jan 2025

Sold Properties ~

Address	Bedrooms	Type	Price	Sold
 3/20-22 Nicholas St BROADMEADOWS	3	Townhouse	\$550,000	30 Jan 2025
 20 Fashion Pde Broadmeadows	3	House	\$630,000	24 Jan 2025
 130 Kitchener St Broadmeadows	2	Townhouse	\$456,000	23 Jan 2025
 3 Cooper St BROADMEADOWS	3	House	\$600,000	17 Jan 2025
 7/213-215 Camp Rd BROADMEADOWS	2	Townhouse	\$400,000	15 Jan 2025
 3/6 Rupert Ct Broadmeadows	2	Unit	\$425,000	09 Jan 2025
 48 Academy Dr Broadmeadows	4	House	\$650,000	07 Jan 2025
 3/6 Colin Ct Broadmeadows	2	Townhouse	\$470,000	30 Dec 2024
 8 Coverall St Broadmeadows	2	House	\$625,000	29 Dec 2024
 98 Lahinch St Broadmeadows	5	House	\$682,000	21 Dec 2024
 1/5 Cooper St Broadmeadows	3	Flat/Unit/Apartment	\$461,000	21 Dec 2024
 35 Waverley St Broadmeadows	3	House	\$620,000	21 Dec 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jellisraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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