

JellisCraig

BROADMEADOWS

Suburb Report

Know your neighbourhood.



BROADMEADOWS SUBURB REPORT

Median House Price*

Median

\$600k

Quarterly Price Change

1.69% ↑

Median Unit Price*

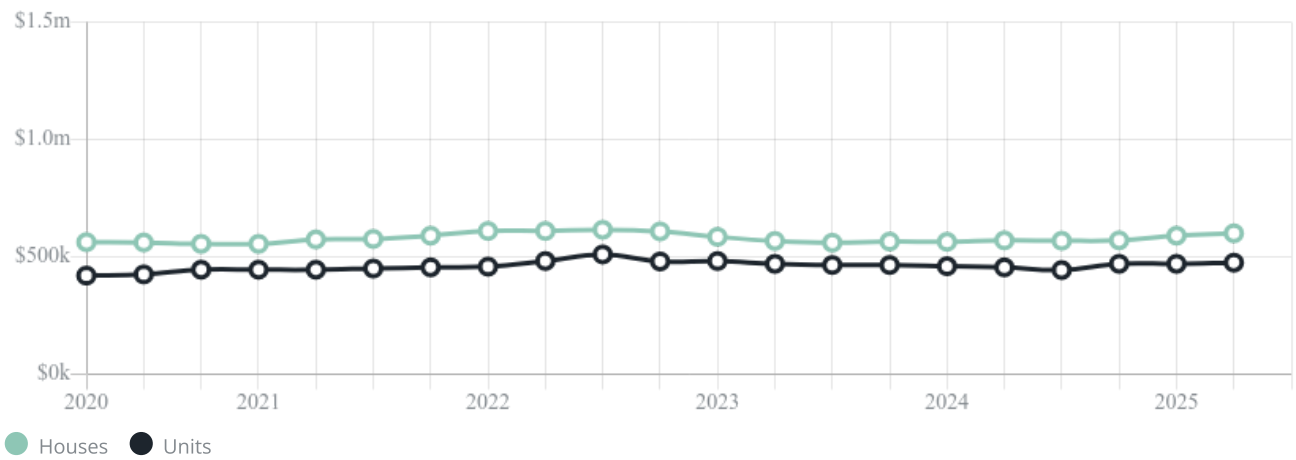
Median

\$475k

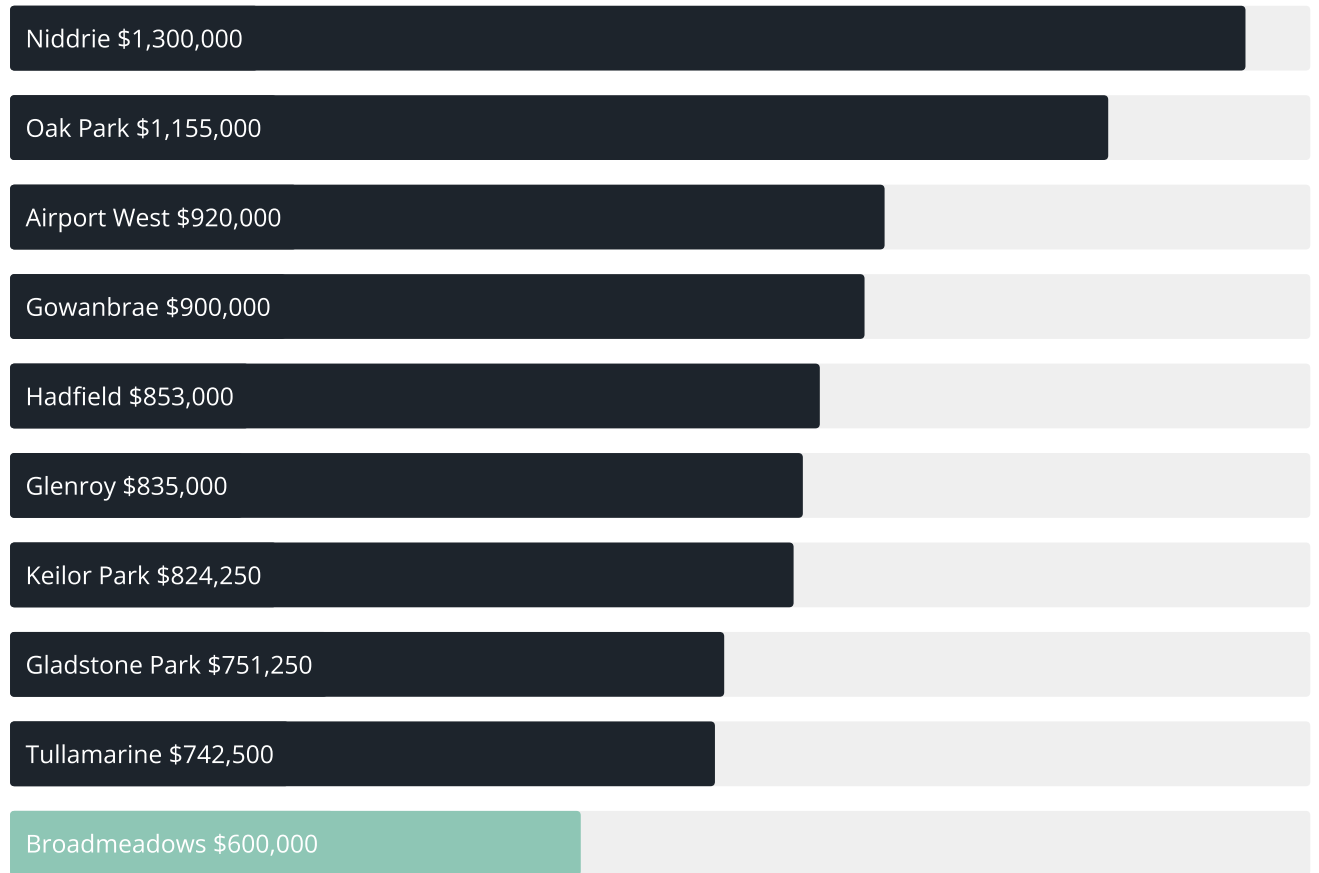
Quarterly Price Change

1.06% ↑

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BROADMEADOWS SUBURB REPORT

Sale Method*



Auction Clearance Rate*

91.67%

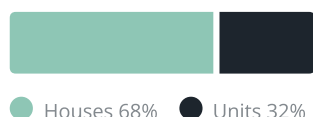
Median Days on Market^

25 days

Average Hold Period*

5.9 years

Dwelling Type^



Ownership^



Population^

12,524

Median Asking Rent per week*

\$480

Population Growth^

4.63%

Rental Yield*

4.22%

Median Age^











32 years

Median Household Size^









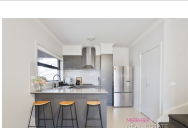

2.9 people

BROADMEADOWS SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 25 Cooper St Broadmeadows	5	House	\$675,000	31 Jul 2025
 3/17 Meredith St Broadmeadows	2	Townhouse	\$512,500	30 Jul 2025
 9 Ernest St Broadmeadows	3	House	\$735,500	26 Jul 2025
 3/17 Avalon Av Broadmeadows	2	Townhouse	\$490,000	26 Jul 2025
 18a Bicknell Ct Broadmeadows	4	Townhouse	\$700,000	25 Jul 2025
 1/8 Ortolan Av Broadmeadows	3	Townhouse	\$592,500	22 Jul 2025
 2 Waranga Cr Broadmeadows	3	House	\$610,000	19 Jul 2025
 53 Walsh St Broadmeadows	3	House	\$640,000	17 Jul 2025
 5 Avalon Av Broadmeadows	4	House	\$630,000	15 Jul 2025
 31 Walsh St BROADMEADOWS	3	House	\$479,000	08 Jul 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14/26 Glenlitta Av Broadmeadows	2	Unit	\$363,000	02 Jul 2025
 3/68 KITCHENER St Broadmeadows	4	House	\$650,000	27 Jun 2025
 88 Ripplebrook Dr Broadmeadows	3	House	\$601,000	26 Jun 2025
 3/20 Graham St Broadmeadows	2	Townhouse	\$470,000	25 Jun 2025
 3/11 Blair St BROADMEADOWS	1	Flat/Unit/Apartment	\$445,000	23 Jun 2025
 29 Smiley Rd Broadmeadows	4	House	\$640,000	21 Jun 2025
 108 Johnstone St Broadmeadows	3	House	\$596,000	21 Jun 2025
 4/2 Blair St Broadmeadows	3	Townhouse	\$475,000	20 Jun 2025
 1/30 Graham St Broadmeadows	2	Townhouse	\$475,000	19 Jun 2025
 2/16 Ortolan Av Broadmeadows	3	Strata Unit/Townhouse	\$455,000	19 Jun 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/25 Stanhope St BROADMEADOWS	3	Unit	\$462,500	18 Jun 2025
 3/14 Martell St Broadmeadows	2	Townhouse	\$450,000	18 Jun 2025
 2/24 Dunn St Broadmeadows	3	Townhouse	\$591,000	18 Jun 2025
 2/275 Camp Rd Broadmeadows	2	Strata Unit/Flat	\$480,000	16 Jun 2025
 3/56 Lahinch St Broadmeadows	2	Townhouse	\$501,000	14 Jun 2025
 8 Columbia Cirt Broadmeadows	3	House	\$670,000	14 Jun 2025
 35 Nathalia St Broadmeadows	3	House	\$590,000	14 Jun 2025
 85 Graham St Broadmeadows	2	Townhouse	\$530,000	13 Jun 2025
 2 Foundation St Broadmeadows	2	House	\$660,000	13 Jun 2025
 2 Stanhope St Broadmeadows	3	House	\$405,000	10 Jun 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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