

# *Suburb* **INSIGHTS**

3047  
BROADMEADOWS



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$568k**

Quarterly Price Change

**-0.28% ↓**

## Median Unit Price\*

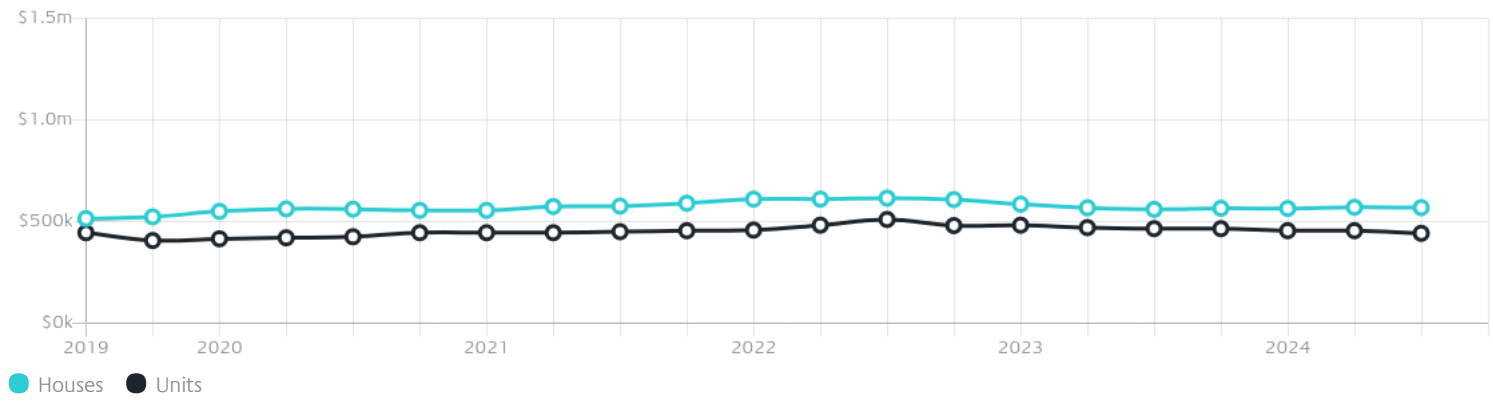
Median

**\$442k**

Quarterly Price Change

**-2.85% ↓**

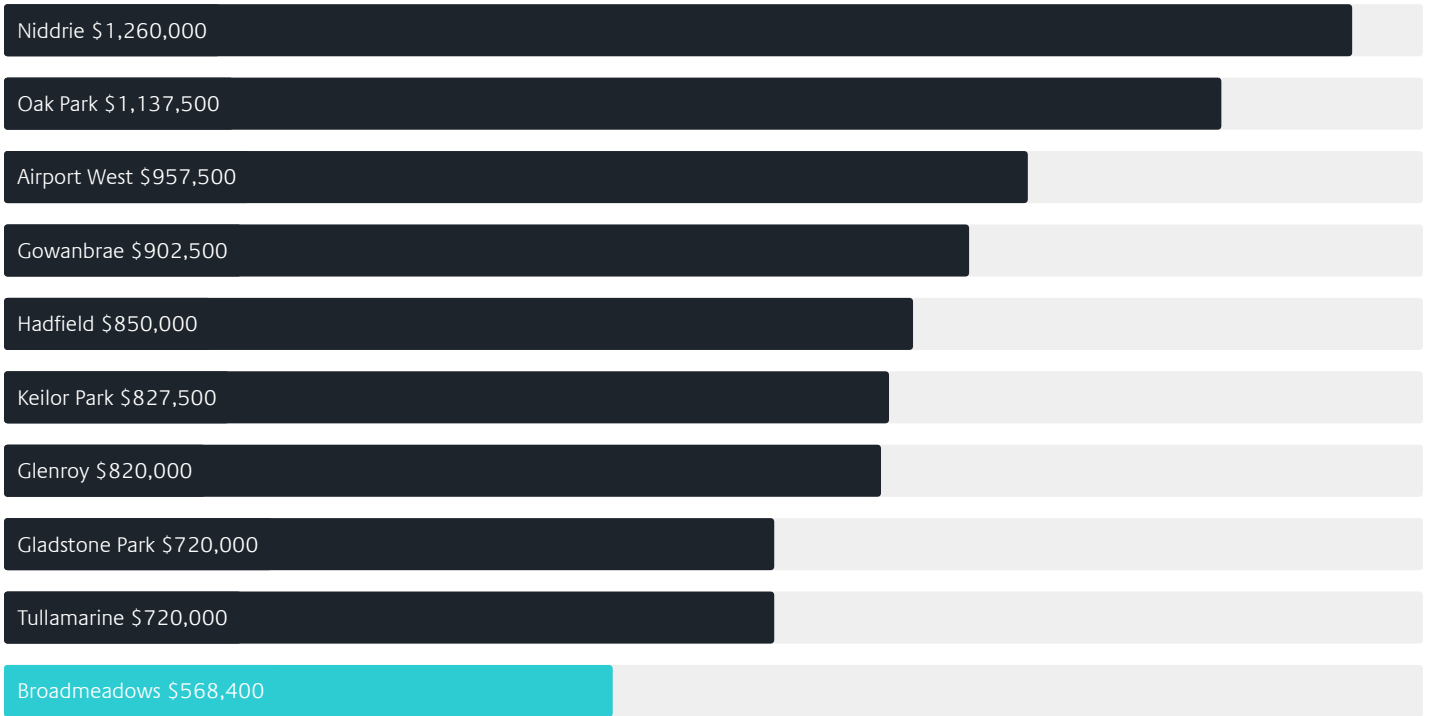
## Quarterly Price Change\*



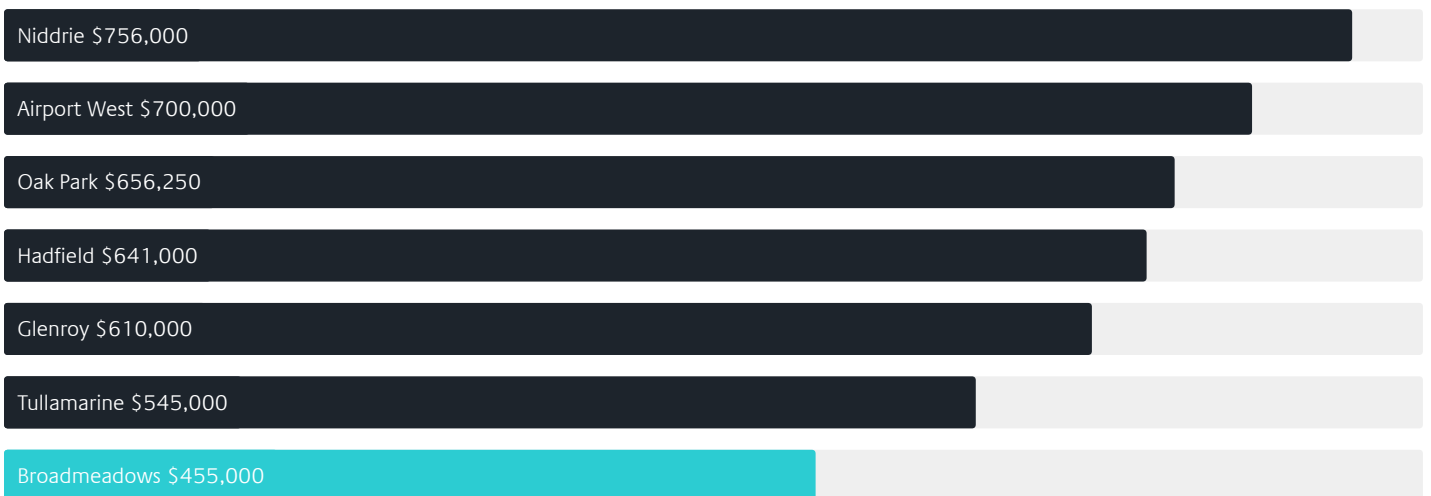
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 44%  
● Private 56%

## Auction Clearance Rate<sup>\*</sup>

89.29%

## Median Days on Market<sup>^</sup>

33 days

## Average Hold Period<sup>\*</sup>

5.9 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 68% ● Units 32%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

12,524

## Median Asking Rent per week<sup>\*</sup>

\$460

## Population Growth<sup>^</sup>

4.63%

## Rental Yield<sup>\*</sup>

4.22%

## Median Age<sup>^</sup>













32 years

## Median Household Size<sup>^</sup>











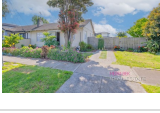

2.9 people

# Sold Properties~








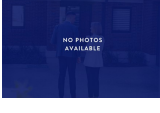


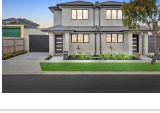

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/96 Cuthbert St Broadmeadows	4	House	\$707,000	30 Nov 2024
 32 Osway St Broadmeadows	3	House	\$499,000	30 Nov 2024
 9 Cobram St Broadmeadows	3	House	\$600,100	23 Nov 2024
 4/7 Joffre St Broadmeadows	2	Townhouse	\$395,000	23 Nov 2024
 24 Bicknell Ct Broadmeadows	4	House	\$620,000	23 Nov 2024
 3/24 Dunn St Broadmeadows	3	Townhouse	\$550,000	17 Nov 2024
 50 Lahinch St Broadmeadows	4	House	\$725,000	16 Nov 2024
 2/20 Graham St Broadmeadows	3	Townhouse	\$530,000	13 Nov 2024
 55 Academy Dr Broadmeadows	3	House	\$615,000	11 Nov 2024
 9 Cohuna St Broadmeadows	3	House	\$590,000	07 Nov 2024
 10 Oxley Ct Broadmeadows	3	House	\$500,000	07 Nov 2024
 30 Gosford Cr Broadmeadows	3	House	\$565,000	02 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/421 Camp Rd Broadmeadows	2	House	\$368,000	31 Oct 2024
 2/25 Ortolan Av Broadmeadows	2	Unit	\$455,000	25 Oct 2024
 38 Stanhope St Broadmeadows	3	House	\$610,000	24 Oct 2024
 1/314 Camp Rd BROADMEADOWS	3	Unit	\$435,000	23 Oct 2024
 213 Widford St Broadmeadows	3	House	\$525,000	23 Oct 2024
 11 Cuthbert St Broadmeadows	3	House	\$620,000	23 Oct 2024
 146 Graham St Broadmeadows	3	House	\$550,000	22 Oct 2024
 38 Housden St Broadmeadows	2	House	\$592,000	19 Oct 2024
 2/44 Graham St Broadmeadows	3	Townhouse	\$505,000	18 Oct 2024
 6 Ovens Ct Broadmeadows	3	House	\$550,000	17 Oct 2024
 6 Trethowan St Broadmeadows	3	House	\$437,500	16 Oct 2024
 3/34 Stanhope St Broadmeadows	3	Townhouse	\$440,000	15 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/375 Camp Rd Broadmeadows	2	Flat/Unit/Apartment	\$390,000	12 Oct 2024
 3 Ernest St Broadmeadows	2	House	\$495,000	12 Oct 2024
 79 Graham St Broadmeadows	5	House	\$525,000	12 Oct 2024
 2/33 Stanhope St Broadmeadows	2	Unit	\$365,000	10 Oct 2024
 157 Cuthbert St Broadmeadows	3	House	\$680,000	05 Oct 2024
 103 Camp Rd Broadmeadows	3	House	\$600,000	02 Oct 2024
 1/3 Korong Ct Broadmeadows	3	Townhouse	\$482,500	01 Oct 2024
 4/93 Lahinch St Broadmeadows	2	Flat/Unit/Apartment	\$410,000	26 Sep 2024
 21 Cooper St Broadmeadows	2	House	\$493,000	26 Sep 2024
 2/36 Congram St Broadmeadows	1	Flat/Unit/Apartment	\$515,000	24 Sep 2024
 4 Housden St Broadmeadows	2	Townhouse	\$470,000	24 Sep 2024
 1 Cuthbert St BROADMEADOWS	2	House	\$460,000	23 Sep 2024

# Jellis Craig

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Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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