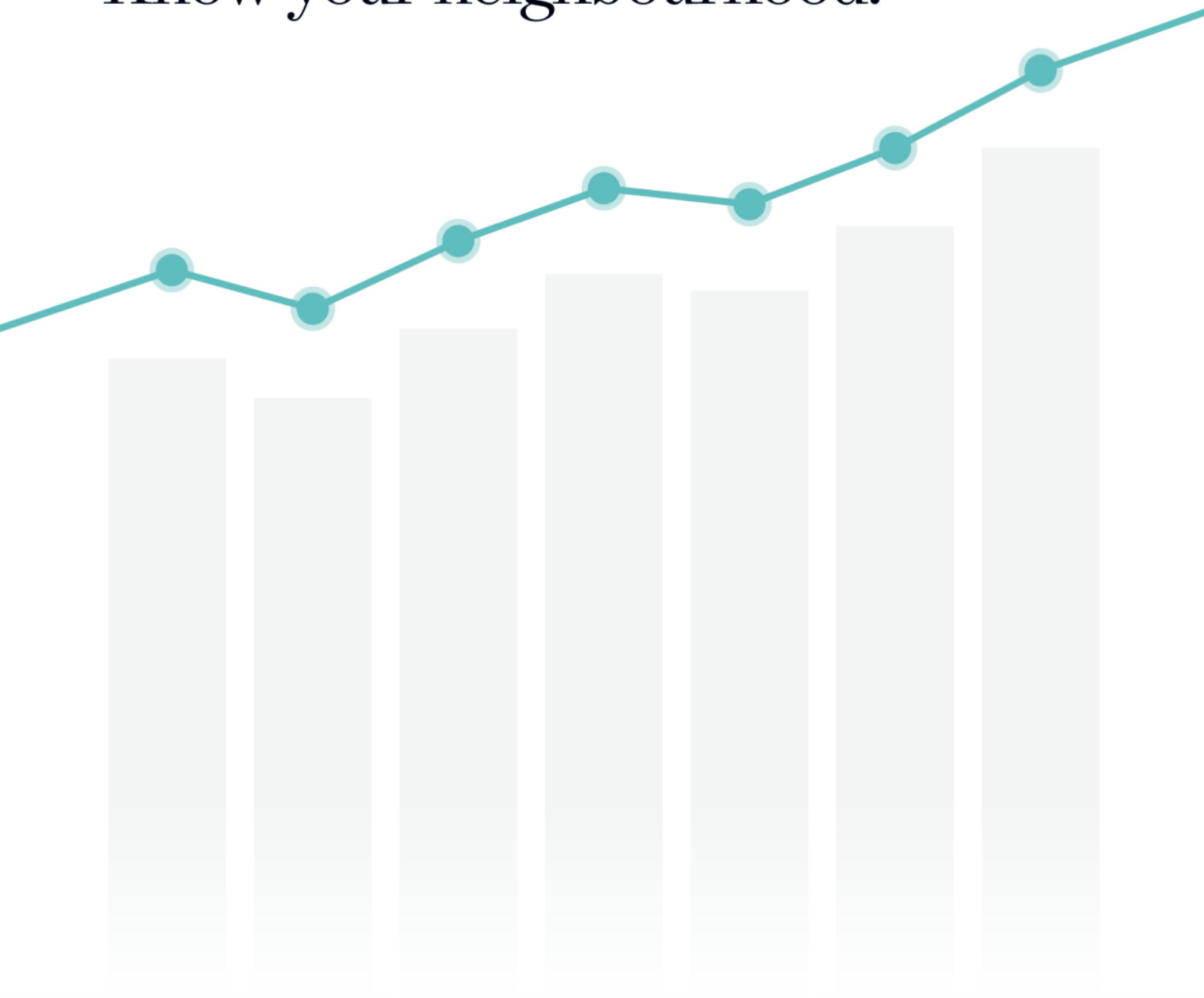


BROADMEADOWS



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$570k

Quarterly Price Change

0.28% ↑

Median Unit Price*

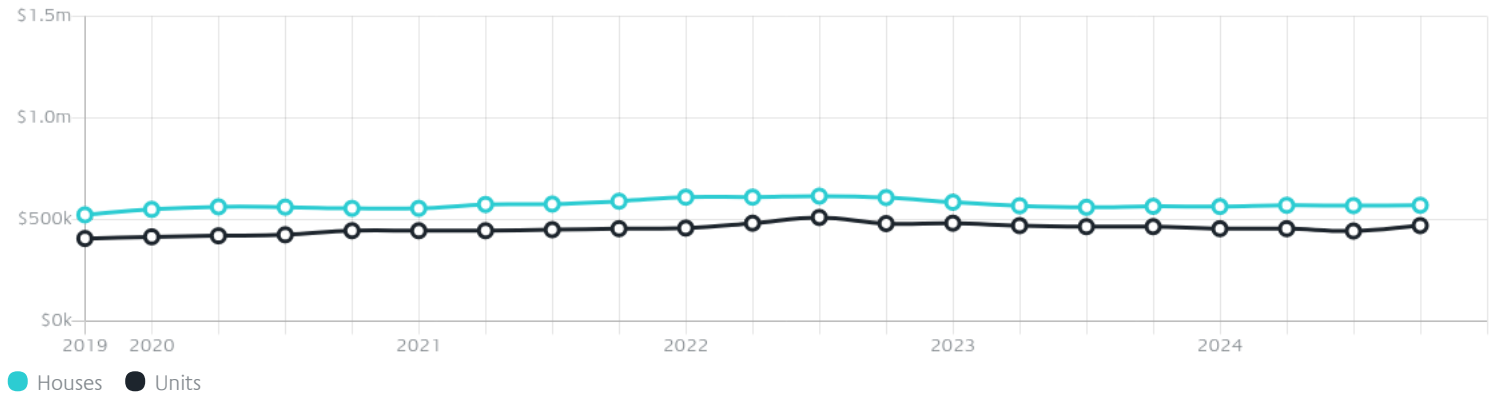
Median

\$470k

Quarterly Price Change

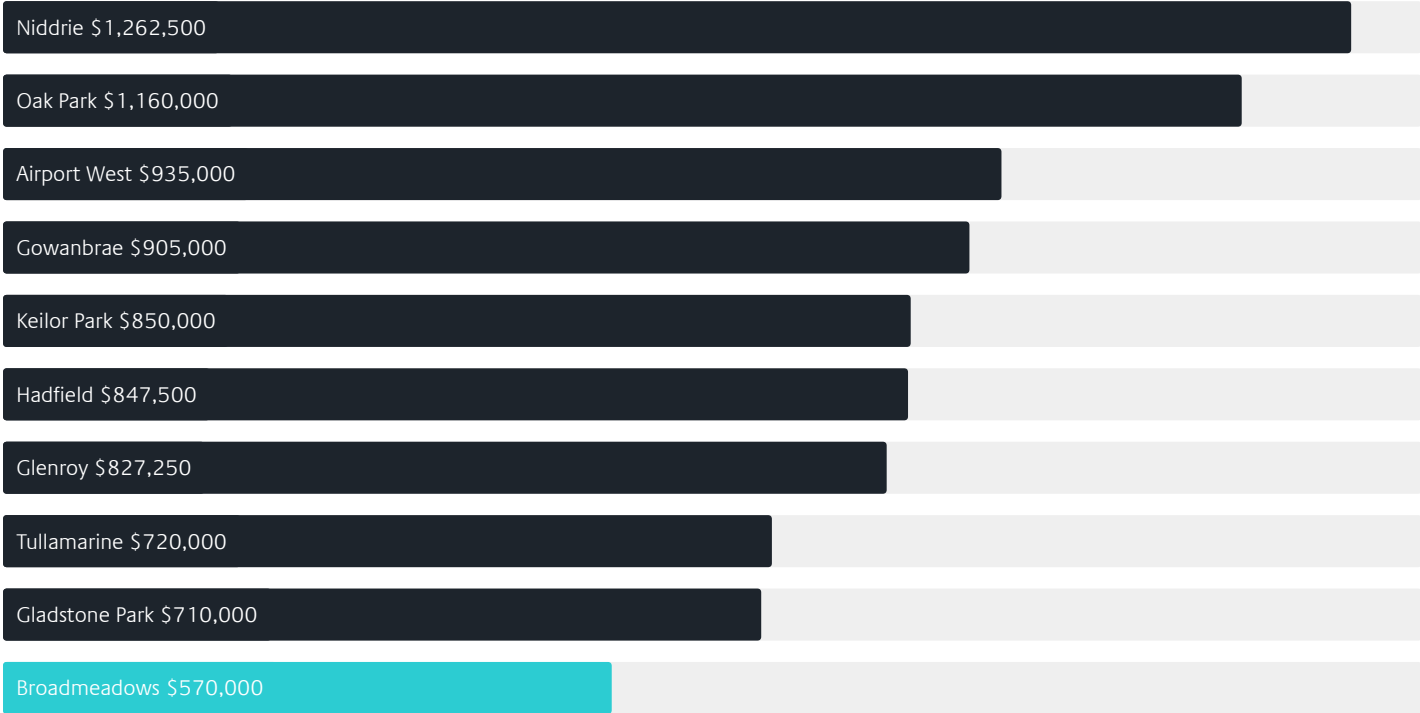
5.97% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 33%
● Private 67%

Auction Clearance Rate*

94.44%

Median Days on Market^

32 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^





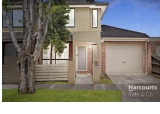




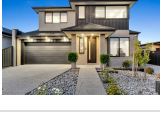


2.9 people

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 jellisraig.com.au/suburbinsights

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
 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
 35 Waverley St Broadmeadows	3	House	\$620,000	21 Dec 2024
 1/13 Dunn St Broadmeadows	3	Unit	\$480,800	16 Dec 2024
 88 Kitchener St Broadmeadows	3	House	\$520,000	14 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Wilby Ct Broadmeadows	3	House	\$643,000	14 Dec 2024
 2 Wodonga St Broadmeadows	3	House	\$570,000	14 Dec 2024
 38 Smiley Rd Broadmeadows <small>Approved plans and permits for 3</small>	4	House	\$585,000	13 Dec 2024
 2/124 Cuthbert St Broadmeadows	2	Flat/Unit/Apartment	\$442,500	13 Dec 2024
 16a Ernest St Broadmeadows	2	Townhouse	\$470,000	07 Dec 2024
 2/28 Stanhope St Broadmeadows	2	Townhouse	\$390,000	07 Dec 2024
 1/64 Ophir St Broadmeadows	3	Townhouse	\$595,000	05 Dec 2024
 86 Cuthbert St Broadmeadows	3	House	\$600,000	02 Dec 2024
 2/93 Lahinch St Broadmeadows	2	Townhouse	\$425,000	01 Dec 2024
 1/96 Cuthbert St Broadmeadows	4	House	\$707,000	30 Nov 2024
 32 Osway St Broadmeadows	3	House	\$499,000	30 Nov 2024
 37 Housden St Broadmeadows	4	House	\$820,000	28 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Cobram St Broadmeadows	3	House	\$600,100	23 Nov 2024
 24 Bicknell Ct Broadmeadows	4	House	\$620,000	23 Nov 2024
 4/7 Joffre St Broadmeadows	2	Townhouse	\$395,000	23 Nov 2024
 12 Ophir St Broadmeadows	3	House	\$450,000	23 Nov 2024
 3/426 Camp Rd BROADMEADOWS	2	Flat/Unit/Apartment	\$436,000	23 Nov 2024
 1/99 Kitchener St BROADMEADOWS	3	Flat/Unit/Apartment	\$430,000	21 Nov 2024
 15/26 Glenlitta Av Broadmeadows	2	Townhouse	\$345,000	19 Nov 2024
 1/20 Holberry St Broadmeadows	3	Flat/Unit/Apartment	\$590,000	18 Nov 2024
 3/24 Dunn St Broadmeadows	3	Townhouse	\$550,000	17 Nov 2024
 21 Nathalia St Broadmeadows	3	House	\$610,000	16 Nov 2024
 50 Lahinch St Broadmeadows	4	House	\$725,000	16 Nov 2024
 4/1 Marlo Ct Broadmeadows	3	Townhouse	\$500,000	15 Nov 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.