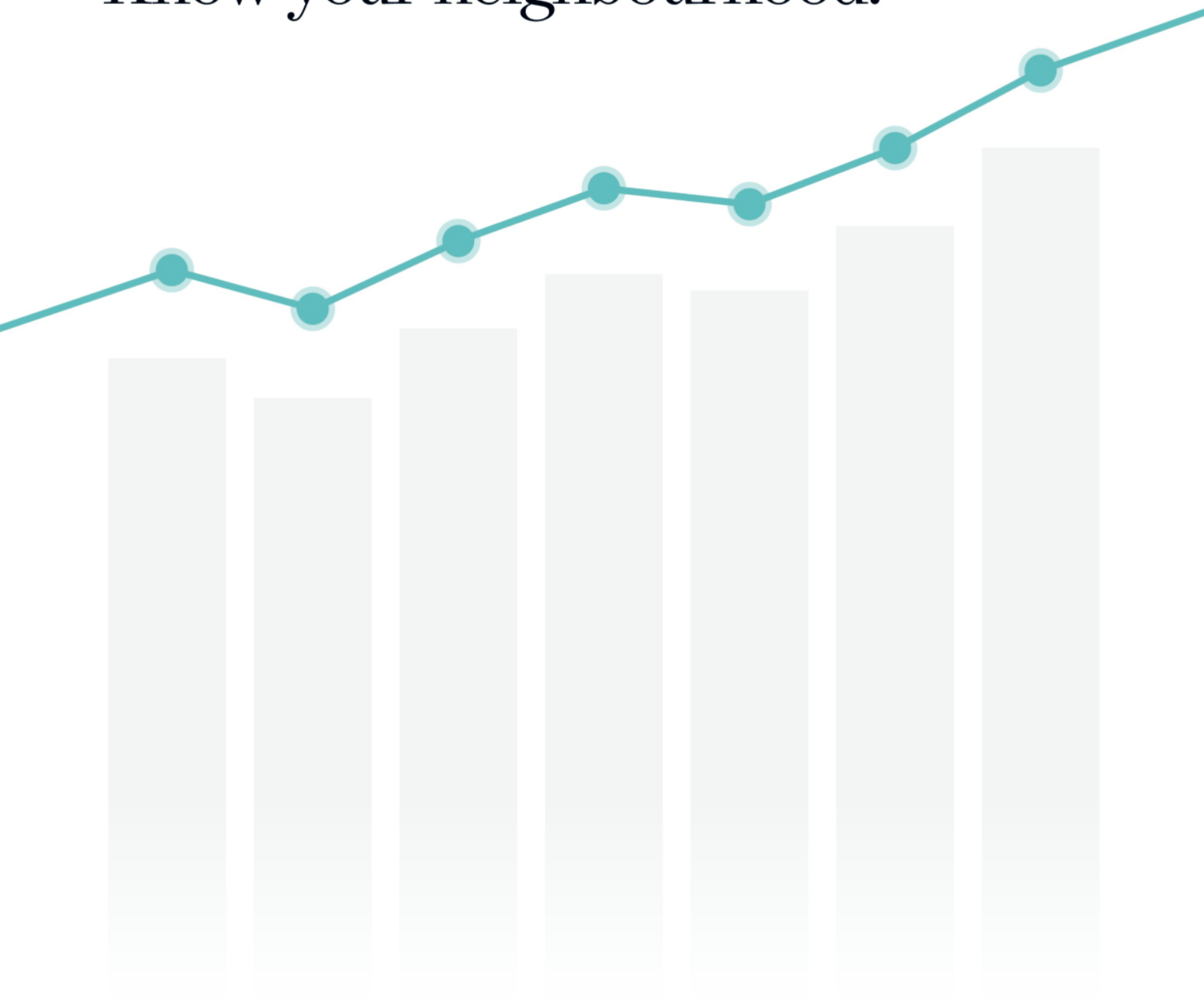


BROADMEADOWS



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$570k

Quarterly Price Change

0.28% ↑

Median Unit Price*

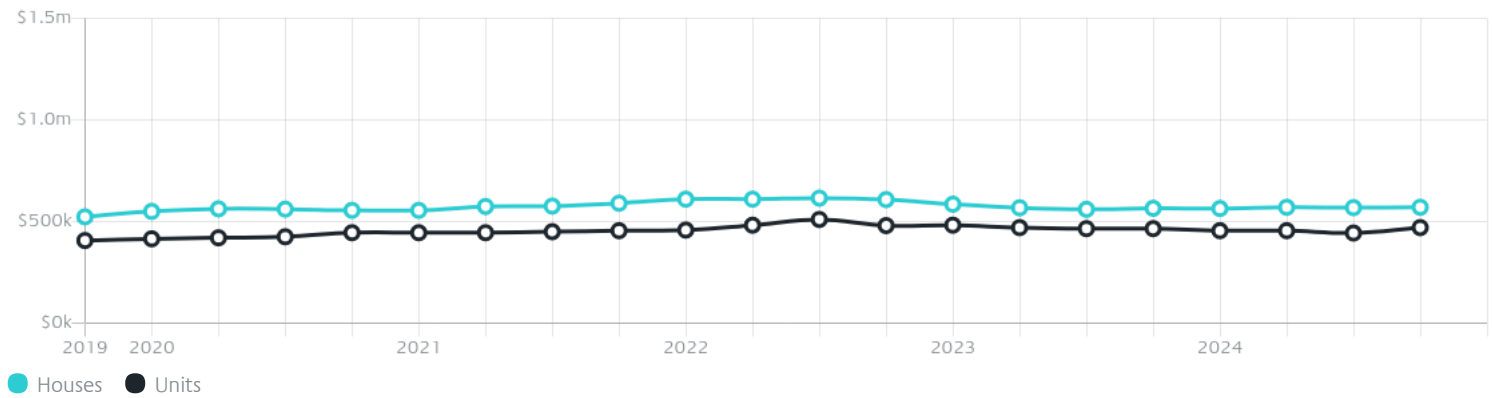
Median

\$470k

Quarterly Price Change

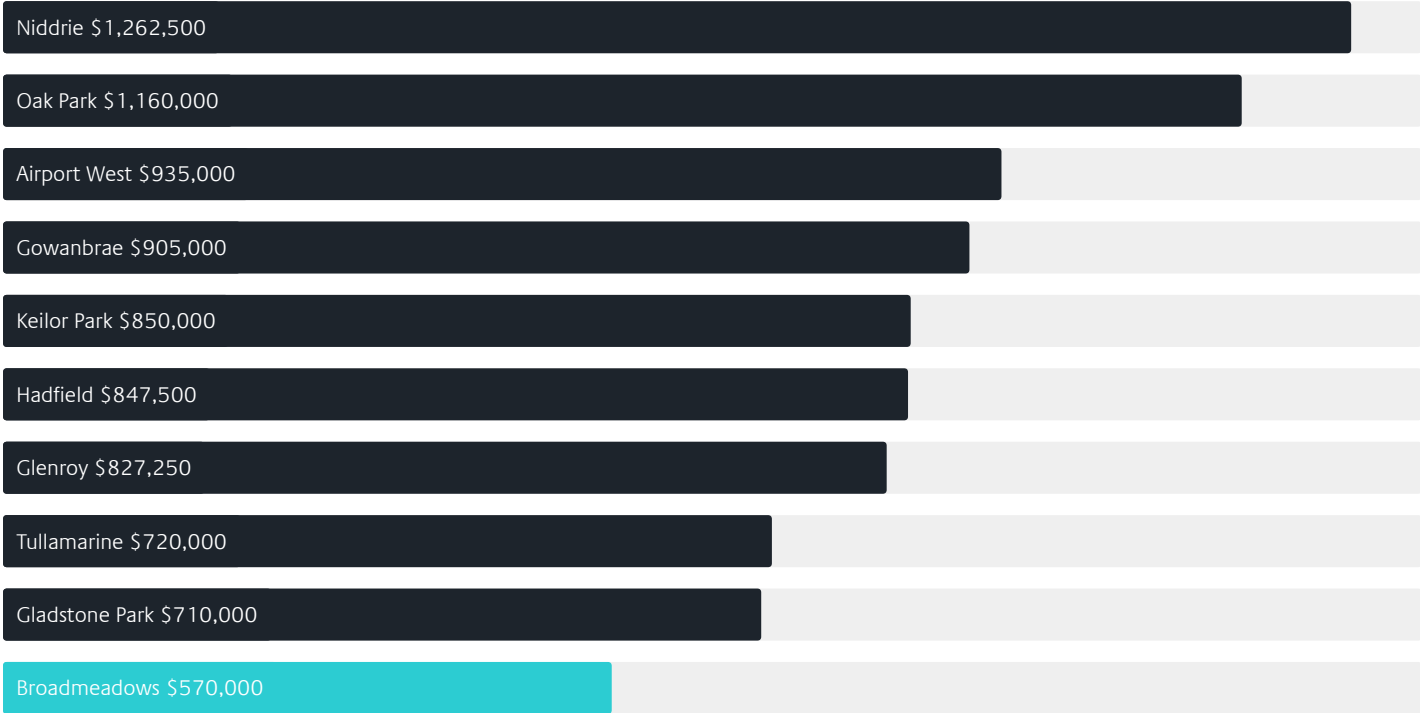
5.97% ↑

Quarterly Price Change*

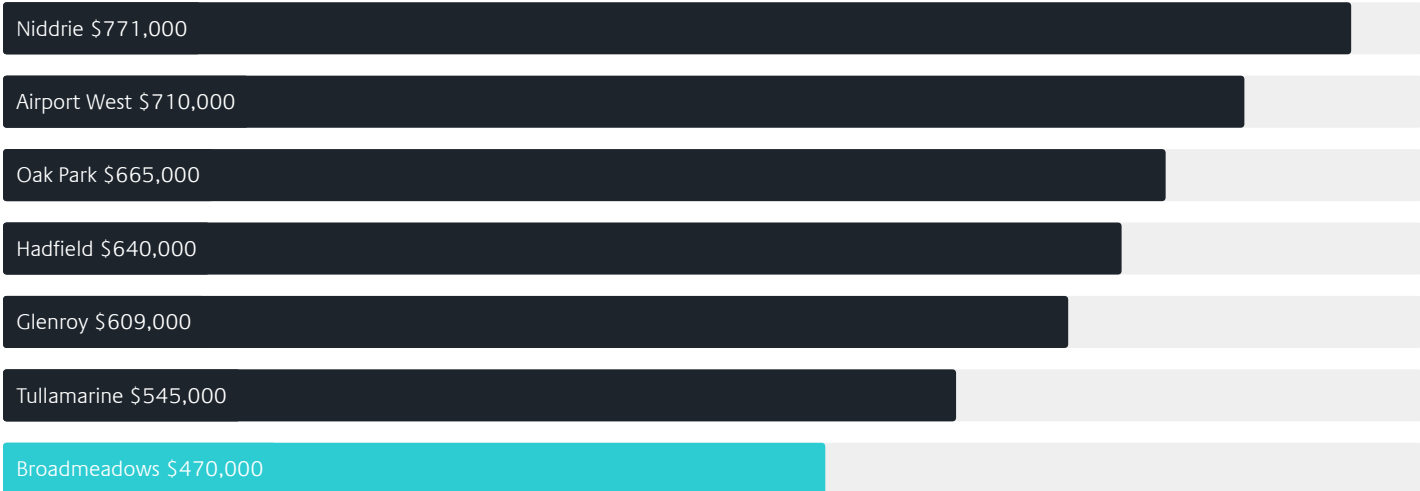


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 29%
● Private 71%

Auction Clearance Rate^{*}

94.12%

Median Days on Market[^]

34 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[^]












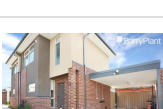
32 years

Median Household Size[^]








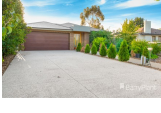
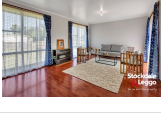



2.9 people

Sold Properties~











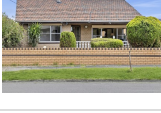

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-----------|-------------|
|  3 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 |
|  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 |
|  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 |

Sold Properties ~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  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 |
|  32 Osway St Broadmeadows | 3 | House | \$499,000 | 30 Nov 2024 |
|  1/96 Cuthbert St Broadmeadows | 4 | House | \$707,000 | 30 Nov 2024 |
|  37 Housden St Broadmeadows | 4 | House | \$820,000 | 28 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 |
|  3/426 Camp Rd BROADMEADOWS | 2 | Flat/Unit/Apartment | \$436,000 | 23 Nov 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  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 |
|  42 Gerbert St Broadmeadows | 3 | House | \$555,000 | 14 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 |
|  4 Oxley Ct Broadmeadows | 3 | House | \$630,000 | 09 Nov 2024 |
|  9 Cohuna St Broadmeadows | 3 | House | \$590,000 | 07 Nov 2024 |



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03 9387 5888

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Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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