

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$591k

Quarterly Price Change

3.68% ↑

Median Unit Price*

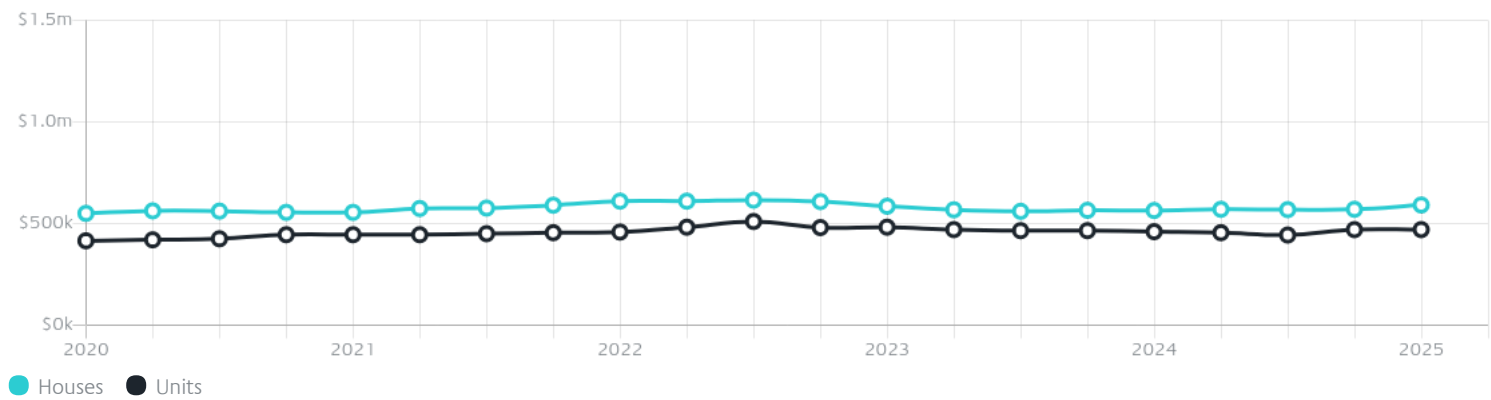
Median

\$470k

Quarterly Price Change

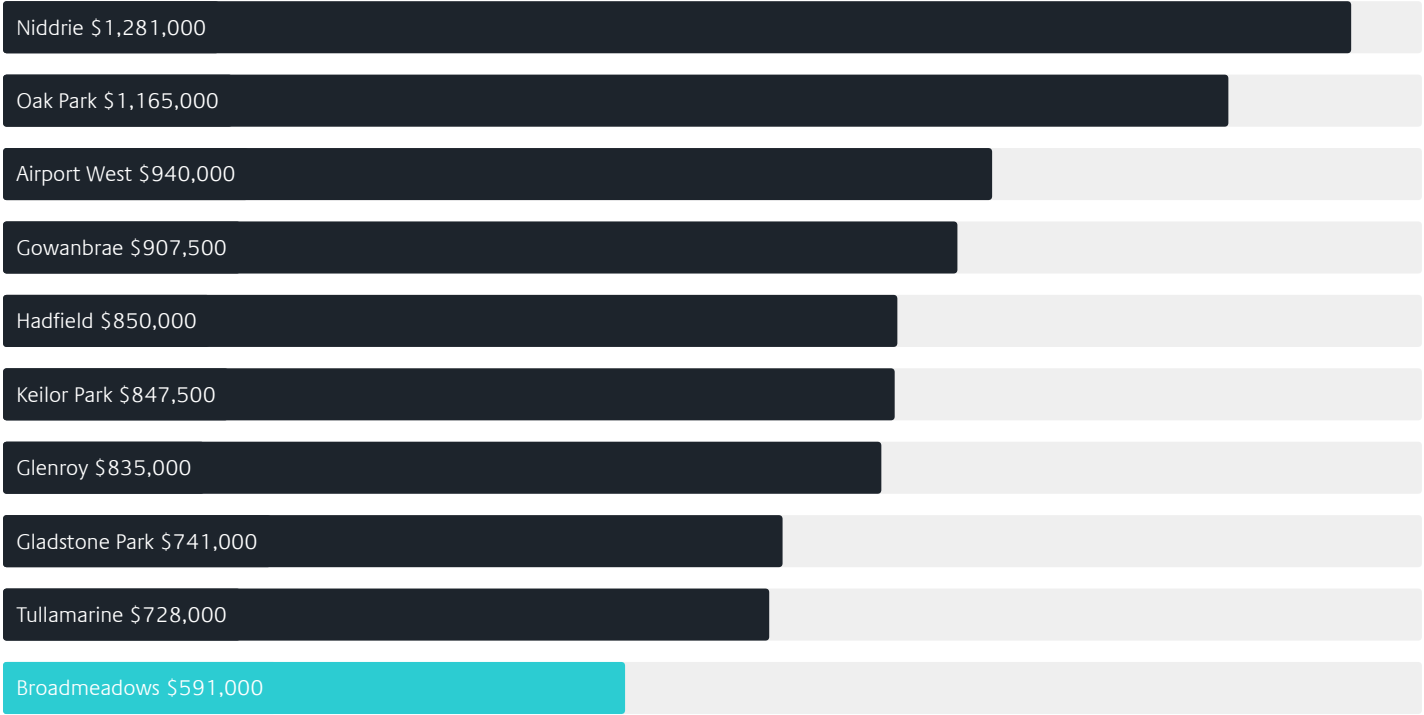
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 38%
● Private 63%

Auction Clearance Rate*

92.59%

Median Days on Market^

24 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*

\$480

Population Growth^

4.63%

Rental Yield*

4.22%

Median Age^









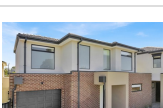


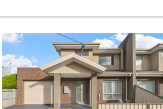
32 years

Median Household Size^













2.9 people

Sold Properties~











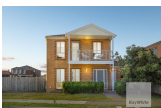

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/68 KITCHENER St Broadmeadows	4	House	\$650,000	27 Jun 2025
 3/20 Graham St Broadmeadows	2	Townhouse	\$470,000	25 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
 88 Ripplebrook Dr Broadmeadows	3	House	\$622,222	20 Jun 2025
 1/30 Graham St Broadmeadows	2	Townhouse	\$475,000	19 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
 1/25 Stanhope St BROADMEADOWS	3	Unit	\$462,500	18 Jun 2025
 3/56 Lahinch St Broadmeadows	2	Townhouse	\$501,000	14 Jun 2025
 85 Graham St Broadmeadows	2	Townhouse	\$530,000	13 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/140 Cuthbert St Broadmeadows	3	Townhouse	\$523,000	07 Jun 2025
 10 Tawonga St Broadmeadows	3	House	\$622,500	07 Jun 2025
 8 Licola Ct Broadmeadows	3	House	\$683,500	03 Jun 2025
 155 Cuthbert St BROADMEADOWS	5	House	\$770,000	03 Jun 2025
 3/11 Dacelo Av Broadmeadows	2	Townhouse	\$465,000	02 Jun 2025
 2 Wedding Ct Broadmeadows	3	House	\$620,000	30 May 2025
 1/1 Bathurst St Broadmeadows	3	Townhouse	\$630,000	28 May 2025
 3 Hastings Cr Broadmeadows	3	House	\$636,000	26 May 2025
 12 Benambra St Broadmeadows	3	House	\$670,500	24 May 2025
 2/7 Cuthbert St Broadmeadows	2	Townhouse	\$450,000	23 May 2025
 8 Heywood Cr BROADMEADOWS	3	House	\$739,000	23 May 2025
 4/39 Blair St Broadmeadows	2	Flat/Unit/Apartment	\$500,000	23 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Foundation St Broadmeadows	2	House	\$635,000	20 May 2025
 13A Keith Cr Broadmeadows	2	Townhouse	\$550,000	19 May 2025
 116 Waranga Cr Broadmeadows	3	House	\$702,000	17 May 2025
 7 Hastings Cr Broadmeadows	2	House	\$600,000	14 May 2025
 53 Gibson St Broadmeadows	5	House	\$651,000	13 May 2025
 38 Katunga Cr Broadmeadows	4	House	\$665,000	10 May 2025
 41 Sorrento St Broadmeadows	3	Townhouse	\$617,000	10 May 2025
 227 Widford St Broadmeadows	3	House	\$555,555	09 May 2025
 3/7 Meredith St Broadmeadows	2	Townhouse	\$465,000	09 May 2025
 8 Foundation St Broadmeadows	3	Flat/Unit/Apartment	\$672,500	06 May 2025
 20 Columbia Cirt Broadmeadows	3	Townhouse	\$550,000	03 May 2025
 4/138 Kitchener St Broadmeadows	2	Townhouse	\$451,000	02 May 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.