

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$591k

Quarterly Price Change

3.68% ↑

Median Unit Price*

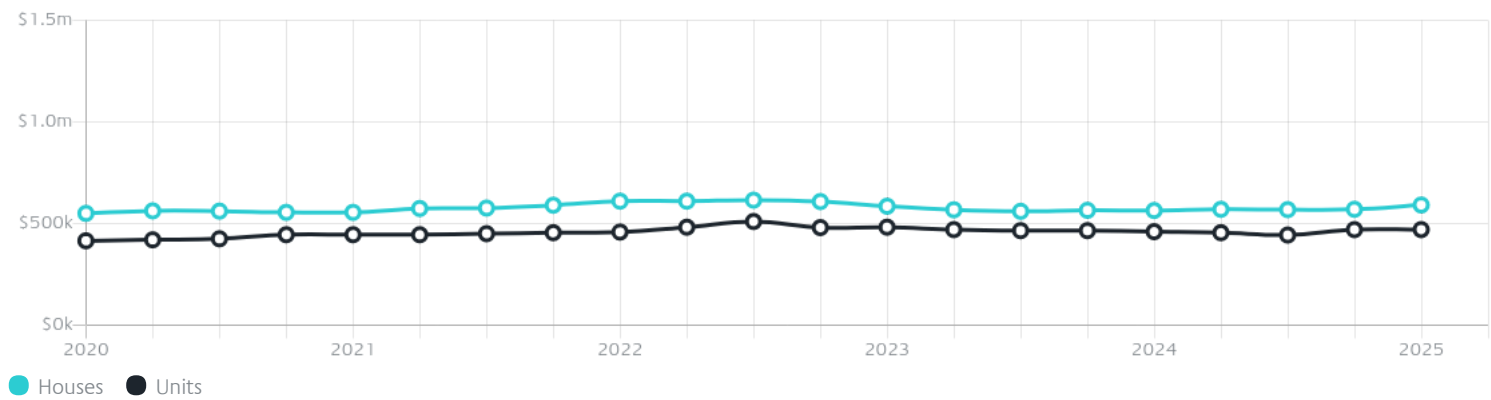
Median

\$470k

Quarterly Price Change

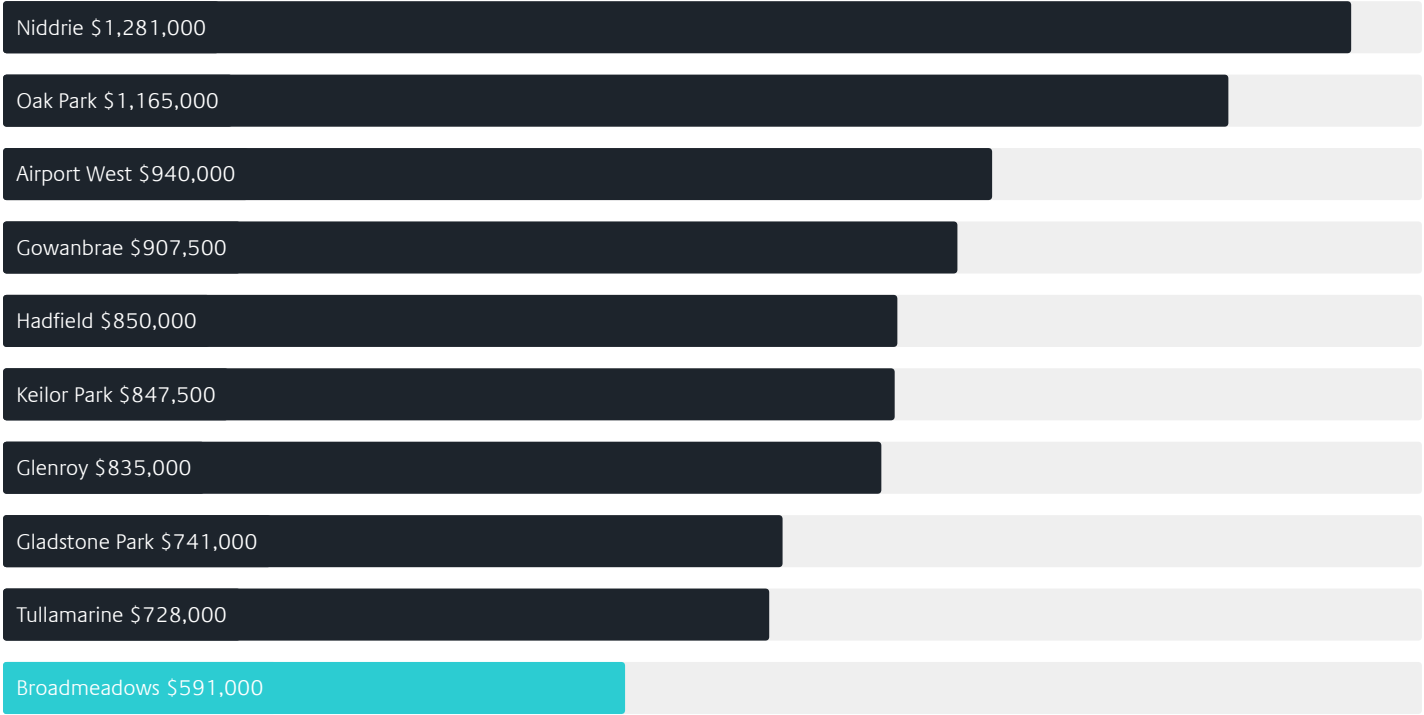
0.00% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 38%
● Private 62%

Auction Clearance Rate*

82.14%

Median Days on Market^

33 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^












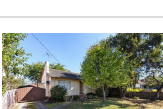
32 years

Median Household Size^







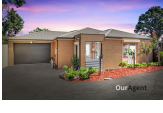





2.9 people

Sold Properties~










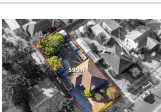


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 13A Keith Cr Broadmeadows	2	Townhouse	\$550,000	19 May 2025
 116 Waranga Cr Broadmeadows	3	House	\$702,000	17 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Columbia Cirt Broadmeadows	3	Townhouse	\$550,000	03 May 2025
 4/138 Kitchener St Broadmeadows	2	Townhouse	\$451,000	02 May 2025
 108 Waranga Cr Broadmeadows	3	House	\$655,000	30 Apr 2025
 2/22 Dacelo Av Broadmeadows	3	House	\$550,000	29 Apr 2025
 1/60 Electric St Broadmeadows	3	Townhouse	\$575,000	28 Apr 2025
 435 Camp Rd Broadmeadows	3	House	\$487,500	28 Apr 2025
 5a Marong Ct Broadmeadows	3	Villa	\$560,000	26 Apr 2025
 1/149 Cuthbert St Broadmeadows	3	Townhouse	\$601,000	24 Apr 2025
 2/55 Meredith St Broadmeadows	3	Townhouse	\$585,000	23 Apr 2025
 3 Foundation St Broadmeadows	3	House	\$630,000	19 Apr 2025
 2/82 Lahinch St Broadmeadows	2	Strata Unit/Townhouse	\$365,000	17 Apr 2025
 1/124 Cuthbert St Broadmeadows	3	Townhouse	\$591,000	17 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/4 Dunn St Broadmeadows	3	Townhouse	\$540,000	16 Apr 2025
 2/6 Jensen Rd Broadmeadows	1	House	\$600,000	15 Apr 2025
 44 Girgarre St Broadmeadows	3	House	\$723,500	12 Apr 2025
 51 Girgarre St Broadmeadows	3	House	\$670,000	12 Apr 2025
 3a Colin Ct Broadmeadows	3	Townhouse	\$575,000	12 Apr 2025
 2/49 Gibson St Broadmeadows	3	Flat/Unit/Apartment	\$465,000	11 Apr 2025
 2/69 Cuthbert St Broadmeadows	2	Unit	\$450,000	09 Apr 2025
 33 Smiley Rd Broadmeadows	4	House	\$655,000	09 Apr 2025
 6 Rosebud Cr Broadmeadows	3	House	\$620,000	08 Apr 2025
 24 Nepean St Broadmeadows	3	House	\$541,000	05 Apr 2025
 1/28 Stanhope St Broadmeadows	2	Townhouse	\$485,000	05 Apr 2025
 23a Housden St Broadmeadows	3	House	\$525,000	02 Apr 2025



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179 Sydney Rd, Brunswick
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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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