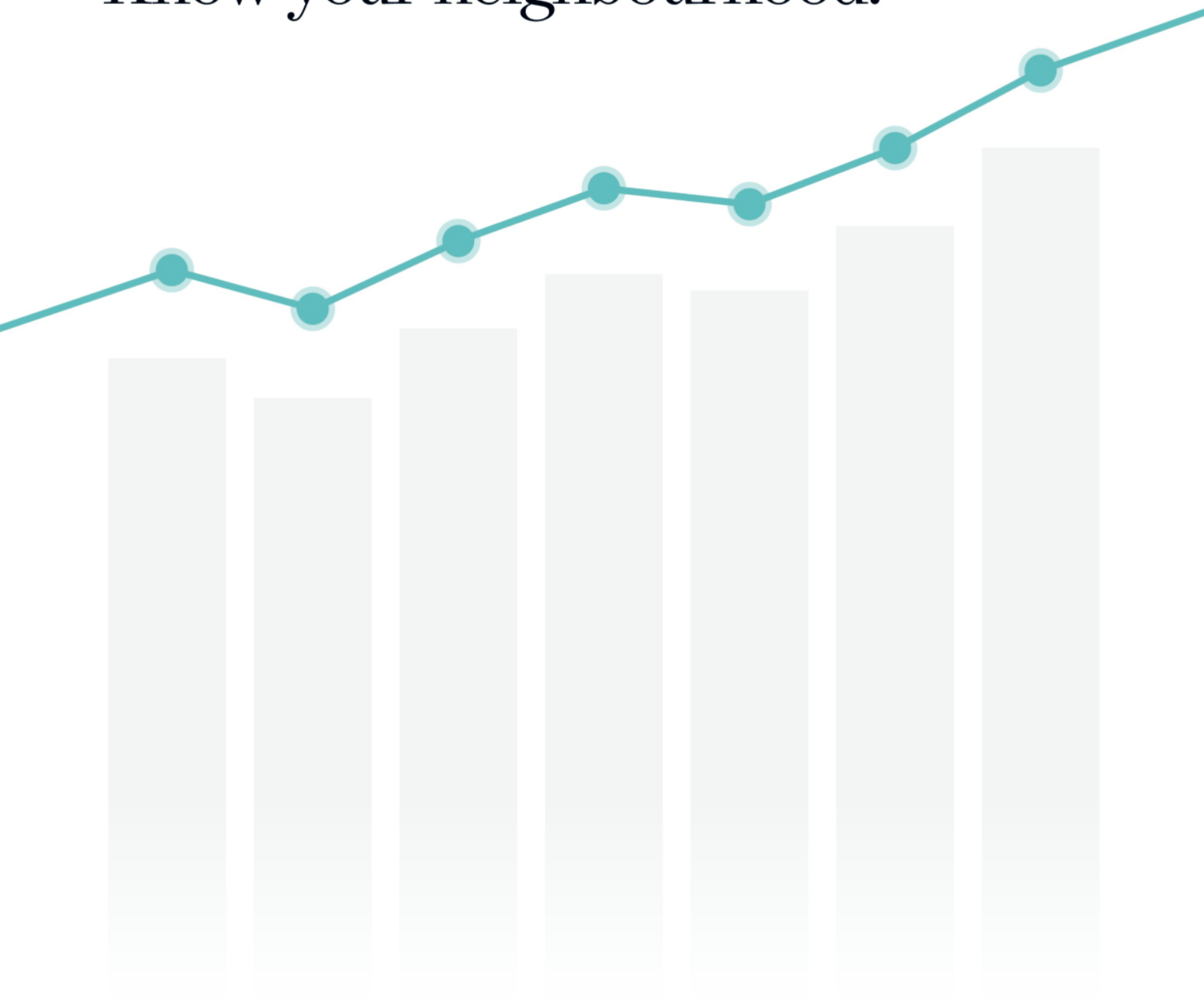


BROADMEADOWS



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$570k**

Quarterly Price Change

**0.28% ↑**

## Median Unit Price\*

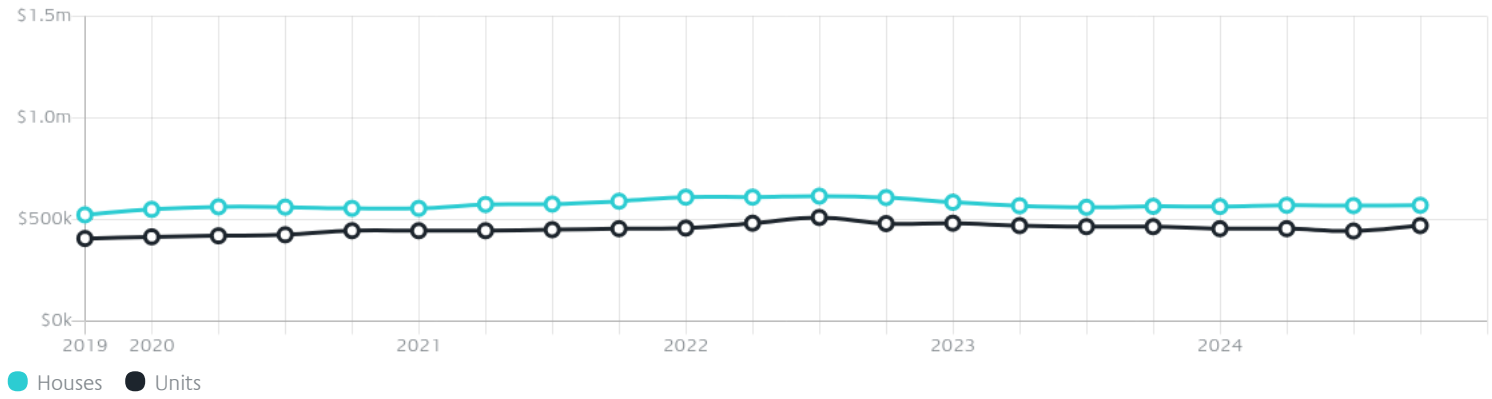
Median

**\$470k**

Quarterly Price Change

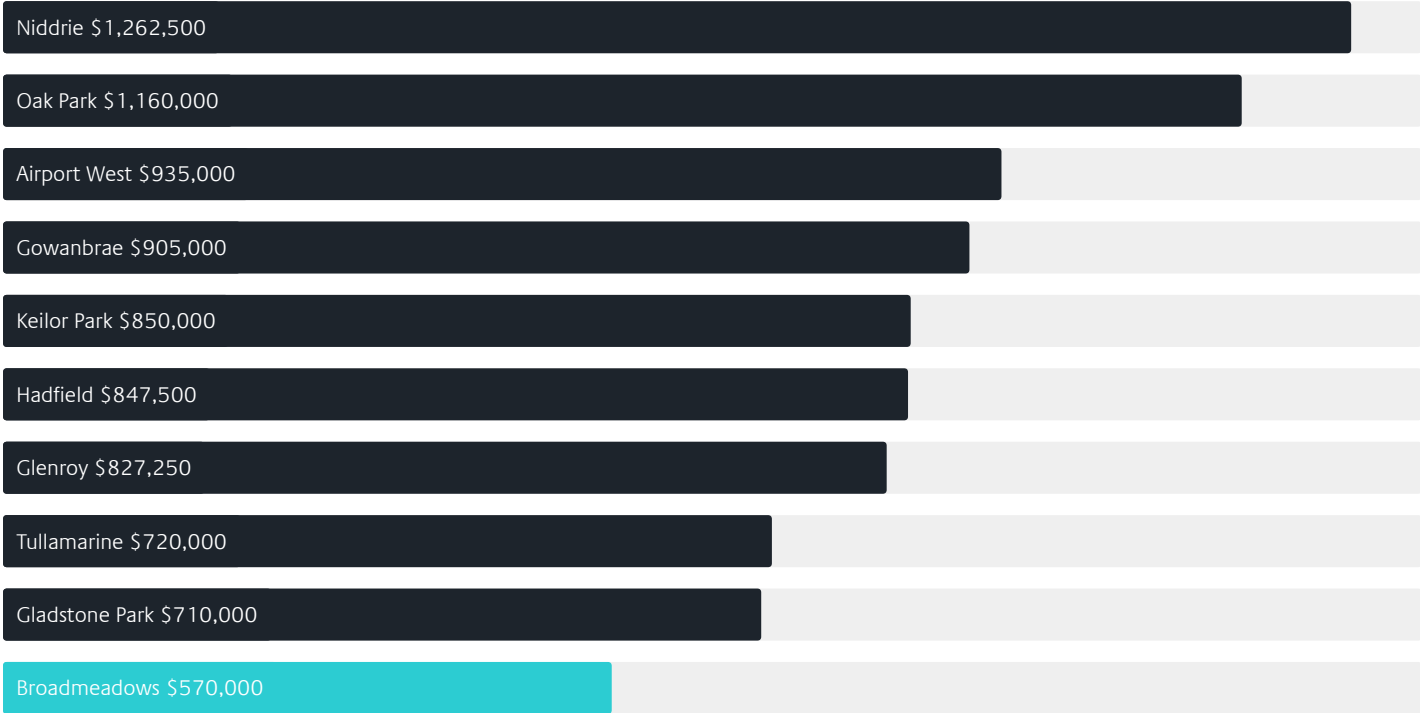
**5.97% ↑**

## Quarterly Price Change\*

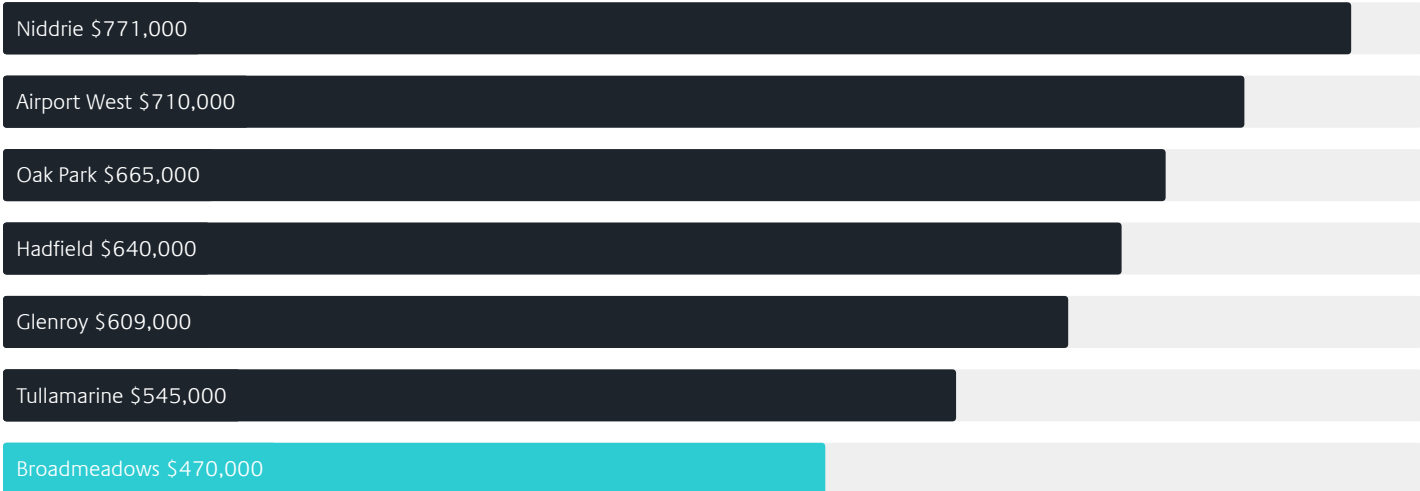


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 38%  
● Private 62%

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

90%

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

36 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>










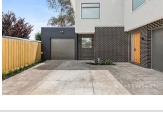


2.9 people

# Sold Properties~








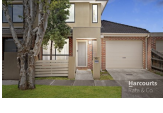


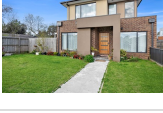

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 93 Kitchener St Broadmeadows	3	House	\$750,000	25 Feb 2025
 102 Ripplebrook Dr BROADMEADOWS	3	House	\$600,000	22 Feb 2025
 12 Bicknell Ct Broadmeadows	4	House	\$700,000	22 Feb 2025
 1/36 Ophir St Broadmeadows	3	House	\$380,000	22 Feb 2025
 20 Bicknell Ct Broadmeadows	3	House	\$604,000	22 Feb 2025
 2/5 Cooper St Broadmeadows	2	Unit	\$458,000	15 Feb 2025
 40 Waranga Cr Broadmeadows	5	House	\$700,000	13 Feb 2025
 57 Academy Dr Broadmeadows	3	House	\$610,000	03 Feb 2025
 1/6 Oxley Ct Broadmeadows	3	Townhouse	\$561,500	31 Jan 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Cooper St BROADMEADOWS	3	House	\$600,000	17 Jan 2025
 7/213-215 Camp Rd BROADMEADOWS	2	Townhouse	\$400,000	15 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
 1/5 Cooper St Broadmeadows	3	Flat/Unit/Apartment	\$461,000	21 Dec 2024
 3/6 Oxley Ct Broadmeadows	2	Townhouse	\$550,000	18 Dec 2024
 13 Foundation St Broadmeadows	3	House	\$635,000	18 Dec 2024
 1/13 Dunn St Broadmeadows	3	Unit	\$480,800	16 Dec 2024

# Sold Properties ~

Address	Bedrooms	Type	Price	Sold
 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
 8 Joffre St Broadmeadows	3	House	\$580,000	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
 2/34 Nepean St Broadmeadows	2	Flat/Unit/Apartment	\$450,000	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
 5 Kerang Ct Broadmeadows	3	House	\$541,000	06 Dec 2024
 1/64 Ophir St Broadmeadows	3	Townhouse	\$595,000	05 Dec 2024
 3/36 Elliott Av Broadmeadows	2	Flat/Unit/Apartment	\$435,000	03 Dec 2024



Brunswick Office  
179 Sydney Rd, Brunswick  
03 9387 5888

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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