

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$591k**

Quarterly Price Change

**3.68% ↑**

## Median Unit Price\*

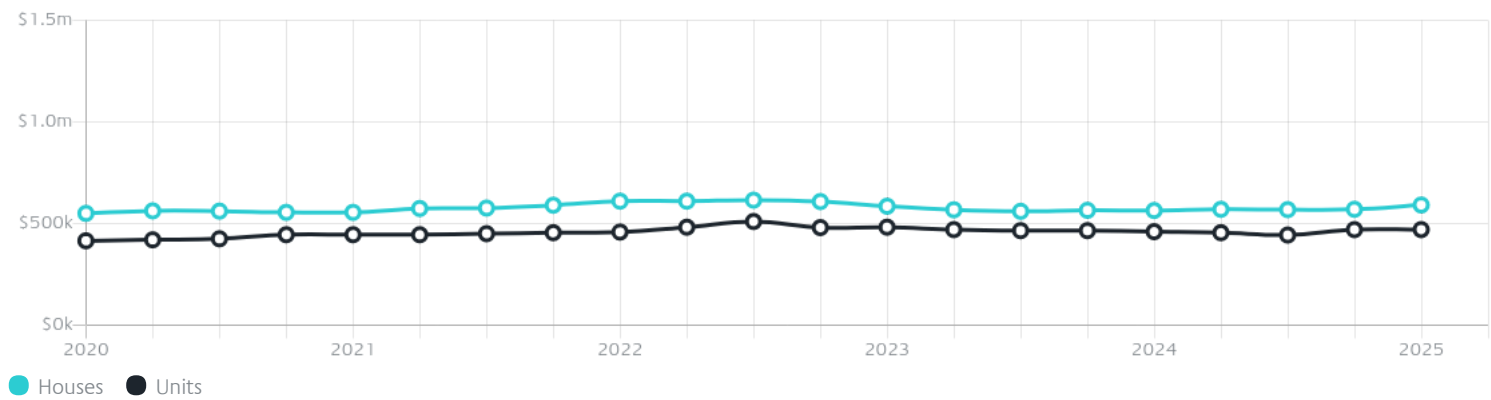
Median

**\$470k**

Quarterly Price Change

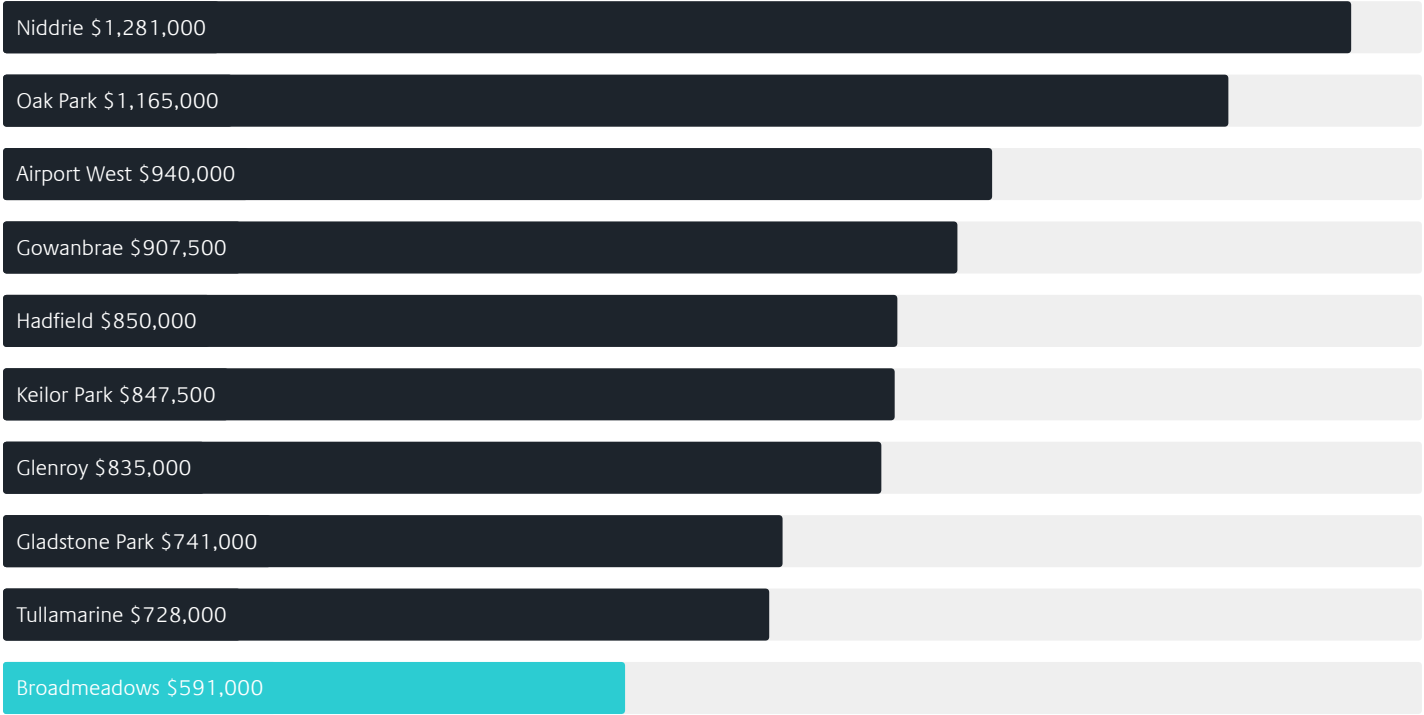
**0.00% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 40%  
● Private 60%

Auction Clearance Rate\*

85.71%

Median Days on Market^

38 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^










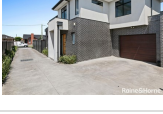
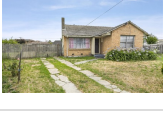

2.9 people

# Sold Properties~










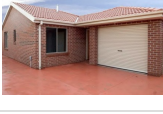


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1 / 60 Electric St Broadmeadows	3	Townhouse	\$575,000	28 Apr 2025
 5a Marong Ct Broadmeadows	3	Villa	\$560,000	26 Apr 2025
 1 / 124 Cuthbert St Broadmeadows	3	Townhouse	\$591,000	17 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
 2/69 Cuthbert St Broadmeadows	2	Unit	\$450,000	09 Apr 2025
 33 Smiley Rd Broadmeadows	4	House	\$655,000	09 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
 7 Glen Allan St Broadmeadows	3	House	\$528,000	01 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 79 Waranga Cr Broadmeadows	4	House	\$920,000	26 Mar 2025
 4/7 Meredith St Broadmeadows	2	Flat/Unit/Apartment	\$455,000	20 Mar 2025
 15 Graham St Broadmeadows	3	House	\$530,000	17 Mar 2025
 6 Avalon Av Broadmeadows	3	House	\$645,000	17 Mar 2025
 5 Katunga Cr Broadmeadows	3	House	\$575,000	17 Mar 2025
 1/69 Meredith St Broadmeadows	2	Townhouse	\$460,000	13 Mar 2025
 5a Warnock St Broadmeadows	3	House	\$525,000	12 Mar 2025
 53 Academy Dr Broadmeadows	3	House	\$610,000	10 Mar 2025
 2/62 Ophir St Broadmeadows	2	Townhouse	\$410,000	07 Mar 2025
 2/8 Ortolan Av Broadmeadows	3	House	\$480,000	07 Mar 2025
 11 Evans Ct Broadmeadows	3	House	\$490,000	06 Mar 2025
 3/59 Lahinch St Broadmeadows	3	Flat/Unit/Apartment	\$435,000	04 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/52 Jacana Av Broadmeadows	2	Townhouse	\$437,500	26 Feb 2025
 2/10 Graham St Broadmeadows	2	Flat/Unit/Apartment	\$390,000	26 Feb 2025
 93 Kitchener St Broadmeadows	3	House	\$750,000	25 Feb 2025
 5/69 Cuthbert St Broadmeadows	2	Unit	\$436,000	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
 2/47 Cuthbert St Broadmeadows	2	Townhouse	\$510,000	21 Feb 2025
 2/5 Cooper St Broadmeadows	2	Flat/Unit/Apartment	\$458,000	15 Feb 2025
 40 Waranga Cr Broadmeadows	5	House	\$700,000	13 Feb 2025
 6/49 Gibson St Broadmeadows	3	Flat/Unit/Apartment	\$460,000	12 Feb 2025



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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