

JellisCraig

BROADMEADOWS

Suburb Report

Know your neighbourhood.



BROADMEADOWS SUBURB REPORT

Median House Price*

Median

\$600k

Quarterly Price Change

1.69% ↑

Median Unit Price*

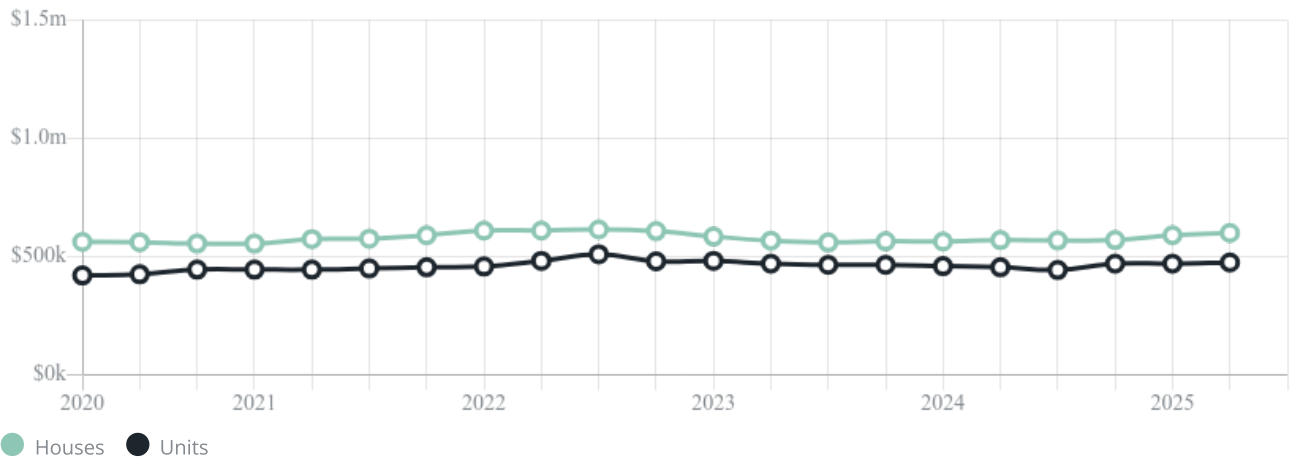
Median

\$475k

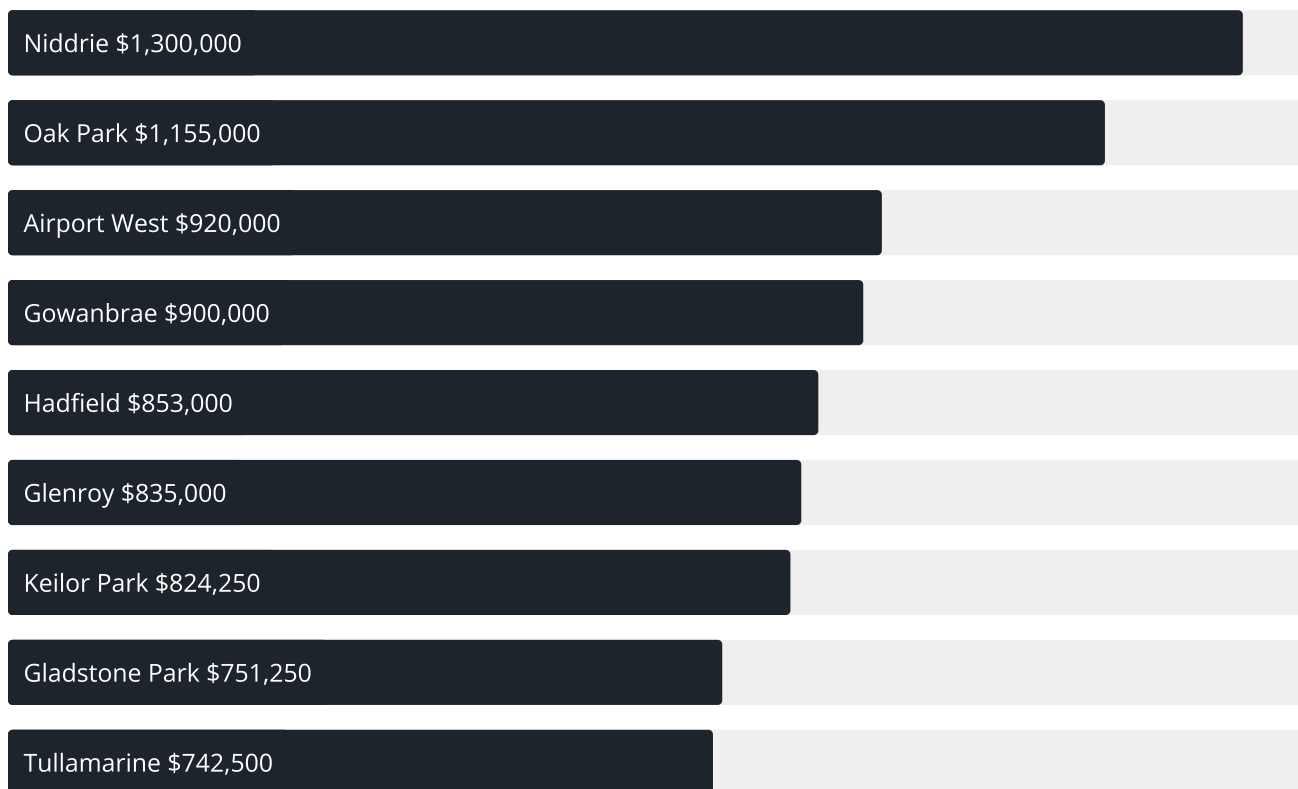
Quarterly Price Change

1.06% ↑

Quarterly Price Change*



BROADMEADOWS SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BROADMEADOWS SUBURB REPORT

Sale Method*



● Auction 49%

● Private 51%

Auction Clearance Rate*

84.85%

Median Days on Market^

26 days

Average Hold Period*

5.9 years

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^








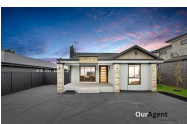


2.9 people

BROADMEADOWS SUBURB REPORT











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
 2/28 Blair St Broadmeadows	2	Townhouse	\$495,000	30 Sep 2025
 191 Widford St Broadmeadows	3	House	\$620,000	29 Sep 2025
 11/20 Lilliput St Broadmeadows	2	Townhouse	\$525,000	19 Sep 2025
 11 Heywood Cr Broadmeadows	5	House	\$690,000	18 Sep 2025
 1/35 Housden St Broadmeadows	3	Unit	\$481,000	17 Sep 2025
 102 Kitchener St Broadmeadows	4	House	\$710,000	13 Sep 2025
 61 Graham St Broadmeadows	3	House	\$620,000	13 Sep 2025
 2/127 Kitchener St Broadmeadows	3	Townhouse	\$583,000	13 Sep 2025
 25 Glencairn Cr Broadmeadows	3	House	\$733,500	13 Sep 2025
 2/17 Meredith St Broadmeadows	3	Townhouse	\$550,000	11 Sep 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/140 Graham St Broadmeadows	2	Townhouse	\$491,000	06 Sep 2025
 62 Jacana Av Broadmeadows	3	House	\$640,000	06 Sep 2025
 2/140 Graham St Broadmeadows	2	Townhouse	\$472,000	06 Sep 2025
 10/20 Lilliput St Broadmeadows	2	Unit	\$435,000	03 Sep 2025
 7 Tyabb Ct Broadmeadows	3	House	\$695,000	02 Sep 2025
 2/140 Cuthbert St Broadmeadows	2	Townhouse	\$470,000	02 Sep 2025
 24 Wharton Av Broadmeadows	4	House	\$780,000	27 Aug 2025
 22 Holberry St Broadmeadows	4	House	\$755,000	23 Aug 2025
 147 Riggall St Broadmeadows	3	House	\$676,000	23 Aug 2025
 36 Meredith St Broadmeadows	2	House	\$631,000	23 Aug 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/1 Ernest St Broadmeadows	2	Townhouse	\$505,000	23 Aug 2025
 4/319 Camp Rd Broadmeadows	2	Unit	\$440,000	21 Aug 2025
 15 Martell St Broadmeadows	4	House	\$690,000	20 Aug 2025
 299 Camp Rd Broadmeadows	3	House	\$591,000	18 Aug 2025
 24 Keith Cr Broadmeadows	3	House	\$720,700	09 Aug 2025
 30 Glencairn Cr BROADMEADOWS	4	House	\$760,000	09 Aug 2025
 1/15 Colin Ct Broadmeadows	2	Townhouse	\$510,000	09 Aug 2025
 75 Girgarre St Broadmeadows	3	House	\$700,000	08 Aug 2025
 36 Girgarre St Broadmeadows	3	House	\$665,000	06 Aug 2025
 114 Graham St Broadmeadows	2	House	\$452,000	05 Aug 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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