

JellisCraig

BROADMEADOWS

Suburb Report

Know your neighbourhood.



BROADMEADOWS SUBURB REPORT

Median House Price*

Median

\$600k

Quarterly Price Change

1.69% ↑

Median Unit Price*

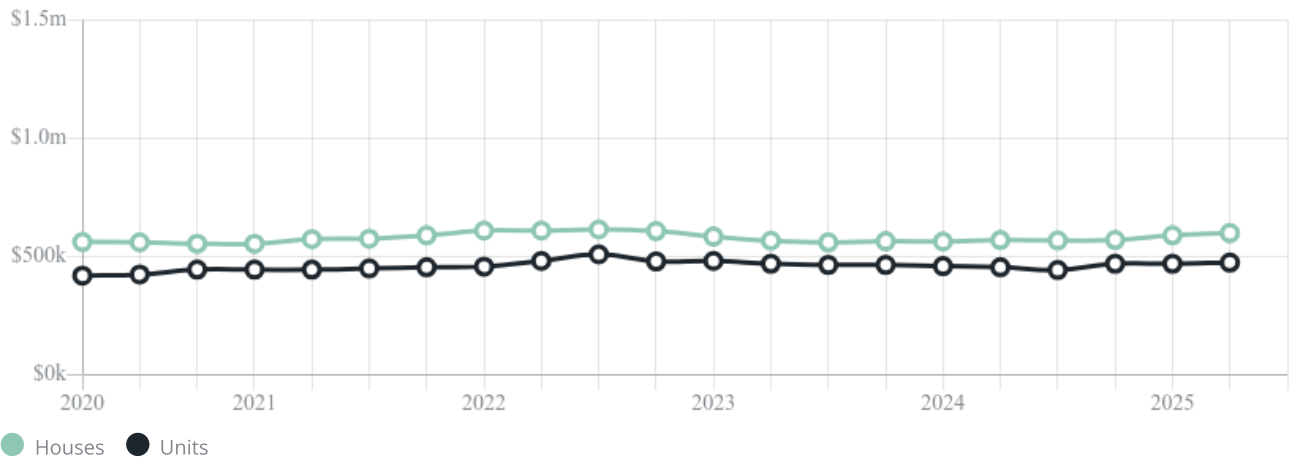
Median

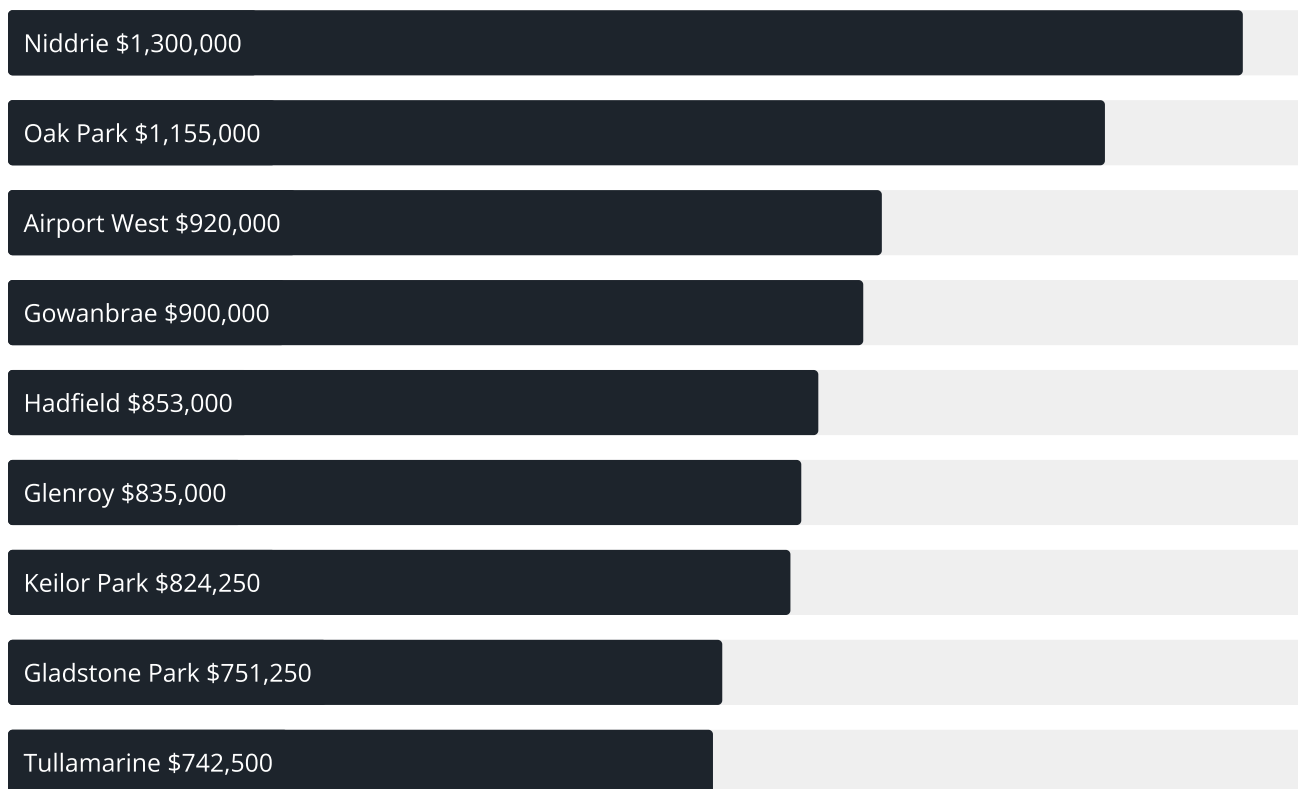
\$475k

Quarterly Price Change

1.06% ↑

Quarterly Price Change*



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

BROADMEADOWS SUBURB REPORT

Sale Method*



● Auction 39%

● Private 61%

Auction Clearance Rate*

85.19%

Median Days on Market^

25 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
 1/8 Dunn St Broadmeadows	3	Townhouse	\$615,000	29 Aug 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
 2/1 Ernest St Broadmeadows	2	Townhouse	\$505,000	23 Aug 2025
 54 Ripplebrook Dr Broadmeadows	3	House	\$700,000	21 Aug 2025
 4/319 Camp Rd Broadmeadows	2	Unit	\$440,000	21 Aug 2025
 299 Camp Rd Broadmeadows	3	House	\$591,000	18 Aug 2025
 24 Keith Cr Broadmeadows	3	House	\$720,700	09 Aug 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/15 Colin Ct Broadmeadows	2	Townhouse	\$510,000	09 Aug 2025
 30 Glencairn Cr BROADMEADOWS	4	House	\$760,000	09 Aug 2025
 114 Graham St Broadmeadows	2	House	\$452,000	05 Aug 2025
 29 Ortolan Av Broadmeadows	3	House	\$525,000	02 Aug 2025
 6 Railway Cr Broadmeadows	4	House	\$635,000	01 Aug 2025
 25 Cooper St Broadmeadows	5	House	\$675,000	31 Jul 2025
 9 Ernest St Broadmeadows	3	House	\$735,500	26 Jul 2025
 3/17 Avalon Av Broadmeadows	2	Townhouse	\$490,000	26 Jul 2025
 18a Bicknell Ct Broadmeadows	4	Townhouse	\$700,000	25 Jul 2025
 1/8 Ortolan Av Broadmeadows	3	Townhouse	\$592,500	22 Jul 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Waranga Cr Broadmeadows	3	House	\$610,000	19 Jul 2025
 53 Walsh St Broadmeadows	3	House	\$640,000	17 Jul 2025
 5 Avalon Av Broadmeadows	4	House	\$630,000	15 Jul 2025
 52 Kitchener St Broadmeadows	3	House	\$650,000	13 Jul 2025
 6 Mitre Ct Broadmeadows	3	House	\$648,000	09 Jul 2025
 31 Walsh St BROADMEADOWS	3	House	\$479,000	08 Jul 2025
 2/47 Meredith St Broadmeadows	3	Flat/Unit/Apartment	\$477,000	08 Jul 2025
 14/26 Glenlitta Av Broadmeadows	2	Unit	\$363,000	02 Jul 2025
 16 Katunga Cr Broadmeadows	3	House	\$470,000	28 Jun 2025
 3/17 Meredith St Broadmeadows	2	Townhouse	\$512,500	28 Jun 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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