

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$720k

Quarterly Price Change

0.00% ↓

Median Unit Price*

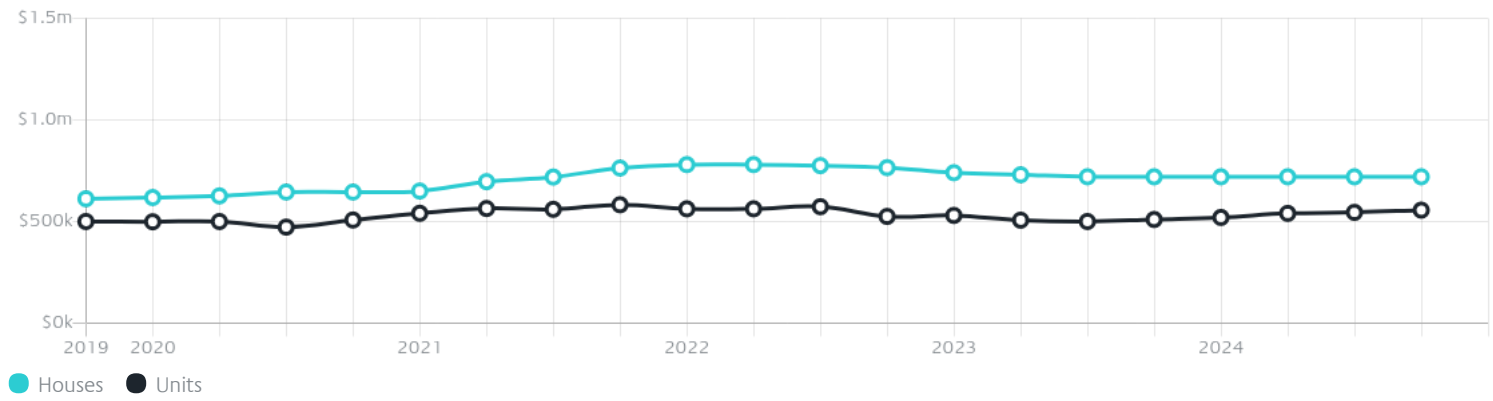
Median

\$556k

Quarterly Price Change

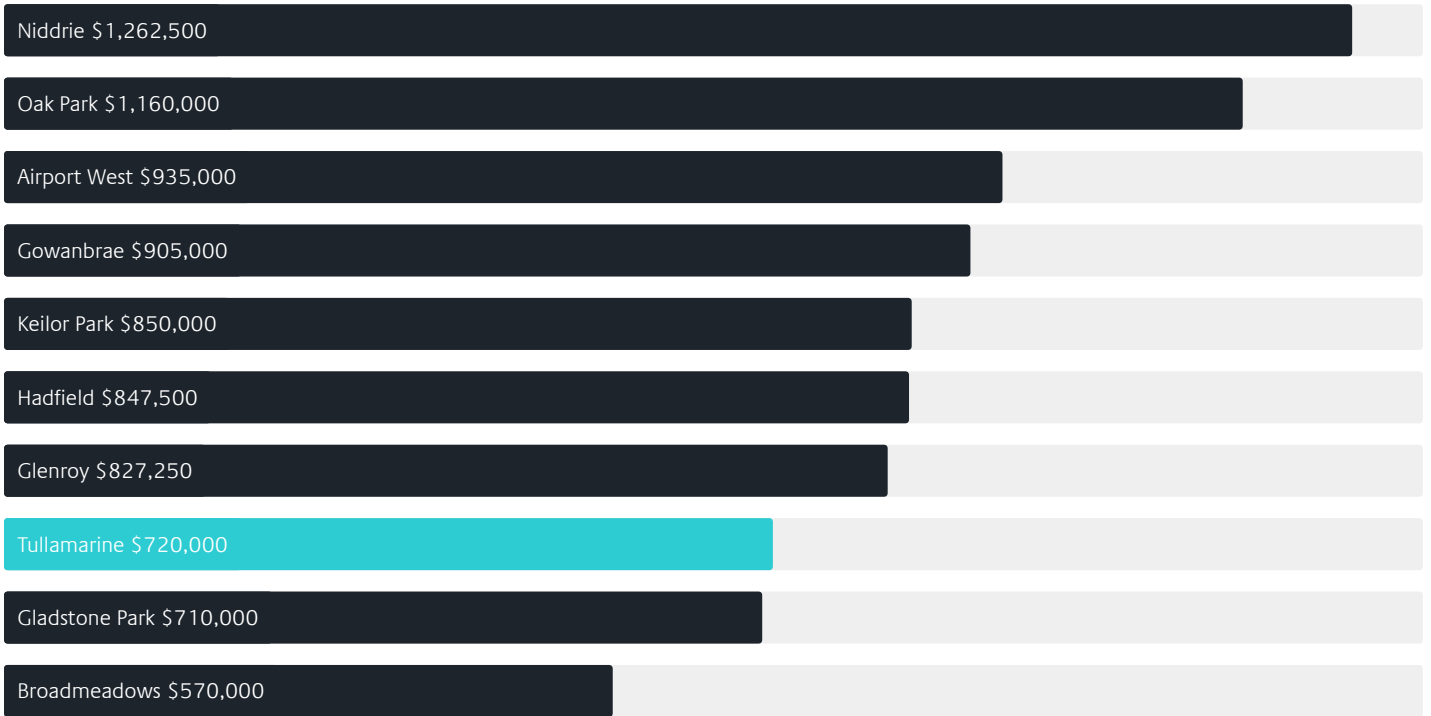
2.01% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 47%
● Private 53%

Auction Clearance Rate^{*}

83.33%

Median Days on Market[^]

30 days

Average Hold Period^{*}

7.6 years

Insights

Dwelling Type[^]



● Houses 59% ● Units 41%

Ownership[^]



● Owned Outright 35% ● Mortgaged 34% ● Rented 31%

Population[^]

6,733

Median Asking Rent per week^{*}

\$530

Population Growth[^]

1.94%

Rental Yield^{*}

3.8%

Median Age[^]





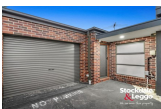




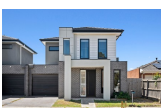


39 years

Median Household Size[^]













2.3 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

Address	Bedrooms	Type	Price	Sold
 94 Sharps Rd Tullamarine	3	House	\$610,000	29 Mar 2025
 2/29 Broadmeadows Rd Tullamarine	2	Unit	\$340,000	28 Mar 2025
 19 Shawlands Dr Tullamarine	5	House	\$980,000	25 Mar 2025
 7/368-370 Melrose Dr Tullamarine	2	Townhouse	\$455,000	23 Mar 2025
 4/75 Derby St Tullamarine	2	Unit	\$470,000	21 Mar 2025
 35A Eumarella St Tullamarine	3	House	\$727,000	20 Mar 2025
 1/2 Warwick Pl Tullamarine	3	House	\$784,000	20 Mar 2025
 1/58 Sharps Rd Tullamarine	2	Unit	\$360,000	15 Mar 2025
 2 Tracey St TULLAMARINE	3	House	\$881,000	15 Mar 2025
 3/23 Carol Gr Tullamarine	3	Townhouse	\$694,000	15 Mar 2025
 54 Catherine Av Tullamarine	5	House	\$940,000	14 Mar 2025
 12 Phelan Ct Tullamarine	3	House	\$750,000	13 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 34 Spring St Tullamarine	4	House	\$725,000	10 Mar 2025
 63 Tadstan Dr Tullamarine	3	House	\$710,000	08 Mar 2025
 3/52 Banksia Gr Tullamarine	3	Unit	\$680,000	07 Mar 2025
 1/40 Banksia Gr Tullamarine	3	Townhouse	\$720,000	05 Mar 2025
 2/9 Malvern Av Tullamarine	3	Villa	\$555,000	05 Mar 2025
 10/368-370 Melrose Dr Tullamarine	2	Unit	\$474,000	03 Mar 2025
 83 Tadstan Dr Tullamarine	3	House	\$650,000	28 Feb 2025
 103 Churchill Av Tullamarine	3	House	\$890,000	22 Feb 2025
 5 Handsworth Cr Tullamarine	3	House	\$895,000	22 Feb 2025
 2/25 Birch Av Tullamarine	3	House	\$630,000	20 Feb 2025
 3/8 Waratah Av Tullamarine	1	Unit	\$280,000	14 Feb 2025
 2/27 Birch Av Tullamarine	1	Unit	\$365,000	12 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Larissa Av Tullamarine	4	House	\$766,000	08 Feb 2025
 13/45-47 Derby St Tullamarine	3	Unit	\$600,000	08 Feb 2025
 3/27 Broadmeadows Rd Tullamarine	2	Unit	\$375,000	05 Feb 2025
 3/38 Banksia Gr Tullamarine	3	Villa	\$597,500	24 Jan 2025
 3/258 Melrose Dr TULLAMARINE	3	Flat/Unit/Apartment	\$550,000	24 Jan 2025
 19 Spring St Tullamarine	3	House	\$665,000	16 Jan 2025
 9a Banksia Gr TULLAMARINE	3	House	\$510,000	14 Jan 2025
 55 Derby St Tullamarine	3	House	\$805,000	08 Jan 2025
 22/226 Melrose Dr Tullamarine	1	Flat/Unit/Apartment	\$321,000	06 Jan 2025
 1/9 Banksia Gr Tullamarine	2	Strata Unit/Townhouse	\$510,000	27 Dec 2024
 1/117 Mickleham Rd Tullamarine	3	House	\$630,000	14 Dec 2024
 3 Strathconnon Sq Tullamarine	3	House	\$740,000	12 Dec 2024



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.