

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$728k

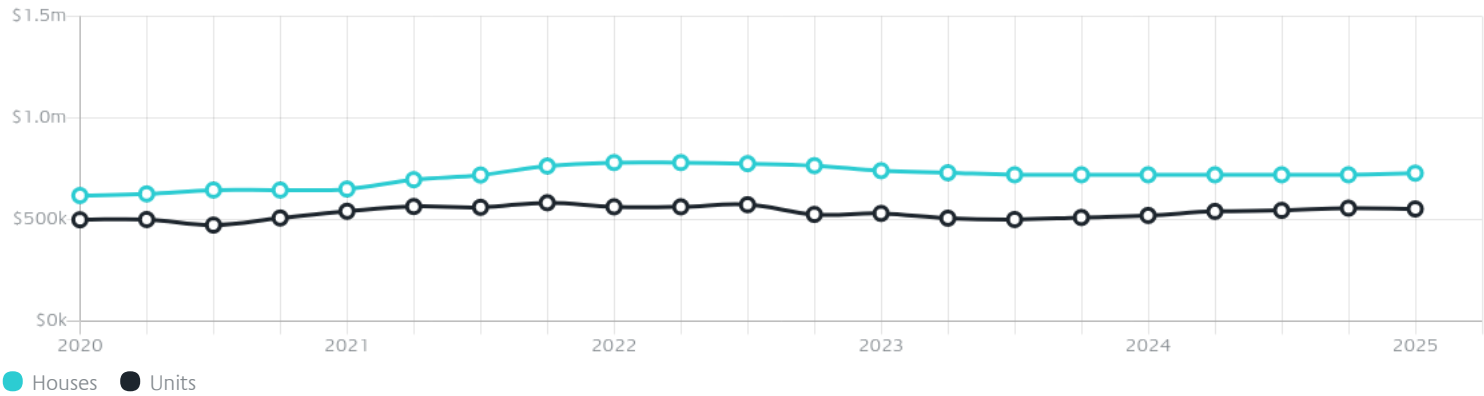
Quarterly Price Change
1.11% ↑

Median Unit Price*

Median
\$552k

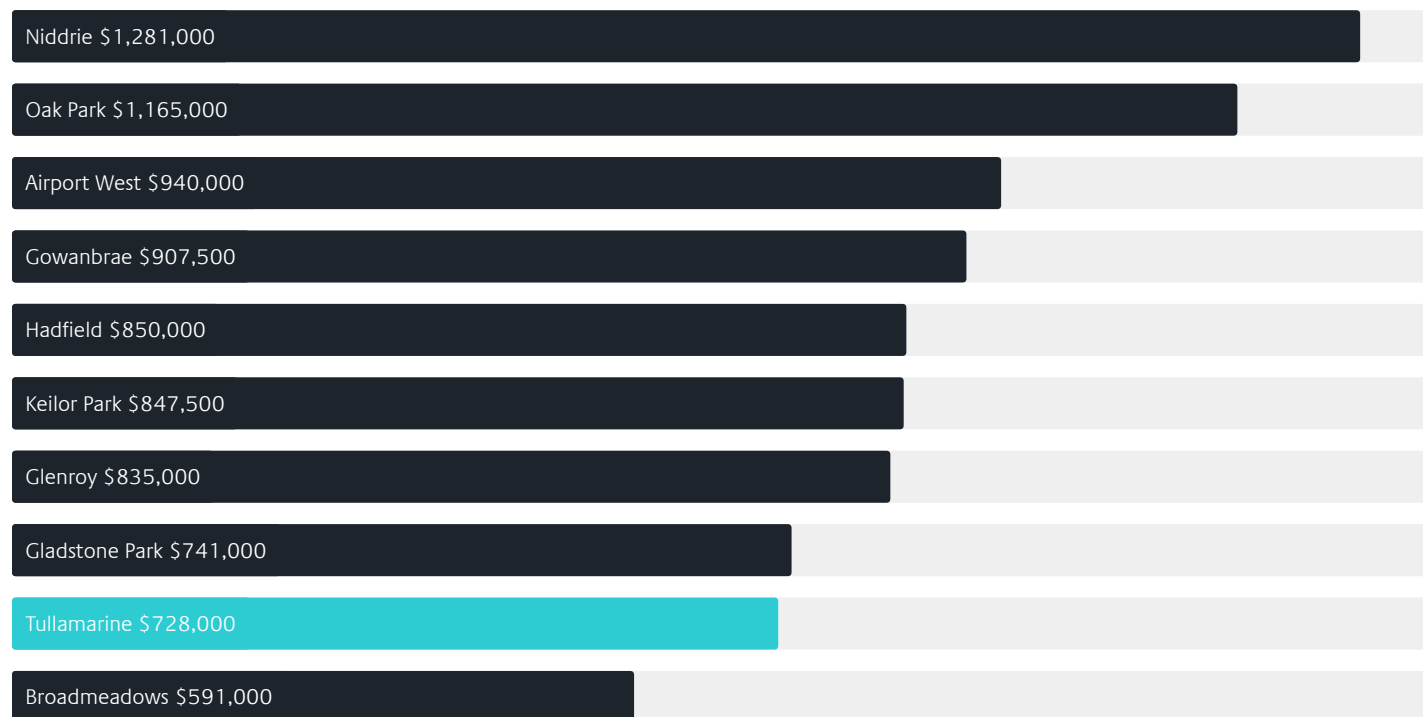
Quarterly Price Change
-0.71% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

85.71%

Median Days on Market[^]

27 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^{*}

\$520

Population Growth[^]

1.94%

Rental Yield^{*}

3.8%

Median Age[^]













39 years

Median Household Size[^]













2.3 people

Sold Properties~










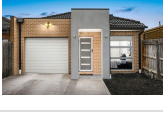


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4 Derby St Tullamarine	3	House	\$688,000	21 Jun 2025
 14a Burgess St Tullamarine	3	Townhouse	\$801,000	21 Jun 2025
 33 Churchill Av Tullamarine	5	House	\$850,000	21 Jun 2025
 22 Tadstan Dr Tullamarine	3	House	\$745,000	17 Jun 2025
 3/37 Eumarella St Tullamarine	3	Townhouse	\$680,000	14 Jun 2025
 37 Spring St Tullamarine	4	House	\$831,000	14 Jun 2025
 31 Fisher Gr Tullamarine	3	House	\$748,000	14 Jun 2025
 2/68 Broadmeadows Rd Tullamarine	2	Villa	\$400,000	05 Jun 2025
 15 Spring St Tullamarine	3	House	\$820,000	31 May 2025
 5 Forum Pl Tullamarine	3	House	\$920,000	31 May 2025
 12 Springbank St Tullamarine	3	House	\$700,000	28 May 2025
 6 Tadstan Dr Tullamarine	3	House	\$705,000	26 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/210-216 Melrose Dr Tullamarine	2	Townhouse	\$570,000	24 May 2025
 3/372-376 Melrose Dr Tullamarine	2	Townhouse	\$527,500	24 May 2025
 3/8 Broadmeadows Rd TULLAMARINE	2	Townhouse	\$550,000	22 May 2025
 30 Henderson Rd Tullamarine	3	Townhouse	\$810,000	17 May 2025
 2/6 Spring St TULLAMARINE	3	Unit	\$625,000	15 May 2025
 3/200 Melrose Dr Tullamarine	2	Apartment	\$330,000	14 May 2025
 1/107 Mickleham Rd Tullamarine	2	Flat/Unit/Apartment	\$450,000	13 May 2025
 13 Felgate Cl Tullamarine	4	House	\$850,000	09 May 2025
 4/7 Marmal Ct Tullamarine	2	Townhouse	\$645,000	06 May 2025
 15b Gordon St Tullamarine	3	Unit	\$650,000	01 May 2025
 2/58 Sharps Rd Tullamarine	2	Unit	\$335,000	28 Apr 2025
 2/15 Gordon St Tullamarine	3	Strata Unit/Townhouse	\$650,000	25 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/16 Banksia Gr TULLAMARINE	2	Flat/Unit/Apartment	\$620,000	17 Apr 2025
 17 Strathconnon Sq Tullamarine	3	House	\$715,000	15 Apr 2025
 39 Tadstan Dr Tullamarine	4	House	\$695,000	14 Apr 2025
 1/1 Banksia Gr Tullamarine	3	Unit	\$642,500	12 Apr 2025
 19/112A Mickleham Rd Tullamarine	2	House	\$465,500	12 Apr 2025
 33 Fisher Gr Tullamarine	3	House	\$800,000	12 Apr 2025
 2/75 Derby St Tullamarine	2	Townhouse	\$528,000	11 Apr 2025
 12 Mossfield Mews Tullamarine	3	House	\$730,000	09 Apr 2025
 65b Derby St Tullamarine	3	Townhouse	\$810,000	08 Apr 2025
 2/117 Mickleham Rd Tullamarine	3	House	\$635,000	07 Apr 2025
 2/139 Melrose Dr TULLAMARINE	2	Unit	\$362,500	05 Apr 2025
 18 Phelan Ct Tullamarine	3	House	\$755,000	05 Apr 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.