

JellisCraig

BROADMEADOWS

Suburb Report

Know your neighbourhood.



BROADMEADOWS SUBURB REPORT

Median House Price*

Median

\$620k

Quarterly Price Change

3.33% ↑

Median Unit Price*

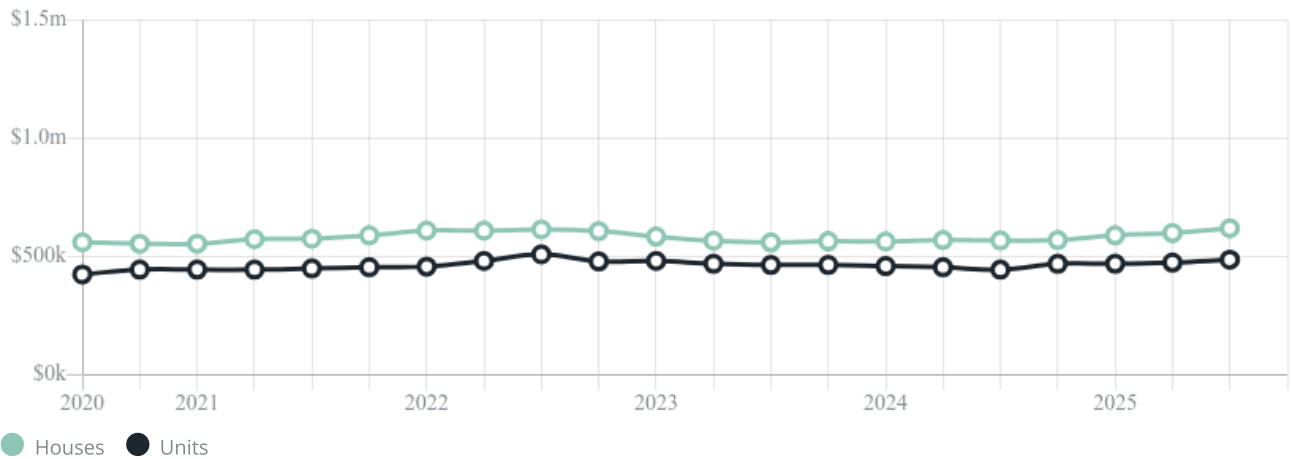
Median

\$488k

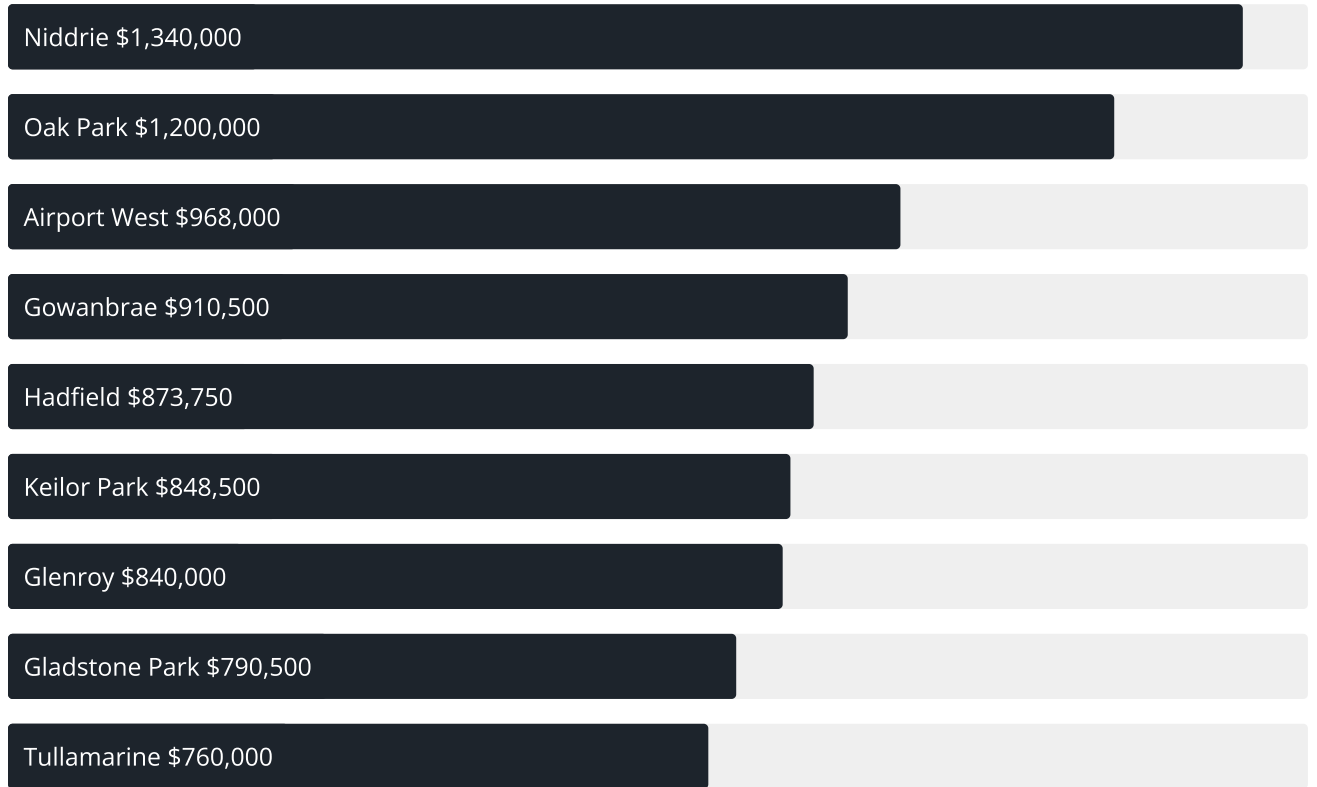
Quarterly Price Change

2.63% ↑

Quarterly Price Change*



BROADMEADOWS SUBURB REPORT

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

BROADMEADOWS SUBURB REPORT

Sale Method*



● Auction 52%

● Private 48%

Auction Clearance Rate*

95.12%

Median Days on Market^

28 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





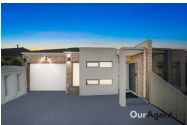





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/25 Stanhope St Broadmeadows	3	Unit	\$550,000	22 Nov 2025
 14 Cornell Cl Broadmeadows	4	House	\$865,000	22 Nov 2025
 4a Graham St BROADMEADOWS	3	House	\$516,000	22 Nov 2025
 133 Cuthbert St Broadmeadows	3	House	\$800,000	22 Nov 2025
 2/48 Kitchener St Broadmeadows	2	Townhouse	\$575,000	22 Nov 2025
 51 Cuthbert St Broadmeadows	3	House	\$649,000	22 Nov 2025
 13 Waranga Cr Broadmeadows	3	House	\$673,000	22 Nov 2025
 1/48 Kitchener St Broadmeadows	3	Townhouse	\$470,000	22 Nov 2025
 1/5 Stanhope St Broadmeadows	3	Townhouse	\$595,000	20 Nov 2025
 2 Paris Rd Broadmeadows	2	House	\$750,000	18 Nov 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/61 Cuthbert St Broadmeadows	4	Townhouse	\$655,000	17 Nov 2025
 8 Stanhope St Broadmeadows	3	House	\$705,000	16 Nov 2025
 5 Huon Ct Broadmeadows	3	House	\$590,000	15 Nov 2025
 1/216 Widford St Broadmeadows	3	Unit	\$540,000	14 Nov 2025
 23 Heywood Cr Broadmeadows	3	House	\$652,000	13 Nov 2025
 35 Gosford Cr Broadmeadows	4	House	\$681,000	08 Nov 2025
 11 Marlo Ct Broadmeadows	3	House	\$650,000	08 Nov 2025
 10 Beulah St Broadmeadows	8	House	\$760,000	07 Nov 2025
 1/101 Kitchener St BROADMEADOWS	3	Townhouse	\$620,000	04 Nov 2025
 2/100 Waranga Cr Broadmeadows	3	Unit	\$555,000	03 Nov 2025

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/295 Camp Rd Broadmeadows	2	Unit	\$465,000	30 Oct 2025
 3 Avalon Av Broadmeadows	3	House	\$662,000	25 Oct 2025
 3/93 Lahinch St Broadmeadows	2	Townhouse	\$415,000	18 Oct 2025
 10 Waverley St BROADMEADOWS	3	House	\$720,000	18 Oct 2025
 21 Ophir St BROADMEADOWS	4	House	\$700,000	17 Oct 2025
 14A Stanhope St Broadmeadows	4	House	\$690,000	15 Oct 2025
 308 Camp Rd Broadmeadows	4	House	\$660,000	15 Oct 2025
 4/2 Evans Ct Broadmeadows	2	Townhouse	\$452,000	10 Oct 2025
 42 Ripplebrook Dr Broadmeadows	3	House	\$685,500	06 Oct 2025
 1/2 Graham St Broadmeadows	3	Strata Unit/Townhouse	\$450,000	06 Oct 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* 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.