



Broadmeadows

Suburb Report



Your connection to property insights



JellisCraig

BROADMEADOWS SUBURB REPORT

Median house price¹

Median

\$651k

Quarterly price change

4.91% ↑

Median unit price¹

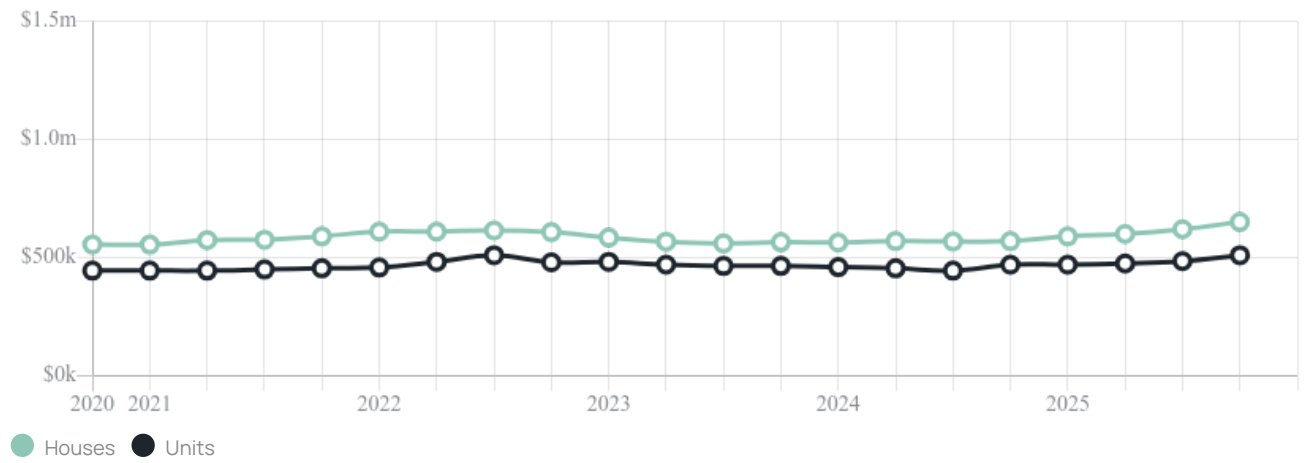
Median

\$510k

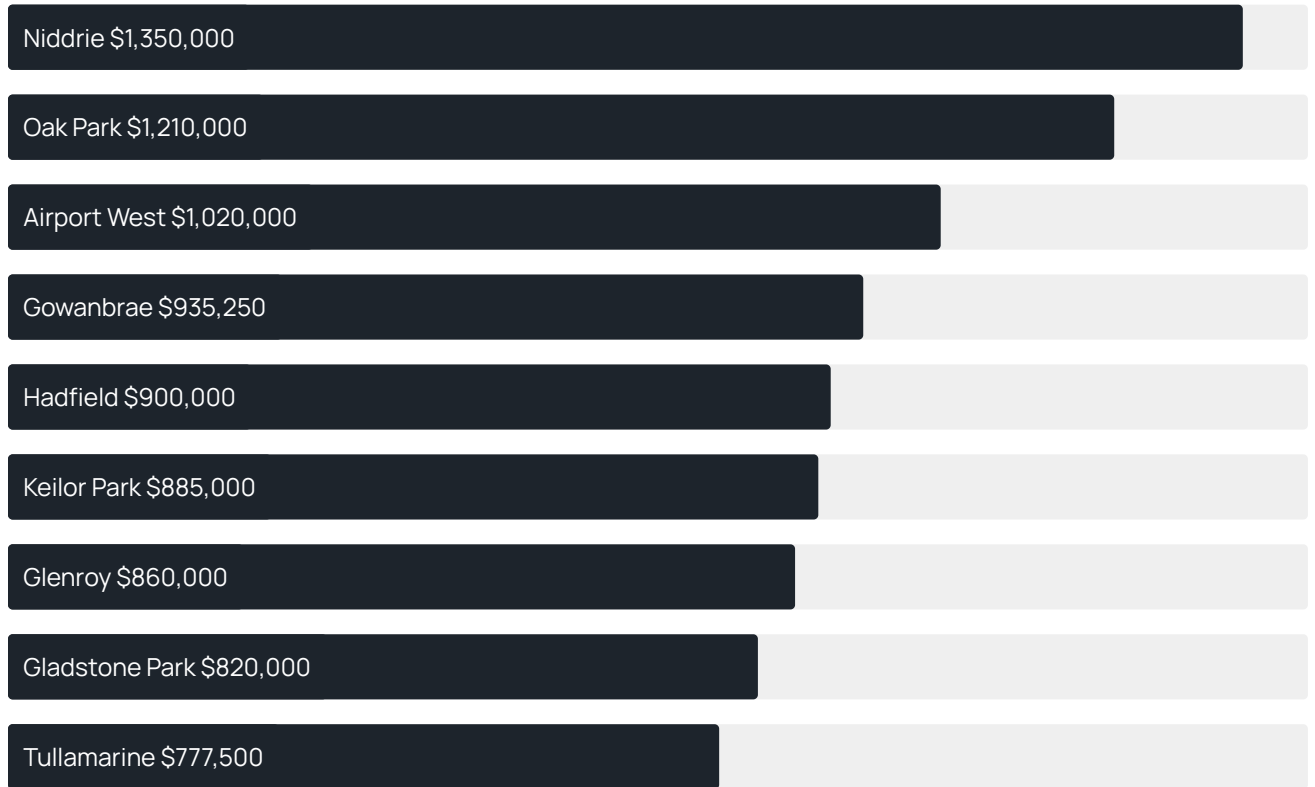
Quarterly price change

5.15% ↑

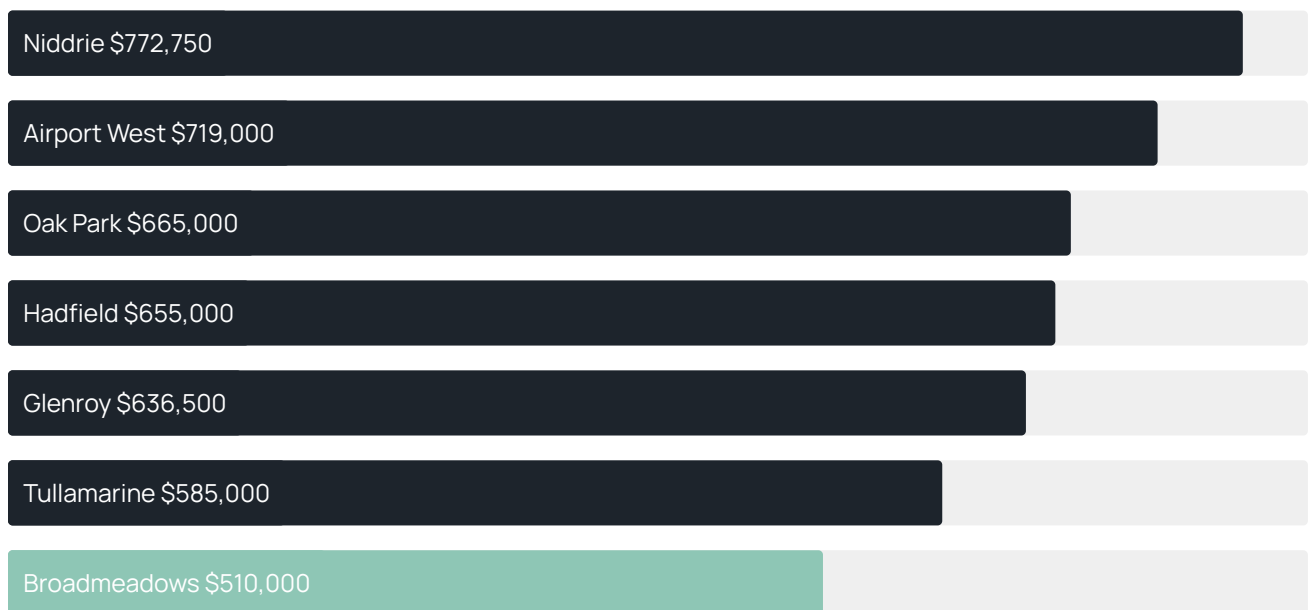
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

91.3%

Median days on market³

29 days

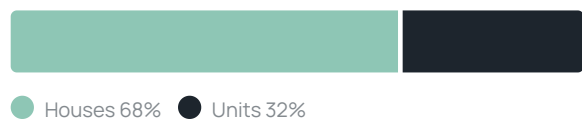
Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

5.9 years

Dwelling type⁵



Ownership⁵



Population⁵

12,524

Median asking rent¹

\$485 per week

Population growth⁵

4.63%

Rental yield¹

4.22%

Median age⁵

32 years











Median household size⁵

2.9 people











BROADMEADOWS SUBURB REPORT

Recent Broadmeadows sales











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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 38 Glencairn Cr Broadmeadows	3	House	\$620,000	31 Mar 2026
 2 Seymour St Broadmeadows	3	House	\$663,000	28 Mar 2026
 133 Kitchener St Broadmeadows	3	House	\$805,000	28 Mar 2026
 5a Marong Ct Broadmeadows	3	Villa	\$570,000	26 Mar 2026
 21 Tatura Cr Broadmeadows	3	House	\$720,000	23 Mar 2026
 53 Cuthbert St Broadmeadows	3	House	\$656,000	21 Mar 2026
 2/15 Waverley St Broadmeadows	2	Townhouse	\$520,000	21 Mar 2026
 3/19 Lahinch St Broadmeadows	2	Townhouse	\$546,000	21 Mar 2026
 37 Waranga Cr Broadmeadows	3	House	\$640,000	14 Mar 2026
 17/213-215 Camp Rd Broadmeadows	3	Unit	\$580,000	12 Mar 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Heywood Cr BROADMEADOWS	3	House	\$670,000	07 Mar 2026
 5/274 Camp Rd Broadmeadows	2	Unit	\$450,000	26 Feb 2026
 4/15 Railway Cr Broadmeadows	2	Townhouse	\$490,000	26 Feb 2026
 4 Stevenson St Broadmeadows	3	House	\$701,000	25 Feb 2026
 302 Camp Rd Broadmeadows	5	House	\$670,000	21 Feb 2026
 2/164 Widford St Broadmeadows	2	Flat/Unit/Apartment	\$465,000	20 Feb 2026
 4 Bittern St Broadmeadows	3	House	\$525,000	18 Feb 2026
 84 Ripplebrook Dr Broadmeadows	3	House	\$680,000	17 Feb 2026
 2/93 Lahinch St Broadmeadows	2	Unit	\$470,000	17 Feb 2026
 132 Graham St Broadmeadows	2	House	\$545,000	16 Feb 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/164 Widford St Broadmeadows	2	Flat/Unit/Apartment	\$465,000	16 Feb 2026
 4 Tatong Ct Broadmeadows	3	House	\$658,500	14 Feb 2026
 3/14 Congram St Broadmeadows	2	Villa	\$451,000	14 Feb 2026
 39 Rosebud Cr Broadmeadows	3	House	\$697,000	14 Feb 2026
 92 Graham St Broadmeadows	2	Townhouse	\$460,000	14 Feb 2026
 4 London Rd Broadmeadows	5	House	\$815,000	14 Feb 2026
 4/157 Widford St Broadmeadows	3	Strata Unit/Flat	\$500,000	11 Feb 2026
 3/315 Camp Rd Broadmeadows	3	Townhouse	\$600,000	09 Feb 2026
 1/31 Lahinch St Broadmeadows	2	Townhouse	\$505,000	07 Feb 2026
 9 Cohuna St Broadmeadows	3	House	\$680,000	07 Feb 2026



Jellis Craig Brunswick
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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