



Broadmeadows

Suburb Report



Your connection to property insights



JellisCraig

BROADMEADOWS SUBURB REPORT

Median house price¹

Median

\$670k

Quarterly price change

1.20% ↑

Median unit price¹

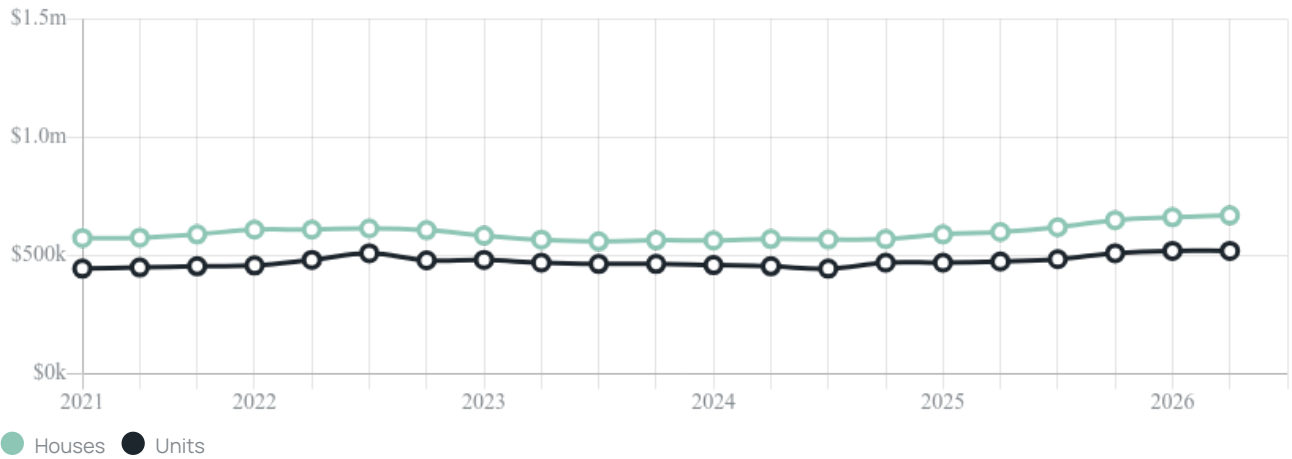
Median

\$520k

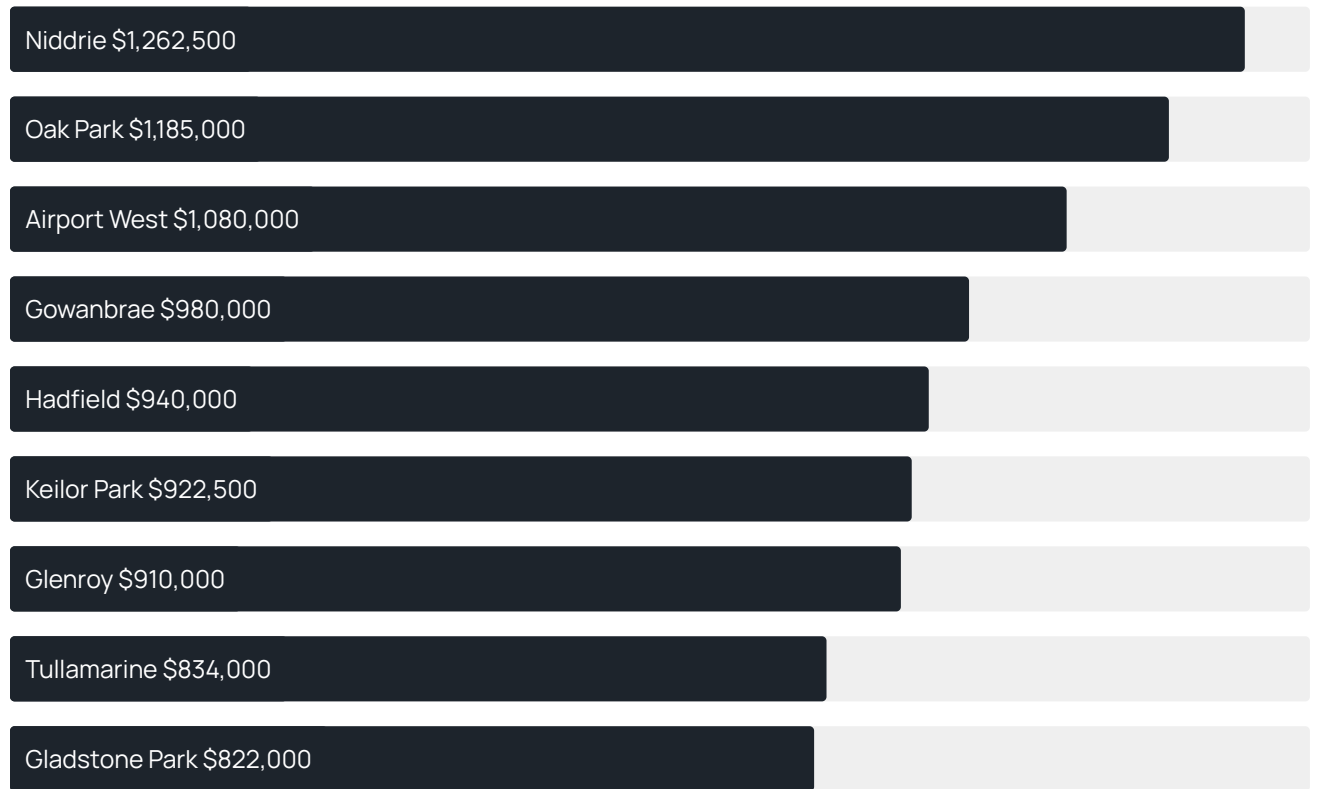
Quarterly price change

0.00% ↓

Quarterly price change¹



BROADMEADOWS SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 45%
● Private 55%

Auction clearance rate³

95.83%Median days on market³

32 daysJellis Craig average inspection attendance per listing⁴

32 groupsAverage hold period¹

5.9 yearsDwelling type⁵

● Houses 68% ● Units 32%

Ownership⁵

● Owned outright 25% ● Mortgaged 31% ● Rented 44%

Population⁵

12,524Median asking rent¹

\$500 per weekPopulation growth⁵

4.63%Rental yield¹

4.22%Median age⁵

32 yearsMedian household size⁵

2.9 people

BROADMEADOWS SUBURB REPORT

Recent Broadmeadows sales

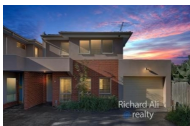
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 68 Ripplebrook Dr Broadmeadows	3	House	\$680,000	31 Jul 2026
 2/7 Railway Cr Broadmeadows	2	Unit	\$490,000	28 Jul 2026
 1/71 Gibson St Broadmeadows	3	Townhouse	\$515,000	28 Jul 2026
 5 Gibson St Broadmeadows	3	House	\$675,000	27 Jul 2026
 30 Lahinch St Broadmeadows	3	House	\$655,000	25 Jul 2026
 298 Camp Rd Broadmeadows	3	House	\$630,000	24 Jul 2026
 2a Beulah St Broadmeadows	3	Townhouse	\$560,000	18 Jul 2026
 9 Waranga Cr Broadmeadows	3	House	\$620,000	10 Jul 2026
 2 Martell St Broadmeadows	4	House	\$700,000	04 Jul 2026
 3/12 Oxley Ct Broadmeadows	2	Townhouse	\$450,000	29 Jun 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31 Cavendish St Broadmeadows	3	House	\$620,000	27 Jun 2026
 1/9 Bicknell Ct Broadmeadows	2	Townhouse	\$488,000	20 Jun 2026
 17 Osway St BROADMEADOWS	3	House	\$630,000	20 Jun 2026
 43 Waranga Cr Broadmeadows	3	House	\$609,000	13 Jun 2026
 93 Kitchener St Broadmeadows	3	House	\$850,000	12 Jun 2026
 37 Cuthbert St Broadmeadows	4	House	\$710,000	10 Jun 2026
 435 Camp Rd Broadmeadows	4	House	\$590,000	10 Jun 2026
 3/3 Gerbert St Broadmeadows	2	Townhouse	\$510,000	09 Jun 2026
 11A Stanhope St Broadmeadows	4	House	\$650,000	08 Jun 2026
 13 Avalon Av Broadmeadows	3	House	\$600,000	03 Jun 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 58 Holberry St Broadmeadows	2	Townhouse	\$520,000	02 Jun 2026
 2/17 Waranga Cr Broadmeadows	3	Unit	\$600,000	30 May 2026
 4/67 Cuthbert St Broadmeadows	3	Townhouse	\$585,000	30 May 2026
 28 Bicknell Ct Broadmeadows	3	House	\$690,000	29 May 2026
 3 Tatura Cr Broadmeadows	3	House	\$683,000	23 May 2026
 3 Seymour St Broadmeadows	3	House	\$708,000	23 May 2026
 3/16 Waranga Cr Broadmeadows	2	Townhouse	\$495,000	14 May 2026
 4 Korong Ct Broadmeadows	3	House	\$718,000	12 May 2026
 1/51 Jacana Av Broadmeadows	2	Townhouse	\$520,000	12 May 2026
 4/164 Widford St Broadmeadows	2	Flat/Unit/Apartment	\$405,000	09 May 2026



Jellis Craig Brunswick
179 Sydney Rd, Brunswick
03 9387 5888

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 01/08/2026

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

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.