



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

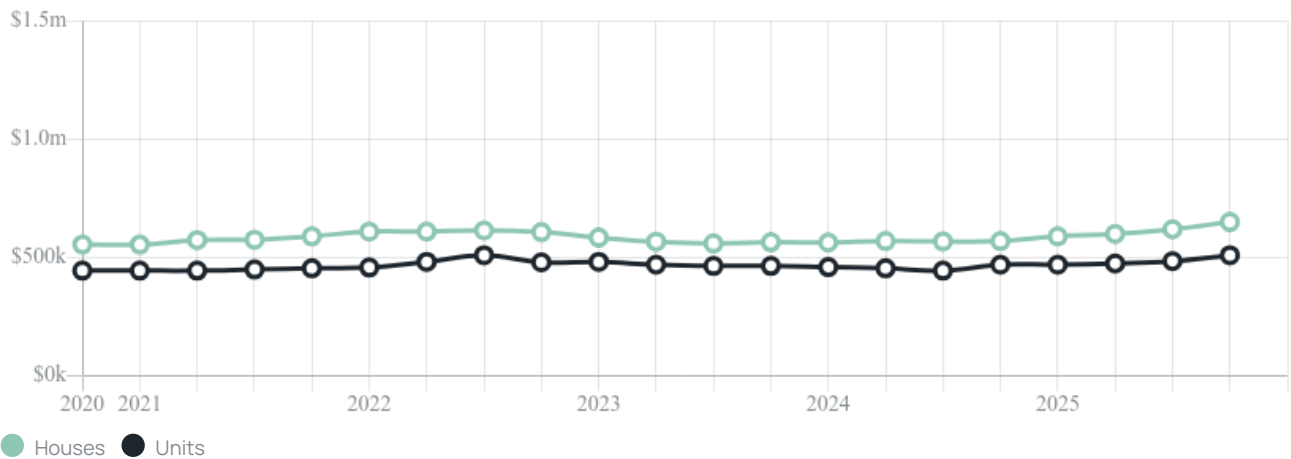
Median

\$510k

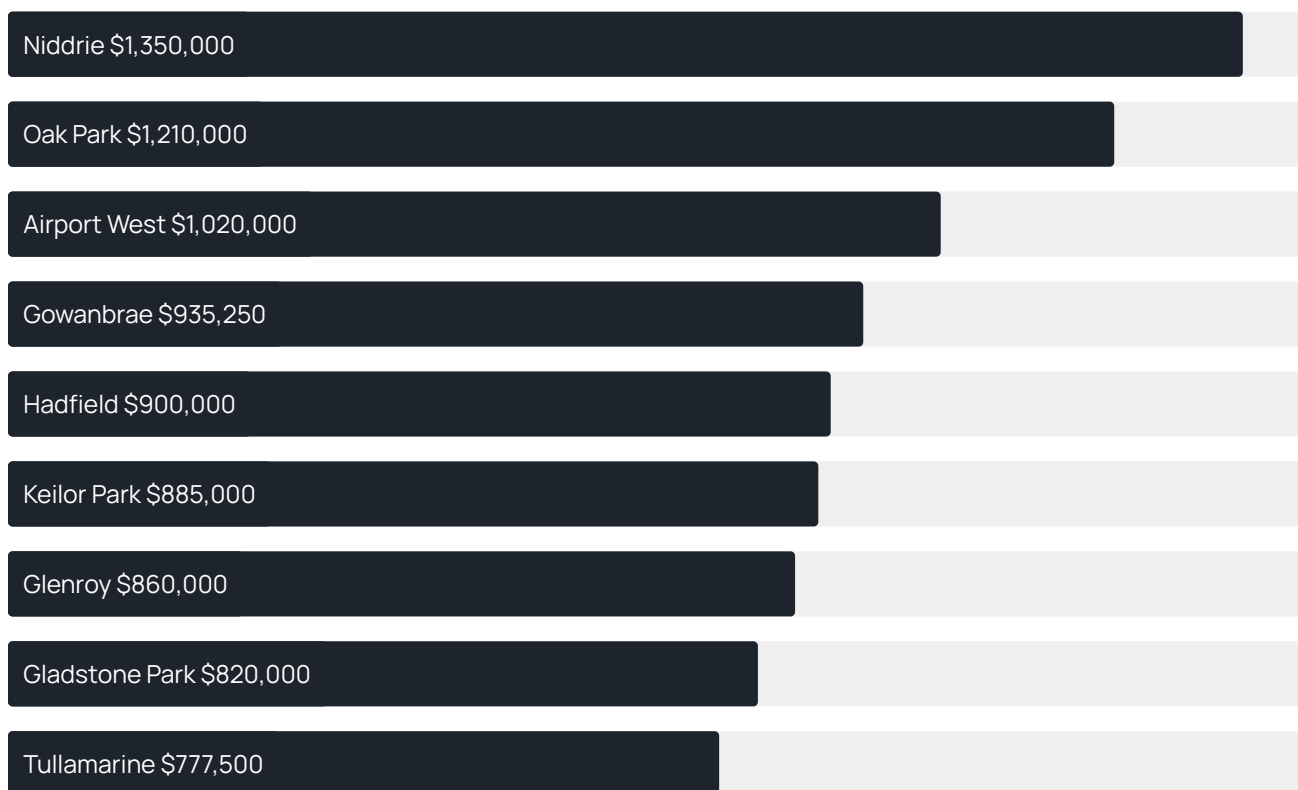
Quarterly price change

5.15% ↑

Quarterly price change¹



BROADMEADOWS SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 38%
● Private 62%

Auction clearance rate³

92.31%Median days on market³

31 daysJellis Craig average inspection attendance per listing⁴

31 groupsAverage hold period¹

5.9 yearsDwelling type⁵

● Houses 68% ● Units 32%

Ownership⁵

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

Population⁵

12,524Median asking rent¹

\$485 per weekPopulation growth⁵

4.63%Rental yield¹

4.22%Median age⁵











32 yearsMedian household size⁵

2.9 people








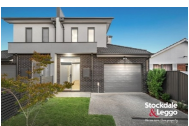


BROADMEADOWS SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1 Ebden Ct Broadmeadows	3	House	\$750,000	24 Jan 2026
 12 Osway St Broadmeadows	3	House	\$670,000	16 Jan 2026
 4 Tyabb Ct Broadmeadows	4	House	\$770,000	07 Jan 2026
 1/421 Camp Rd Broadmeadows	2	Unit	\$472,000	01 Jan 2026
 1/20-22 Nicholas St Broadmeadows	2	Townhouse	\$500,000	26 Dec 2025
 13 Cushen Pl Broadmeadows	2	Townhouse	\$510,000	25 Dec 2025
 3/2 Lorica Av Broadmeadows	2	House	\$465,000	23 Dec 2025
 1/39 Kitchener St Broadmeadows	3	Townhouse	\$670,000	23 Dec 2025
 59 Kitchener St Broadmeadows	3	House	\$659,000	20 Dec 2025
 18 Cushen Pl Broadmeadows	2	Townhouse	\$495,000	19 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 94 Graham St Broadmeadows	2	Townhouse	\$480,000	19 Dec 2025
 21 Gosford Cr Broadmeadows	3	House	\$645,000	15 Dec 2025
 55 Stanhope St Broadmeadows	3	Flat/Unit/Apartment	\$660,000	15 Dec 2025
 23 Talgarno St Broadmeadows	4	House	\$655,000	13 Dec 2025
 3/69 Meredith St Broadmeadows	2	Townhouse	\$465,000	12 Dec 2025
 2 Bradley St Broadmeadows	3	House	\$750,000	10 Dec 2025
 2/10 Waranga Cr Broadmeadows	3	Townhouse	\$610,000	10 Dec 2025
 1/4 Seymour St Broadmeadows	3	Townhouse	\$620,000	08 Dec 2025
 38 Gerbert St Broadmeadows	3	House	\$720,000	06 Dec 2025
 5 Winton Ct Broadmeadows	3	House	\$691,000	06 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 118 Waranga Cr Broadmeadows	4	House	\$732,000	06 Dec 2025
 1321 Pascoe Vale Rd Broadmeadows	3	House	\$670,000	29 Nov 2025
 1/22 Beulah St Broadmeadows	4	Unit	\$505,000	29 Nov 2025
 1/174 Graham St Broadmeadows	4	Townhouse	\$720,000	28 Nov 2025
 6/20 Lilliput St Broadmeadows	2	Flat/Unit/Apartment	\$385,000	26 Nov 2025
 2/25 Stanhope St Broadmeadows	3	Unit	\$550,000	22 Nov 2025
 4 Graham St Broadmeadows	2	House	\$516,000	22 Nov 2025
 14 Cornell Cl Broadmeadows	4	House	\$865,000	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



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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 01/02/2026

- 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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