



Broadmeadows Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BROADMEADOWS SUBURB REPORT

Median house price¹

Median

\$651k

Quarterly price change

4.91% 

Median unit price¹

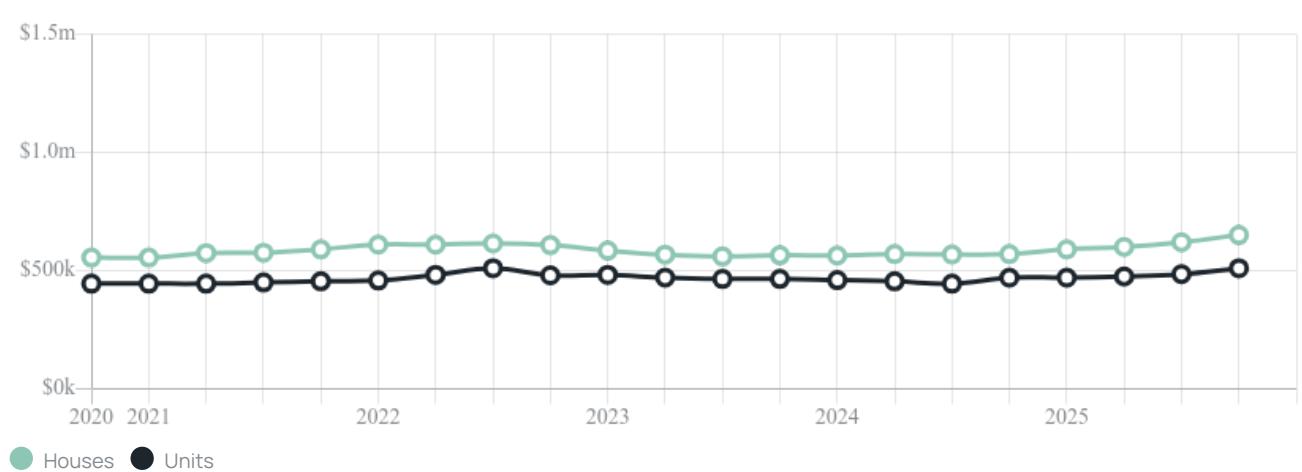
Median

\$510k

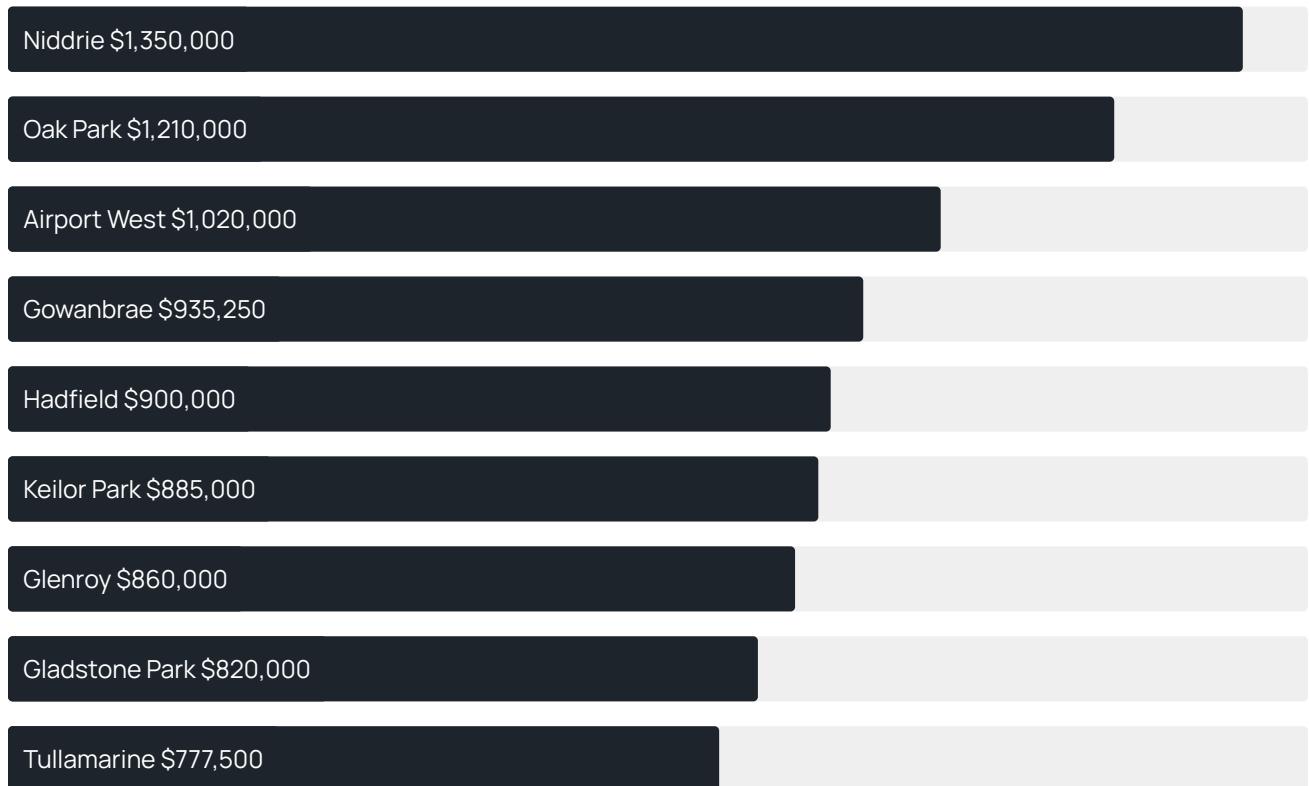
Quarterly price change

5.15% 

Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

BROADMEADOWS SUBURB REPORT

Sale method²



● Auction 38%
● Private 62%

Auction clearance rate³

92.31%

Median days on market³

31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

5.9 years

Insights

Dwelling type⁵



● Houses 68% ● Units 32%

Ownership⁵



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

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

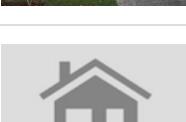
Recent Broadmeadows sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to 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

Sold Properties

BROADMEADOWS SUBURB REPORT

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
	4	House	\$655,000	13 Dec 2025
	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
	3	House	\$720,000	06 Dec 2025
 5 Winton Ct Broadmeadows	3	House	\$691,000	06 Dec 2025

Sold Properties

BROADMEADOWS SUBURB REPORT

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



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 01/02/2026

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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