



# Broadmeadows Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BROADMEADOWS SUBURB REPORT

### Median house price<sup>1</sup>

Median  
\$620k

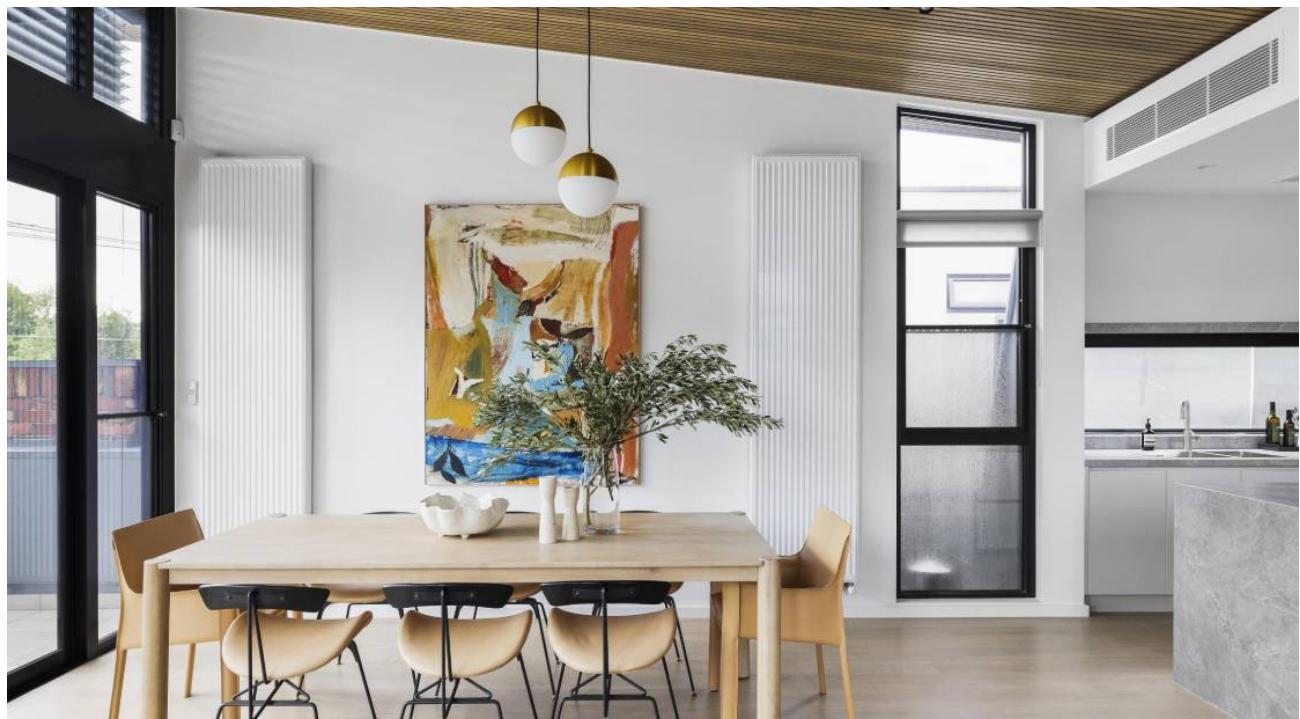
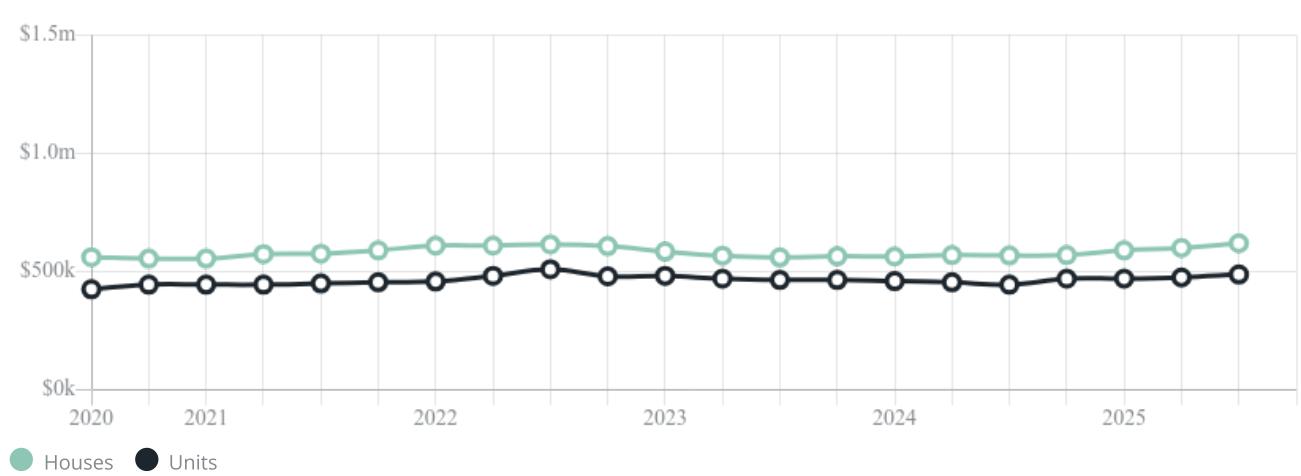
Quarterly price change  
3.33% 

### Median unit price<sup>1</sup>

Median  
\$488k

Quarterly price change  
2.63% 

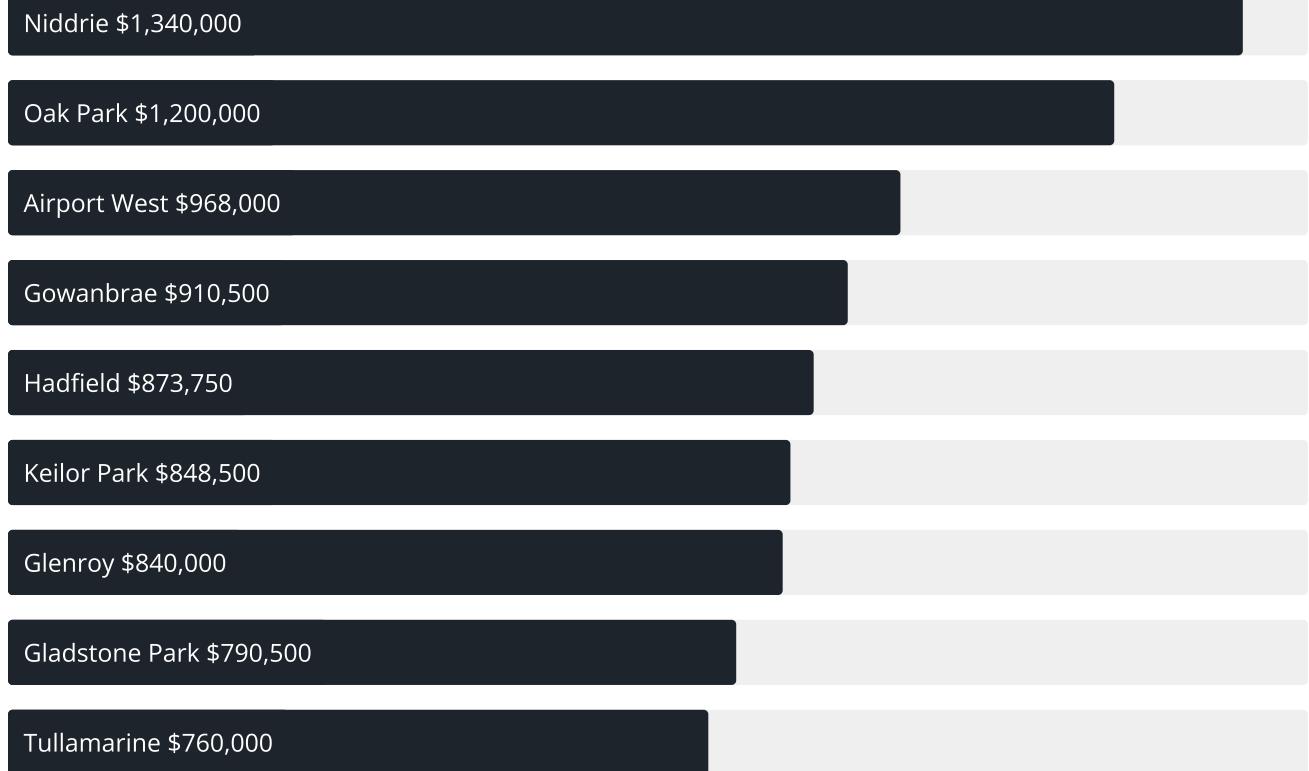
### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## BROADMEADOWS SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

BROADMEADOWS SUBURB REPORT

Sale method<sup>2</sup>



● Auction 38%  
● Private 62%

Auction clearance rate<sup>3</sup>

90.62%

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Median days on market<sup>3</sup>

31 days

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Jellis Craig average inspection attendance per listing<sup>4</sup>

31 groups

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Average hold period<sup>1</sup>

5.9 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 68% ● Units 32%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

12,524

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Median asking rent<sup>1</sup>

\$480 per week

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Population growth<sup>5</sup>

4.63%

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Rental yield<sup>1</sup>

4.22%

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Median age<sup>5</sup>

32 years

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Median household size<sup>5</sup>

2.9 people

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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	\$559,000	20 Dec 2025
 18 Cushen Pl Broadmeadows	2	Townhouse	\$495,000	19 Dec 2025
 21 Gosford Cr Broadmeadows	3	House	\$645,000	15 Dec 2025
 23 Talgarno St Broadmeadows	4	House	\$655,000	13 Dec 2025

# Sold Properties

## BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 38 Gerbert St Broadmeadows	3	House	\$720,000	06 Dec 2025
 5 Winton Ct Broadmeadows	3	House	\$691,000	06 Dec 2025
 118 Waranga Cr Broadmeadows	4	House	\$732,000	06 Dec 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
 2/25 Stanhope St Broadmeadows	3	Unit	\$550,000	22 Nov 2025
 14 Cornell Ct Broadmeadows	4	House	\$865,000	22 Nov 2025

# Sold Properties

## BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	4 Graham St Broadmeadows	2	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
	13 Waranga Cr Broadmeadows	3	House	\$673,000 22 Nov 2025
	51 Cuthbert St Broadmeadows	3	House	\$649,000 22 Nov 2025
	1/48 Kitchener St Broadmeadows	3	Townhouse	\$470,000 22 Nov 2025
	4a Graham St BROADMEADOWS	3	House	\$516,000 22 Nov 2025
	1/5 Stanhope St Broadmeadows	3	Townhouse	\$595,000 20 Nov 2025
	5a Kerang Ct Broadmeadows	4	House	\$650,000 18 Nov 2025
	20 Dacelo Av Broadmeadows	3	House	\$635,000 18 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 08/01/2026

- 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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