



Broadmeadows

Suburb Report



Your connection to property insights



JellisCraig

BROADMEADOWS SUBURB REPORT

Median house price¹

Median

\$663k

Quarterly price change

1.92% ↑

Median unit price¹

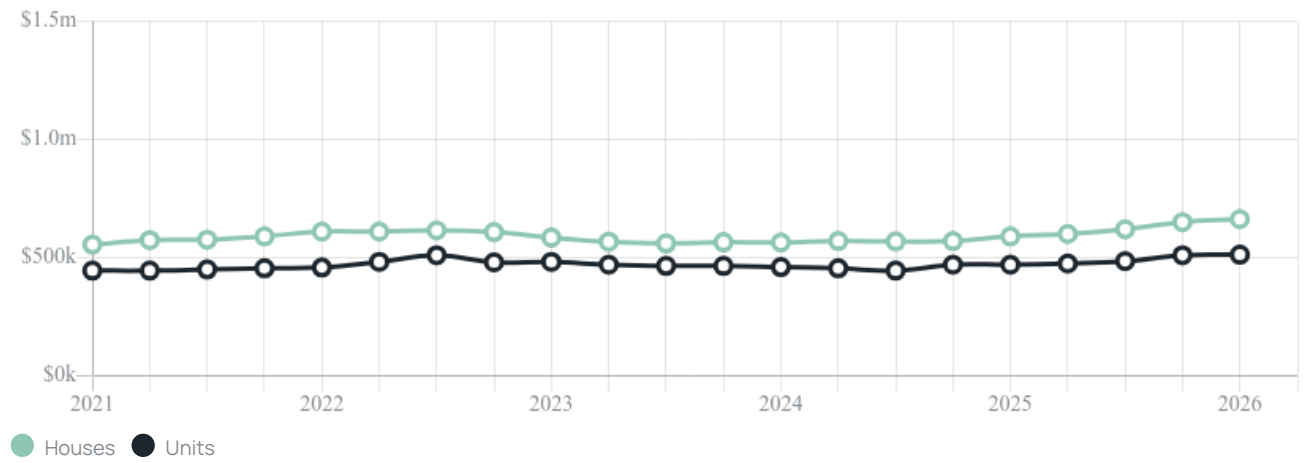
Median

\$513k

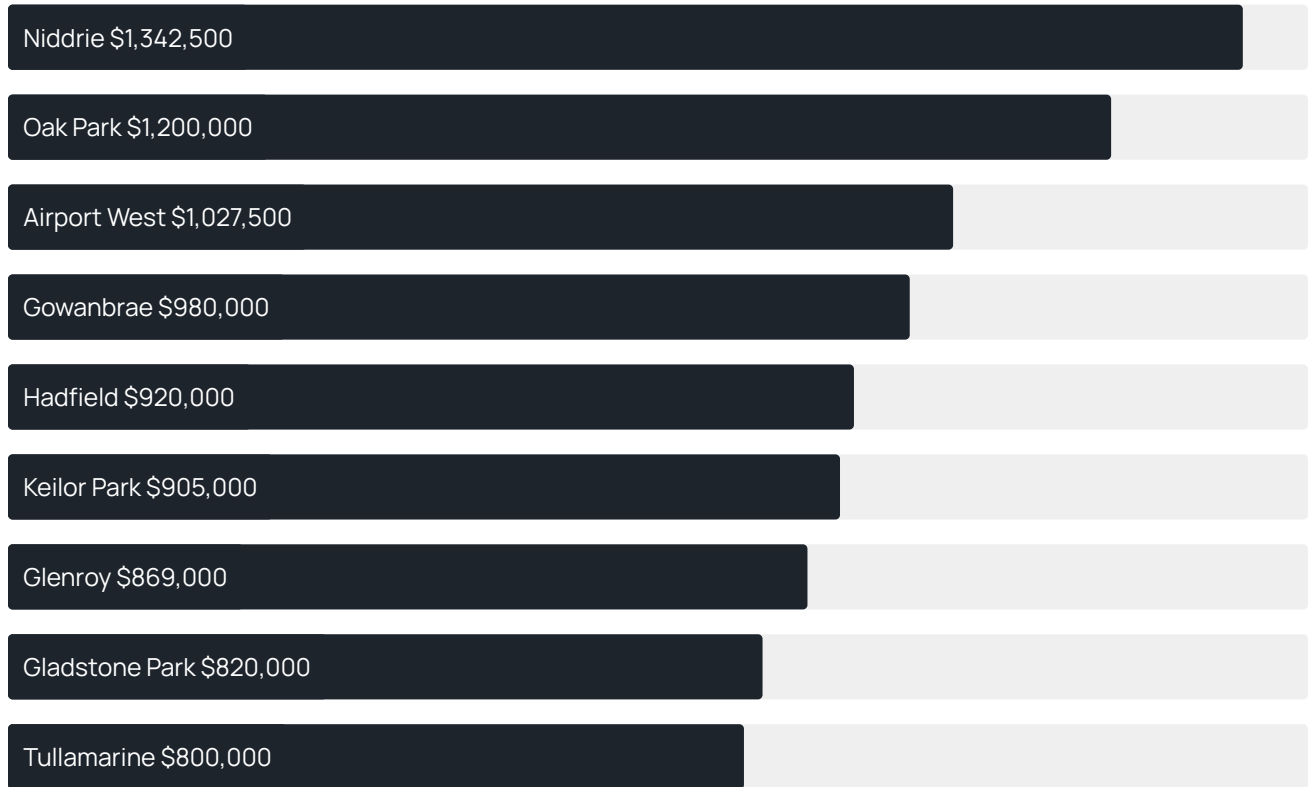
Quarterly price change

0.49% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²Auction clearance rate³

90.48%

Median days on market³

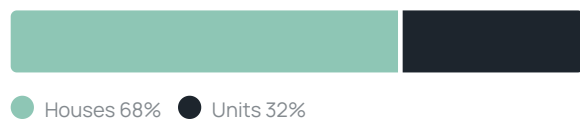
31 days

Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

5.9 years

Dwelling type⁵Ownership⁵Population⁵

12,524

Median asking rent¹

\$495 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
 17 Osway St BROADMEADOWS	3	House	\$630,000	20 Jun 2026
 1/9 Bicknell Ct Broadmeadows	2	Townhouse	\$488,000	20 Jun 2026
 2/19 Gibson St BROADMEADOWS	2	Unit	\$505,000	16 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
 11A Stanhope St Broadmeadows	4	House	\$650,000	08 Jun 2026
 13 Avalon Av Broadmeadows	3	House	\$600,000	03 Jun 2026
 58 Holberry St Broadmeadows	2	Townhouse	\$520,000	02 Jun 2026
 2/17 Waranga Cr Broadmeadows	3	Unit	\$600,000	30 May 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 3/16 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
 7 Warnock St Broadmeadows	3	House	\$561,000	09 May 2026
 4/164 Widford St Broadmeadows	2	Flat/Unit/Apartment	\$405,000	09 May 2026
 34 Meredith St Broadmeadows	3	House	\$872,000	09 May 2026
 57 Lahinch St Broadmeadows	3	House	\$670,000	07 May 2026

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Address	Bedrooms	Type	Price	Sold
 4/27 Gosford Cr Broadmeadows	1	House	\$333,000	06 May 2026
 2B Beulah St Broadmeadows	3	House	\$585,000	02 May 2026
 8 Central Gr Broadmeadows	3	House	\$651,000	02 May 2026
 1/4 Warnock St Broadmeadows	2	House	\$380,000	02 May 2026
 2/27 Gerbert St Broadmeadows	2	House	\$520,000	01 May 2026
 87 Camp Rd Broadmeadows	3	House	\$670,000	28 Apr 2026
 61 Meredith St Broadmeadows	3	House	\$560,000	27 Apr 2026
 23 Glencairn Cr Broadmeadows	3	House	\$695,000	26 Apr 2026
 57 Jacana Av Broadmeadows	3	House	\$692,000	25 Apr 2026
 1/6 London Rd Broadmeadows	3	House	\$555,000	23 Apr 2026



Jellis Craig Brunswick
179 Sydney Rd, 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 01/07/2026

- 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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