



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

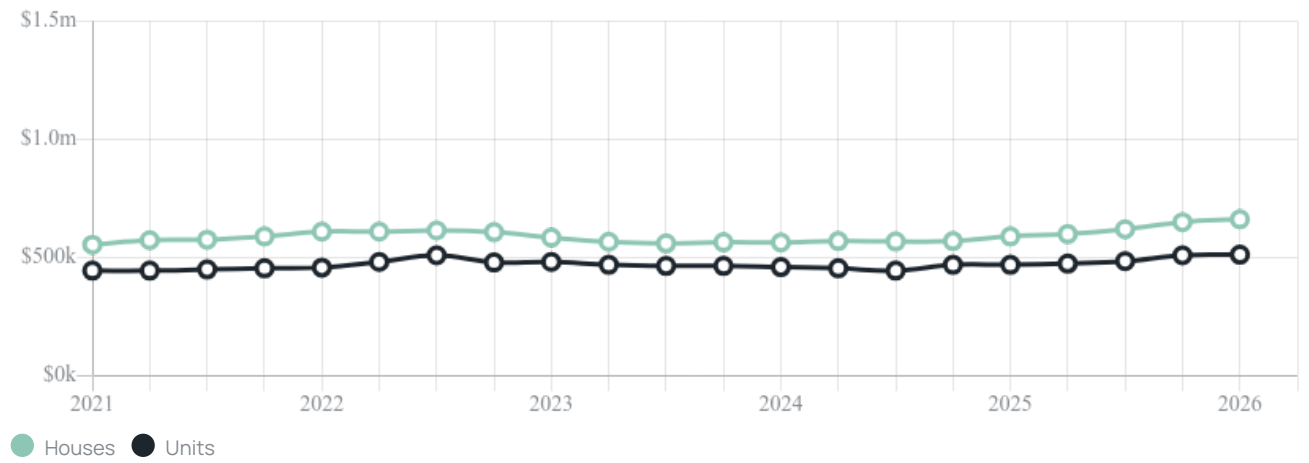
Median

\$513k

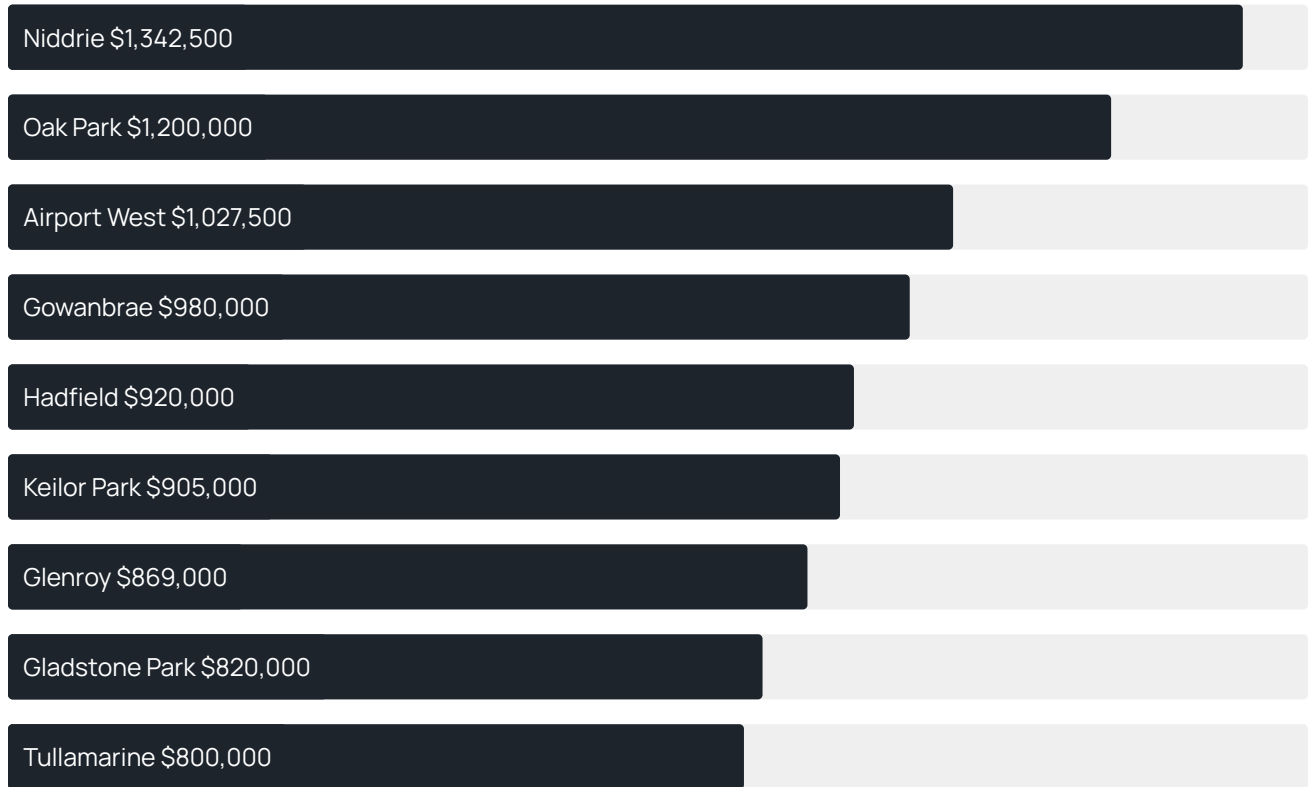
Quarterly price change

0.49% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

91.3%

Median days on market³

31 days

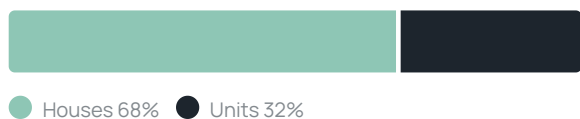
Jellis Craig average inspection attendance per listing⁴

31 groups

Average hold period¹

5.9 years

Dwelling type⁵



Ownership⁵



Population⁵

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






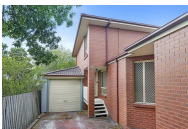


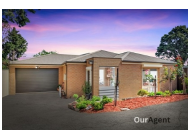

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 7 Warnock St Broadmeadows	3	House	\$561,000	09 May 2026
 57 Lahinch St Broadmeadows	3	House	\$670,000	07 May 2026
 4/27 Gosford Cr Broadmeadows	1	House	\$333,000	06 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
 2B Beulah St Broadmeadows	3	House	\$585,000	02 May 2026
 2/27 Gerbert St Broadmeadows	2	House	\$520,000	01 May 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 87 Camp Rd Broadmeadows	3	House	\$670,000	28 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
 31 Bicknell Ct Broadmeadows	4	House	\$575,000	18 Apr 2026
 38 Smiley Rd Broadmeadows	4	House	\$700,000	14 Apr 2026
 46 Holberry St Broadmeadows	3	House	\$600,000	11 Apr 2026
 11/26 Glenlitta Av Broadmeadows	2	Unit	\$444,000	10 Apr 2026
 347 Camp Rd Broadmeadows	3	House	\$660,000	10 Apr 2026
 345 Camp Rd Broadmeadows	3	House	\$660,000	10 Apr 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/27 Gosford Cr Broadmeadows	1	Unit	\$300,000	10 Apr 2026
 2/34 Stanhope St Broadmeadows	2	Townhouse	\$515,000	08 Apr 2026
 1/24 Congram St Broadmeadows	3	Townhouse	\$630,000	08 Apr 2026
 38 Glencairn Cr Broadmeadows	3	House	\$620,000	31 Mar 2026
 1/310 Camp Rd Broadmeadows	2	Flat/Unit/Apartment	\$488,000	30 Mar 2026
 4/21 Colin Ct BROADMEADOWS	3	Unit	\$490,050	28 Mar 2026
 133 Kitchener St Broadmeadows	3	House	\$805,000	28 Mar 2026
 2 Seymour St Broadmeadows	3	House	\$663,000	28 Mar 2026
 5a Marong Ct Broadmeadows	3	Villa	\$570,000	26 Mar 2026
 21 Tatura Cr Broadmeadows	3	House	\$720,000	23 Mar 2026



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 01/06/2026

- 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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