



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

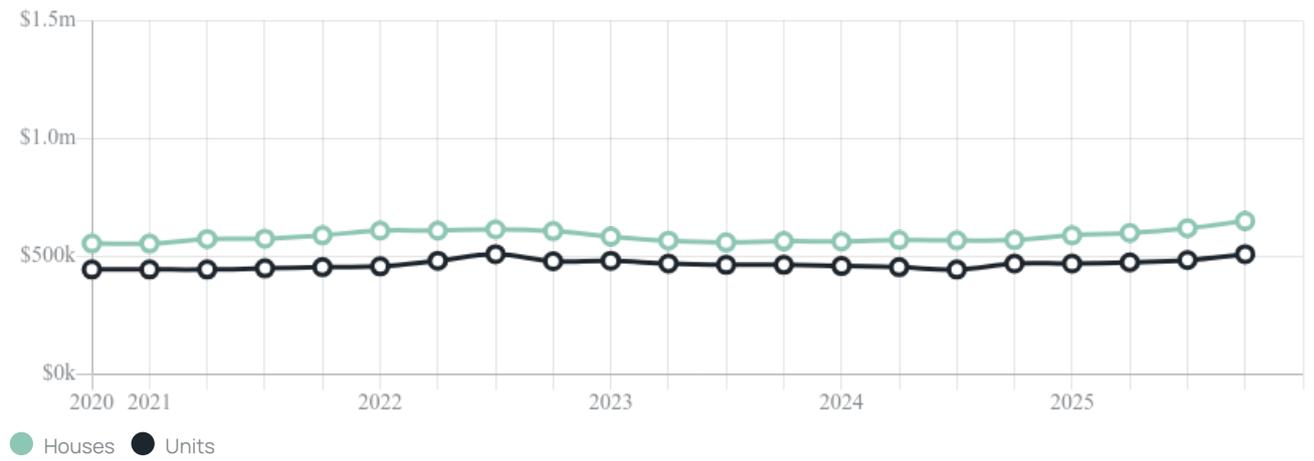
Median

\$510k

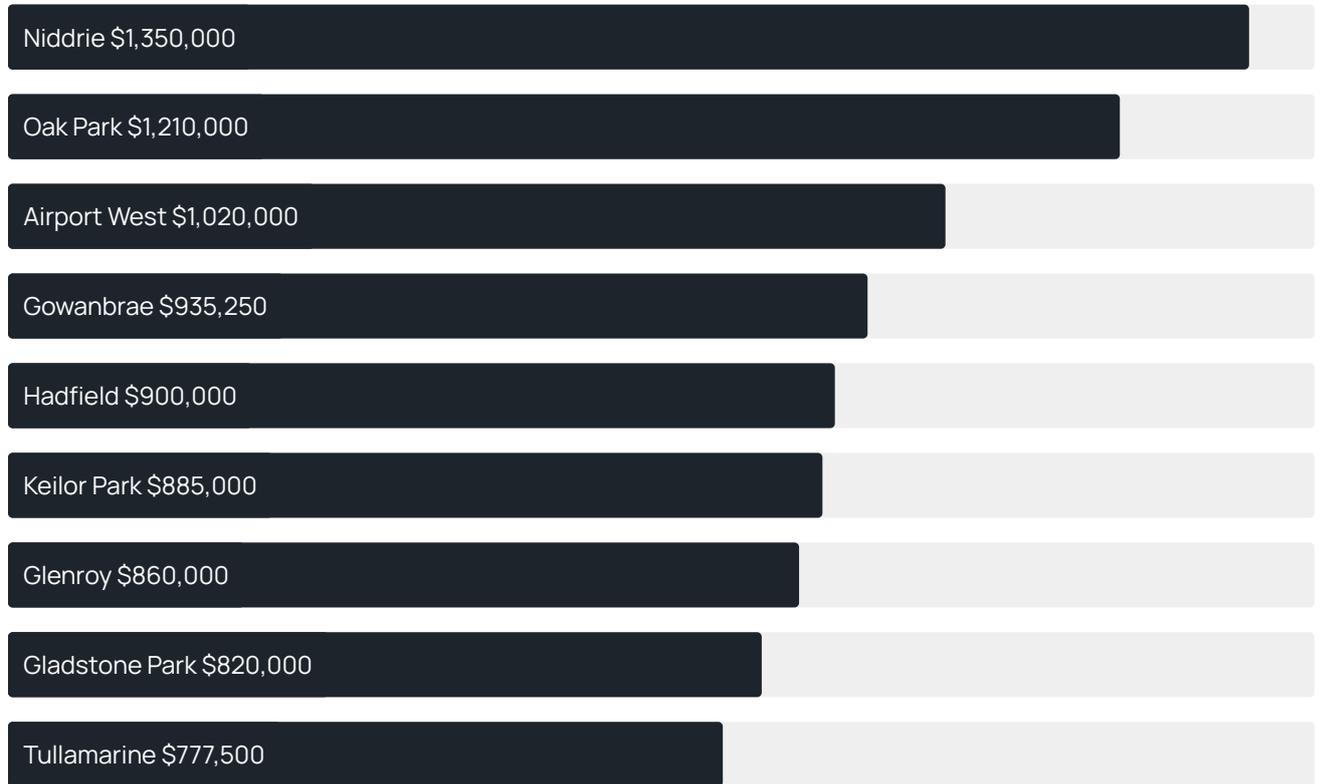
Quarterly price change

5.15% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

90.91%

Median days on market³

32 days

Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

5.9 years

Dwelling type⁵



Ownership⁵



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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4 Benambra St Broadmeadows	4	House	\$700,000	27 Feb 2026
 4 Stevenson St Broadmeadows	3	House	\$701,000	25 Feb 2026
 302 Camp Rd Broadmeadows	5	House	\$630,000	21 Feb 2026
 2/93 Lahinch St Broadmeadows	2	Unit	\$470,000	17 Feb 2026
 84 Ripplebrook Dr Broadmeadows	3	House	\$680,000	17 Feb 2026
 4 Tatong Ct Broadmeadows	3	House	\$658,500	14 Feb 2026
 3/14 Congram St Broadmeadows	2	Villa	\$451,000	14 Feb 2026
 39 Rosebud Cr Broadmeadows	3	House	\$697,000	14 Feb 2026
 4 London Rd Broadmeadows	5	House	\$815,000	14 Feb 2026
 3/315 Camp Rd Broadmeadows	3	Townhouse	\$600,000	10 Feb 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/31 Lahinch St Broadmeadows	2	Townhouse	\$505,000	07 Feb 2026
 9 Cohuna St Broadmeadows	3	House	\$680,000	07 Feb 2026
 189 Widford St Broadmeadows	3	House	\$660,500	07 Feb 2026
 1 Ebden Ct Broadmeadows	3	House	\$750,000	24 Jan 2026
 3/42 Meredith St Broadmeadows	2	Unit	\$510,000	17 Jan 2026
 12 Osway St Broadmeadows	3	House	\$670,000	16 Jan 2026
 40a Gosford Cr Broadmeadows	3	Strata Unit/Townhouse	\$487,000	15 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

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Cushen Pl Broadmeadows	2	Townhouse	\$510,000	25 Dec 2025
 6 Joffre St Broadmeadows	3	Flat/Unit/Apartment	\$612,000	24 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
 82 Gosford Cr Broadmeadows	1	Flat/Unit/Apartment	\$617,000	21 Dec 2025
 59 Kitchener St Broadmeadows	3	House	\$659,000	20 Dec 2025
 18 Cushen Pl Broadmeadows	2	Townhouse	\$495,000	19 Dec 2025
 94 Graham St Broadmeadows	2	Townhouse	\$480,000	19 Dec 2025
 55 Stanhope St Broadmeadows	3	Flat/Unit/Apartment	\$660,000	15 Dec 2025
 21 Gosford Cr Broadmeadows	3	House	\$645,000	15 Dec 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 01/03/2026

- 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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