



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

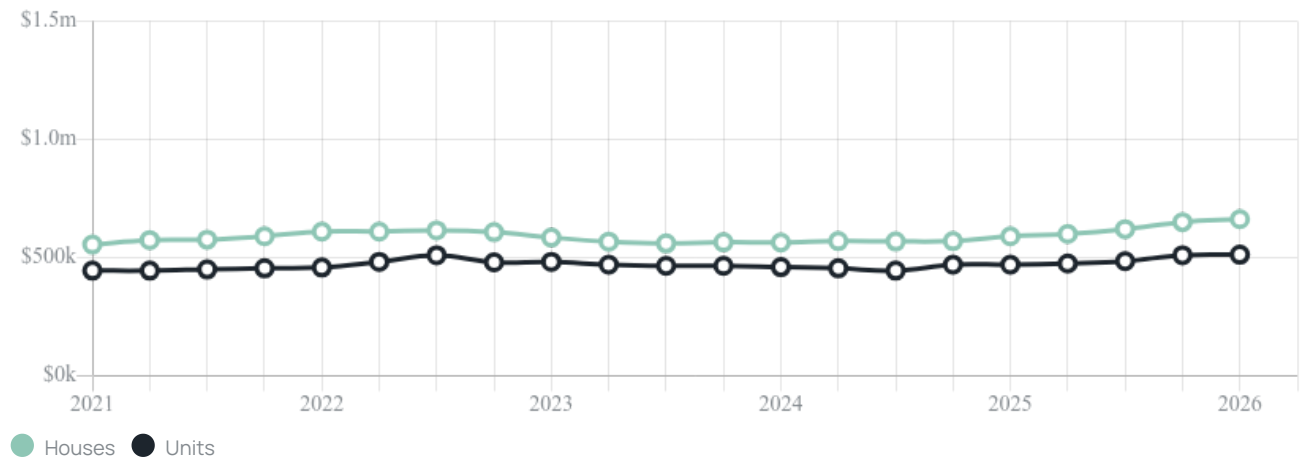
Median

\$513k

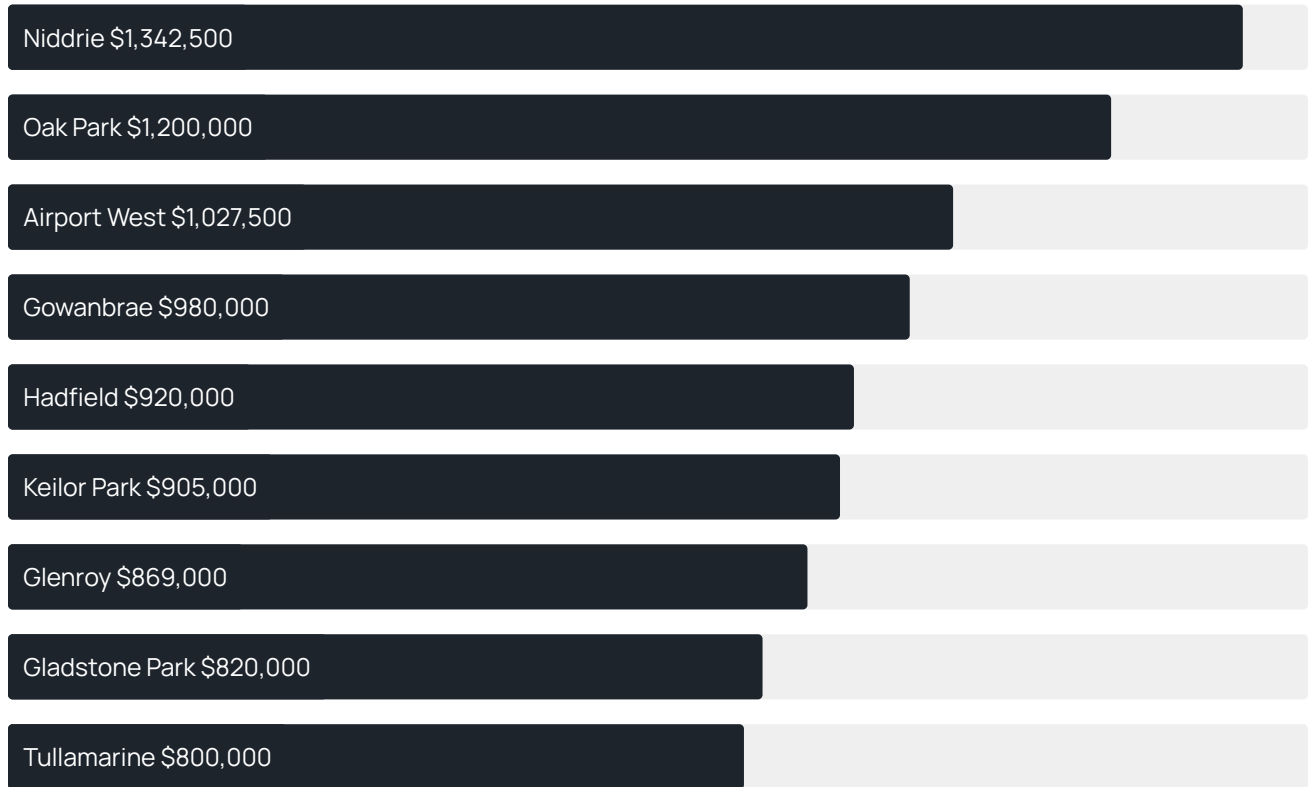
Quarterly price change

0.49% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 51%
● Private 49%

Auction clearance rate³

86.67%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

5.9 years

Dwelling type⁵



● Houses 68% ● Units 32%

Ownership⁵



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

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





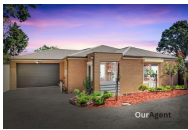





BROADMEADOWS SUBURB REPORT

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/4 Warnock St Broadmeadows	2	House	\$380,000	30 Apr 2026
 87 Camp Rd Broadmeadows	3	House	\$670,000	30 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
 3/27 Gosford Cr Broadmeadows	1	Unit	\$300,000	10 Apr 2026
 1/24 Congram St Broadmeadows	3	Townhouse	\$630,000	08 Apr 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/34 Stanhope St Broadmeadows	2	Townhouse	\$515,000	08 Apr 2026
 38 Glencairn Cr Broadmeadows	3	House	\$620,000	31 Mar 2026
 2 Seymour St Broadmeadows	3	House	\$663,000	28 Mar 2026
 133 Kitchener St Broadmeadows	3	House	\$805,000	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
 53 Cuthbert St Broadmeadows	3	House	\$656,000	21 Mar 2026
 2/15 Waverley St Broadmeadows	2	Townhouse	\$520,000	21 Mar 2026
 3/19 Lahinch St Broadmeadows	2	Townhouse	\$546,000	21 Mar 2026
 1/1 Keith Cr Broadmeadows	4	Unit	\$700,000	18 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 37 Waranga Cr Broadmeadows	3	House	\$640,000	14 Mar 2026
 17/213-215 Camp Rd Broadmeadows	3	Unit	\$580,000	12 Mar 2026
 Approved Plans For 3 Dwellings 13 Heywood Cr BROADMEADOWS	3	House	\$670,000	07 Mar 2026
 231 Widford St Broadmeadows	4	House	\$680,000	06 Mar 2026
 32 Waranga Cr Broadmeadows	4	House	\$600,000	05 Mar 2026
  3/162 Widford St Broadmeadows	3	Flat/Unit/Apartment	\$465,000	05 Mar 2026
 5/274 Camp Rd Broadmeadows	2	Unit	\$450,000	26 Feb 2026
 4/15 Railway Cr Broadmeadows	2	Townhouse	\$490,000	26 Feb 2026
 2/203 Widford St Broadmeadows	2	Townhouse	\$540,000	26 Feb 2026
 4 Stevenson St Broadmeadows	3	House	\$701,000	25 Feb 2026



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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 01/05/2026

- 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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