Broadmeadows

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$660k

Monthly median price change[2]

0.00% ↓

Median unit price

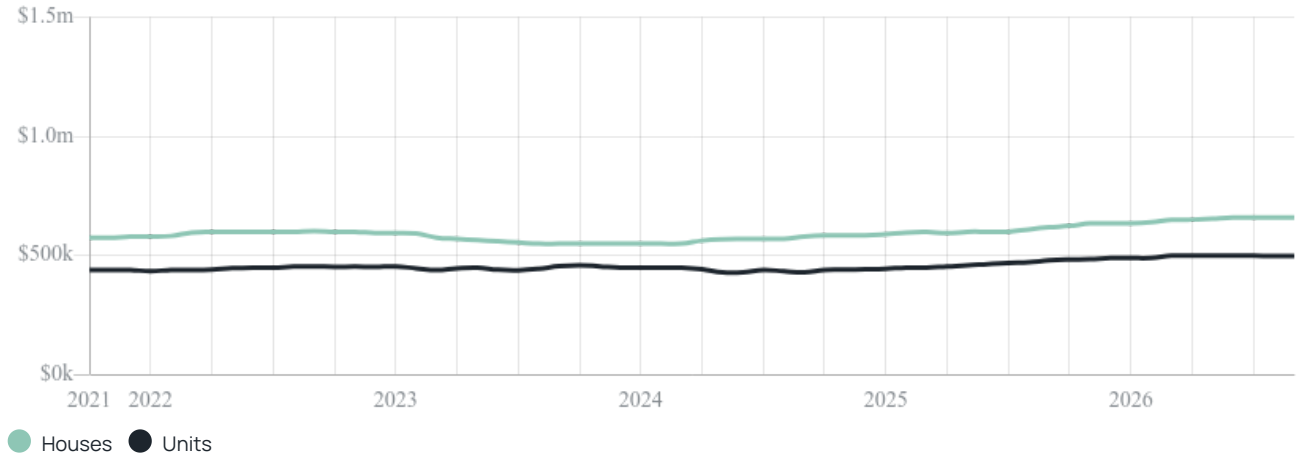
Median[1]

$499k

Monthly median price change[2]

0.15% ↑

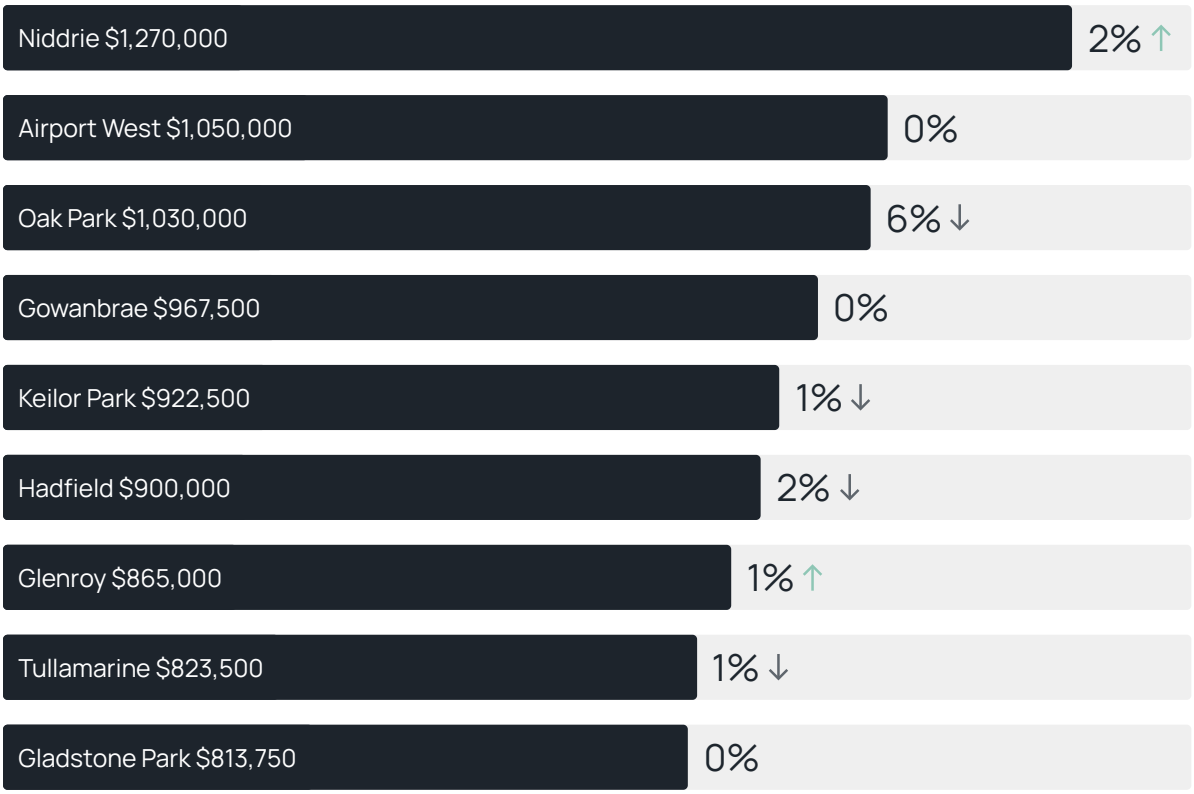
Broadmeadows monthly median property prices[3]



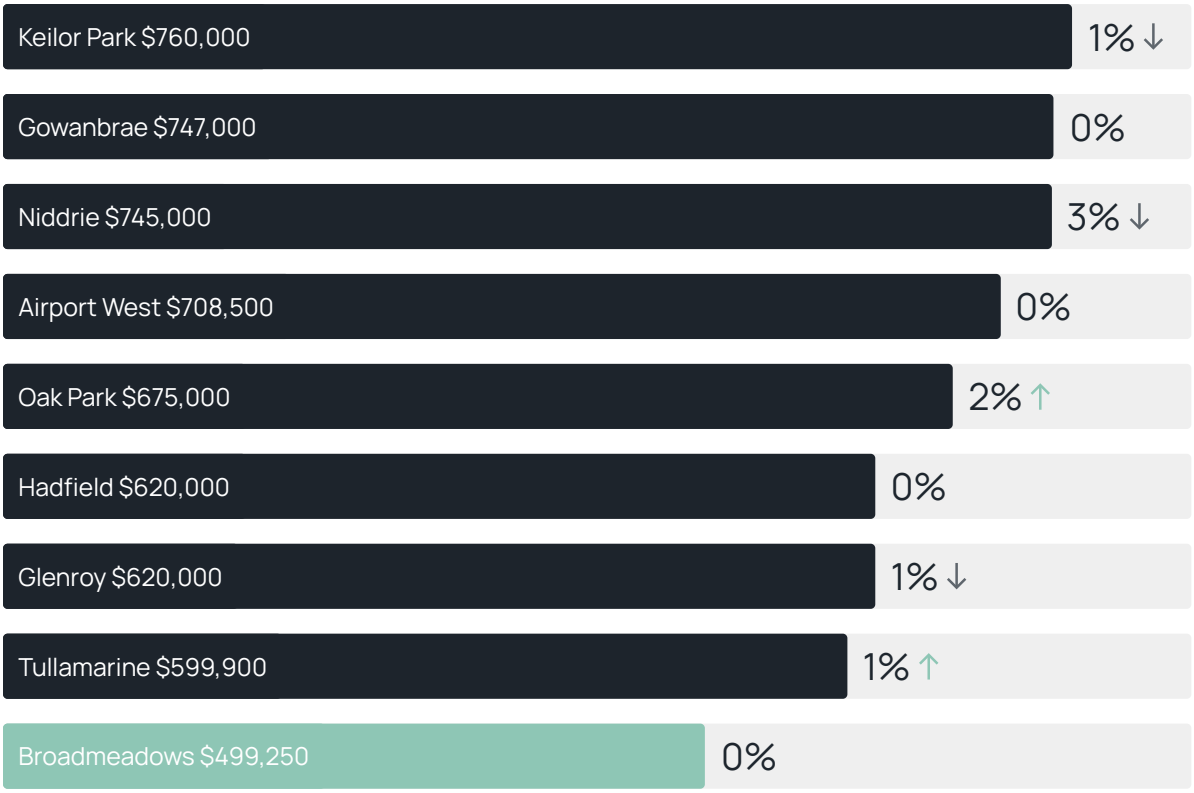


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

45%

Median days on market[5]

House	Unit
30 days	30 days

Jellis Craig average inspection attendance per listing[6]

12 groups

Average hold period[1]

House	Unit
12.9 years	8.4 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

12,524

Population growth[7]

4.63%

Median age[7]

32 years

Median household size[7]

2.9 people

Median asking rent per week[1]

House	Unit
$520	$500

Rental yield[8]

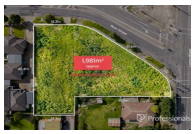
House	Unit
4.27%	5.21%

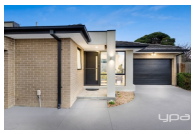
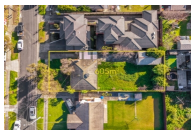
Sold Properties

Recent Broadmeadows sales[5]

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
	43 Katunga Crescent Broadmeadows	3	House	$630,000	23 Oct 2026
	45 Smiley Road Broadmeadows	3	House	$627,000	21 Oct 2026
	10 Cushen Place Broadmeadows	2	Townhouse	$510,000	21 Oct 2026
	29 Osway Street Broadmeadows	3	House	$565,000	19 Oct 2026
	3/60 Ophir Street Broadmeadows	2	Townhouse	$445,000	16 Oct 2026
	18 Yakka Crescent Broadmeadows	2	Townhouse	$500,000	14 Oct 2026
	22 Ortolan Avenue Broadmeadows	2	House	$715,000	10 Oct 2026
	2/134 Kitchener Street Broadmeadows	2	Townhouse	$485,000	10 Oct 2026
	1/164 Widford Street Broadmeadows	2	Townhouse	$500,000	09 Oct 2026
	28 Walsh Street Broadmeadows	3	House	Undisclosed	08 Oct 2026

Address		Bedrooms	Type	Price	Sold
	4/3 Alexander Court Broadmeadows	3	Townhouse	$550,000	02 Oct 2026
	362 Camp Road Broadmeadows	1	House	$2,050,000	01 Oct 2026
	34 Cuthbert Street Broadmeadows	4	House	$655,000	29 Sep 2026
	14 Elliott Avenue Broadmeadows	3	House	$543,000	28 Sep 2026
	48 Gibson Street Broadmeadows	0	Residential_land	$690,000	28 Sep 2026
	1/4 Railway Crescent Broadmeadows	4	House	$710,000	26 Sep 2026
	Lot 2/23 Congram Street Broadmeadows	2	Townhouse	Undisclosed	18 Sep 2026
	3/6 London Road Broadmeadows	3	House	$555,000	16 Sep 2026
	2B Wharton Avenue Broadmeadows	3	House	$645,000	15 Sep 2026
	Lot 1/23 Congram Street Broadmeadows	2	Townhouse	Undisclosed	15 Sep 2026

	Address	Bedrooms	Type	Price	Sold
	1/60-62 Meredith Street Broadmeadows	3	Townhouse	$460,000	14 Sep 2026
	3/74 Cuthbert Street Broadmeadows	2	Unit	$475,000	12 Sep 2026
	108 Waranga Crescent Broadmeadows	3	House	$681,000	12 Sep 2026
	3/3 Alexander Court Broadmeadows	2	Unit	Undisclosed	09 Sep 2026
	2/14 Congram Street Broadmeadows	2	House	$505,000	01 Sep 2026
	Lot 2/6 Warnock Street Broadmeadows	3	Townhouse	Undisclosed	31 Aug 2026
	27 Katunga Crescent Broadmeadows	3	House	$636,000	28 Aug 2026
	41 Waverley Street Broadmeadows	3	House	$650,000	27 Aug 2026
	25A Osway Street Broadmeadows	4	Unit	$579,000	26 Aug 2026
	34 Congram Street Broadmeadows	2	House	$560,000	26 Aug 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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