



Broadmeadows

Suburb Report



Your connection to property insights



JellisCraig

BROADMEADOWS SUBURB REPORT

Median house price¹

Median

\$660k

Quarterly price change

-0.04% ↓

Median unit price¹

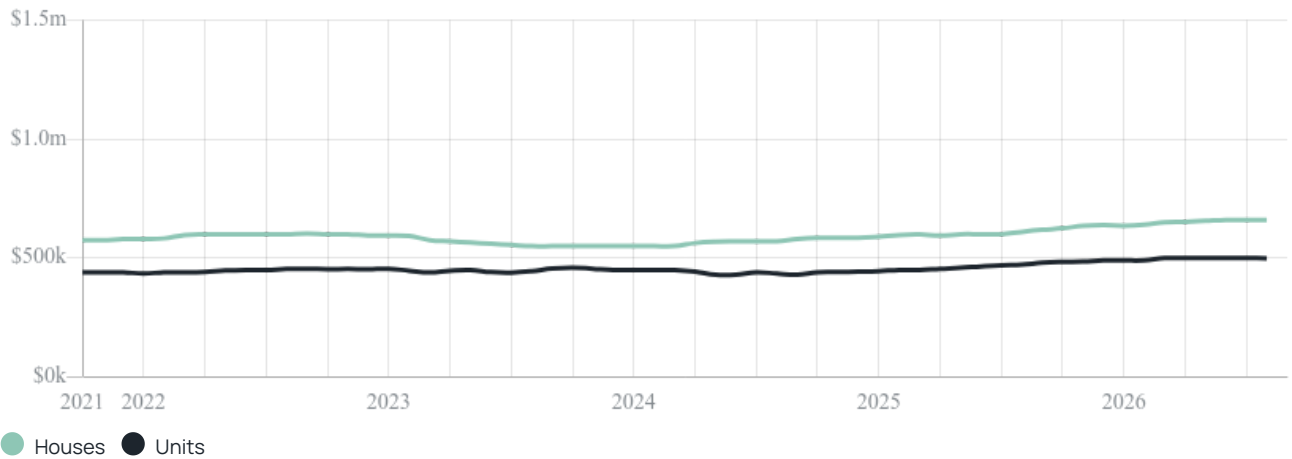
Median

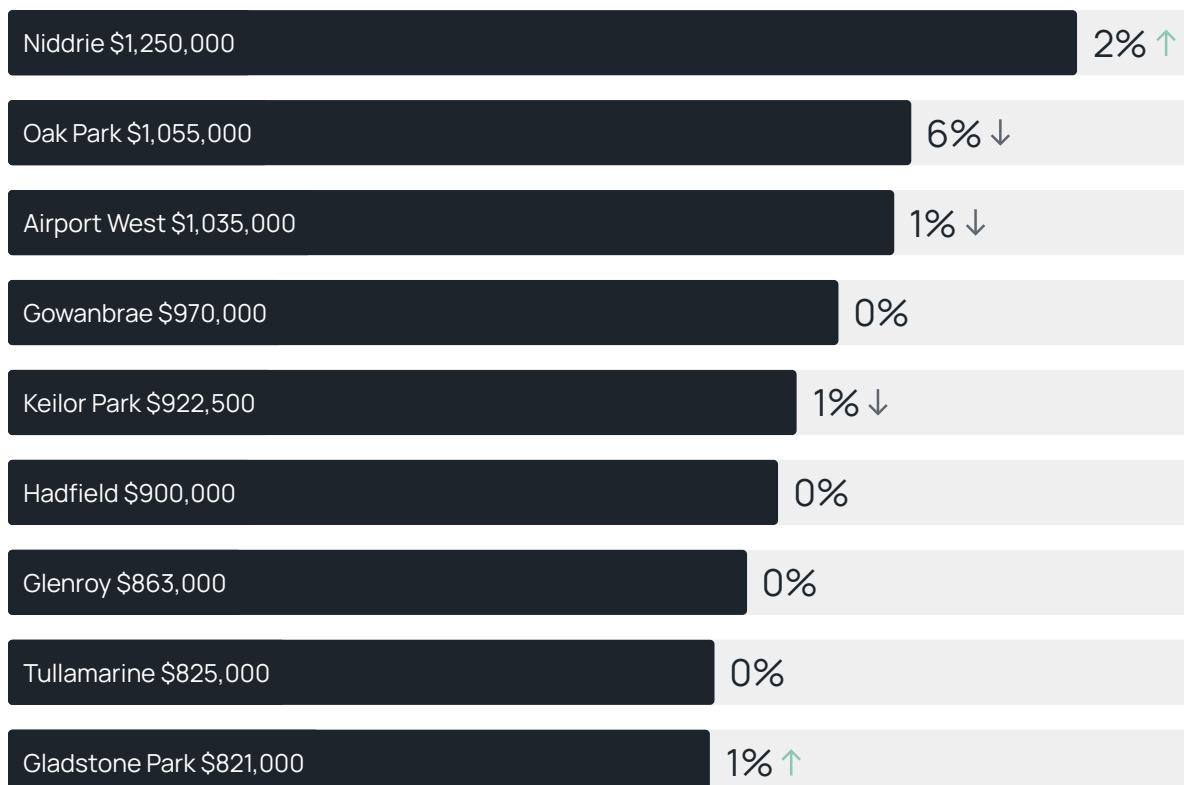
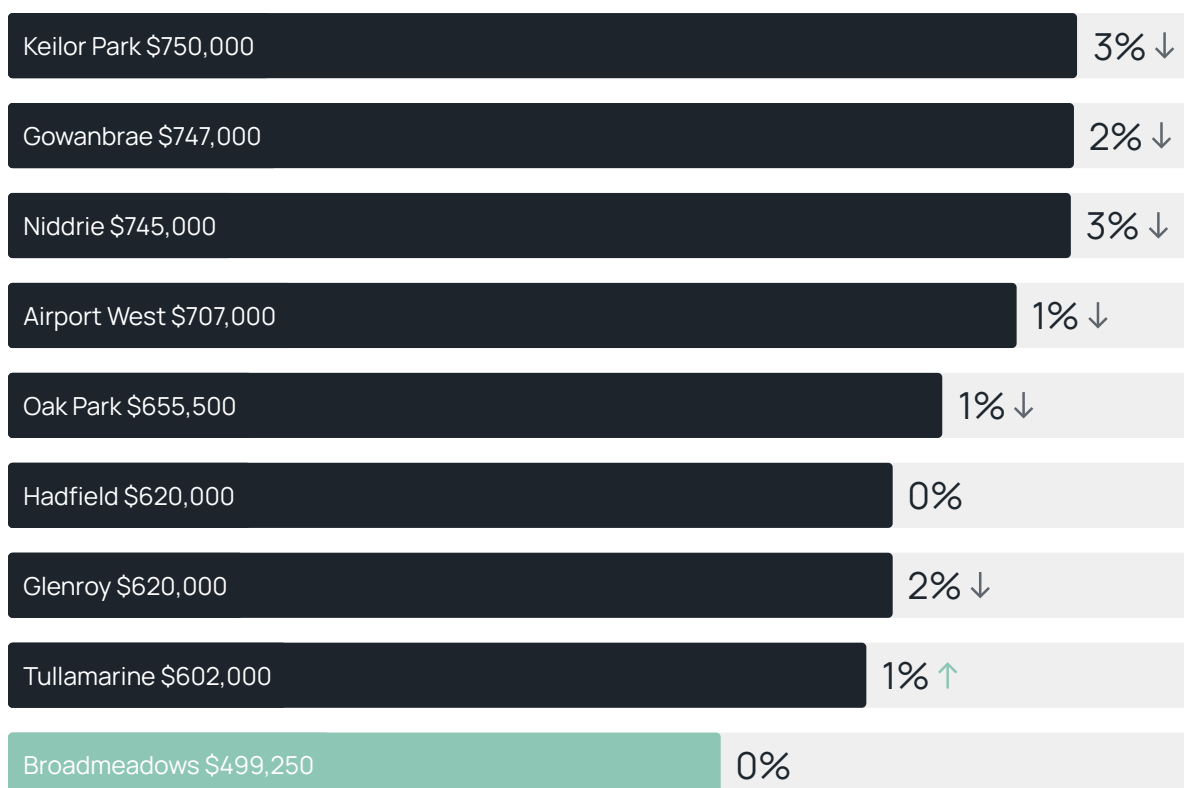
\$499k

Quarterly price change

-0.15% ↓

Broadmeadows quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

54.84%

Median days on market³

House

Unit

30 days

30 days

Jellis Craig average inspection attendance per listing⁴

12 groups

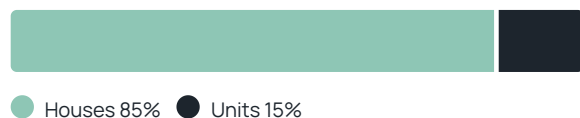
Average hold period¹

House

Unit

12.6 years

8.4 years

Dwelling type⁵Population⁵

12,524

Ownership⁵Median asking rent per week¹

Unit

\$520

\$500

Population growth⁵

4.63%

Rental yield¹

House

Unit

4.17%

5.19%

Median age⁵

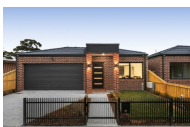
32 years

Median household size⁵

2.9 people

Recent Broadmeadows sales²

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
 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
 2B Wharton Avenue Broadmeadows	3	House	\$645,000	15 Sep 2026
 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

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/122 Cuthbert Street Broadmeadows	2	Townhouse	\$550,000	26 Aug 2026
 3/122 Cuthbert Street Broadmeadows	2	Townhouse	\$550,000	26 Aug 2026
 1/148 Cuthbert Street Broadmeadows	2	Unit	\$480,000	25 Aug 2026
 Unit 1 59 Lahinch Street	2	Townhouse	\$530,000	21 Aug 2026
 1/39 Blair Street Broadmeadows	3	Townhouse	\$635,000	17 Aug 2026
 1/122 Cuthbert Street Broadmeadows	4	Townhouse	\$711,000	15 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 11 Railway Crescent Broadmeadows	4	House	Undisclosed	12 Aug 2026
 3/1 Dacelo Avenue Broadmeadows	2	House	\$425,000	11 Aug 2026
 2/6 Ortolan Avenue Broadmeadows	2	Unit	\$440,000	11 Aug 2026
 3/15 Waverley Street Broadmeadows	3	Townhouse	Undisclosed	08 Aug 2026
 2 Tawonga Street Broadmeadows	3	House	\$670,000	07 Aug 2026
 5 Seymour Street Broadmeadows	3	House	\$723,000	01 Aug 2026
 2/3 Wedding Court Broadmeadows	2	Unit	\$498,500	01 Aug 2026
 1 Berkeley Cl Broadmeadows	3	House	\$606,000	01 Aug 2026
 2A Beulah Street Broadmeadows	3	Townhouse	Undisclosed	31 Jul 2026
 68 Ripplebrook Drive Broadmeadows	3	House	\$680,000	31 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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