



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

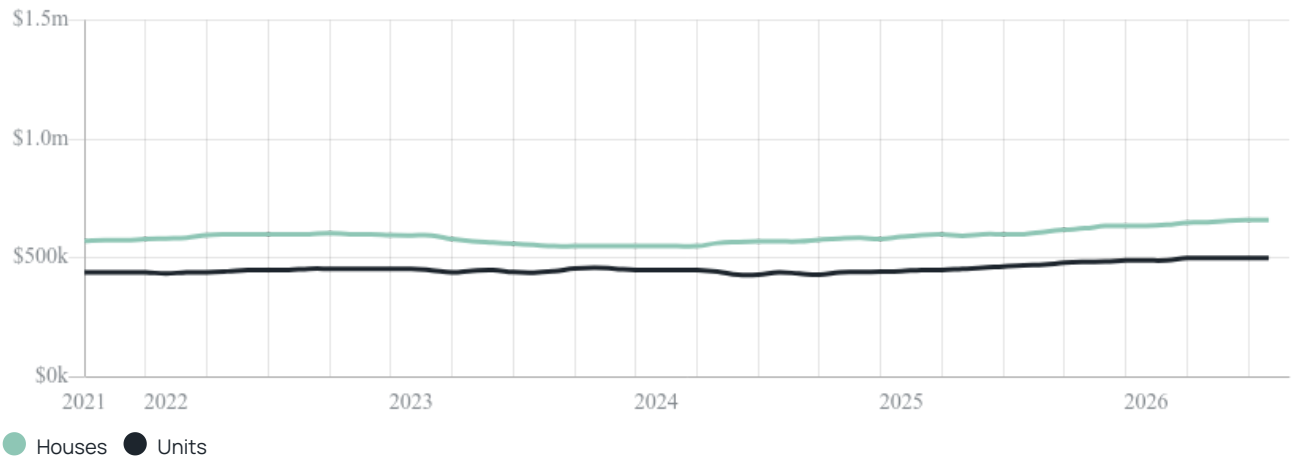
Median

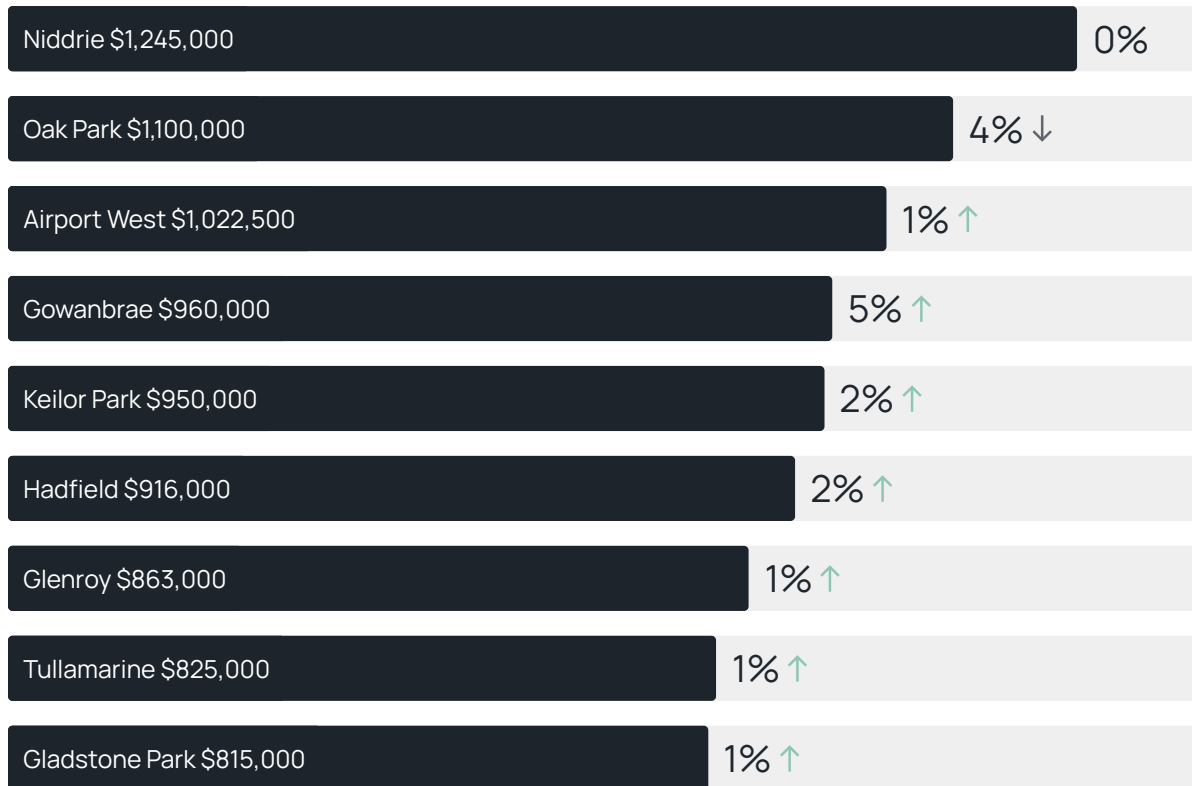
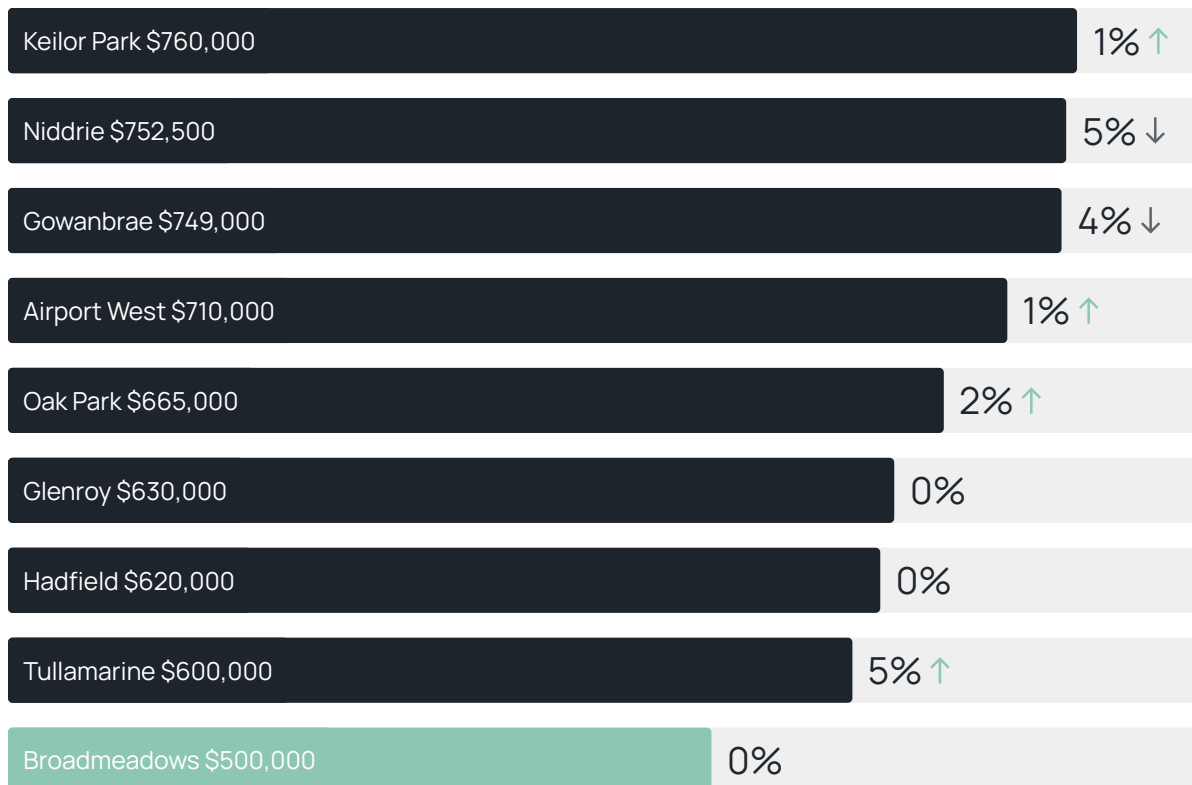
\$500k

Quarterly price change

-0.05% ↓

Broadmeadows quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

70.97%

Median days on market³

House

30 days

Unit

30 days

Jellis Craig average inspection attendance per listing⁴

27 groups

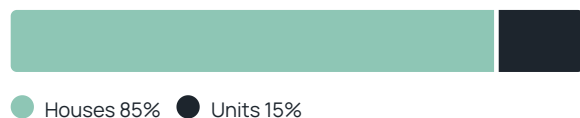
Average hold period¹

House

12.6 years

Unit

8.4 years

Dwelling type⁵Ownership⁵Population⁵

12,524

Median asking rent per week¹

Unit

\$520

\$500

Population growth⁵

4.63%

Rental yield¹

House

4.13%

Unit

5.4%

Median age⁵

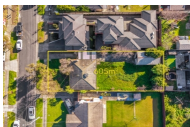
32 years

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
 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
 11 Railway Crescent Broadmeadows	4	House	Undisclosed	12 Aug 2026
 3/1 Dacelo Avenue Broadmeadows	2	House	\$425,000	11 Aug 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 298 Camp Road Broadmeadows	3	House	\$630,000	28 Jul 2026
 54 Gerbert Street Broadmeadows	3	House	\$635,000	28 Jul 2026

BROADMEADOWS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/7 Railway Crescent Broadmeadows	2	Unit	\$490,000	28 Jul 2026
 1/71 Gibson Street Broadmeadows	2	Townhouse	\$515,000	28 Jul 2026
 5 Gibson Street Broadmeadows	3	House	\$675,000	27 Jul 2026
 14 Ophir Street Broadmeadows	3	House	Undisclosed	25 Jul 2026
 30 Lahinch Street Broadmeadows	3	House	\$655,000	25 Jul 2026
 4/15 Colin Court Broadmeadows	2	Townhouse	\$470,000	18 Jul 2026
 4/69 Meredith Street Broadmeadows	2	Townhouse	\$470,000	13 Jul 2026
 9 Waranga Crescent Broadmeadows	3	House	\$620,000	10 Jul 2026
 31 Cavendish Street Broadmeadows	3	House	\$620,000	08 Jul 2026
 2 Martell Street Broadmeadows	4	House	Undisclosed	04 Jul 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 01/09/2026

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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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