

JellisCraig

TULLAMARINE

Suburb Report

Know your neighbourhood.



TULLAMARINE SUBURB REPORT

Median House Price*

Median

\$760k

Quarterly Price Change

2.35% ↑

Median Unit Price*

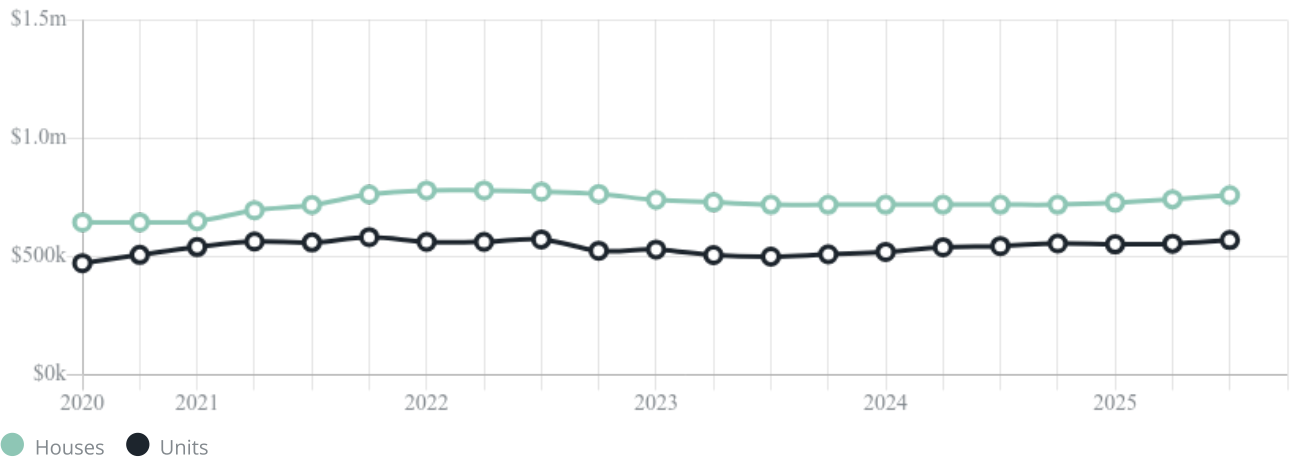
Median

\$570k

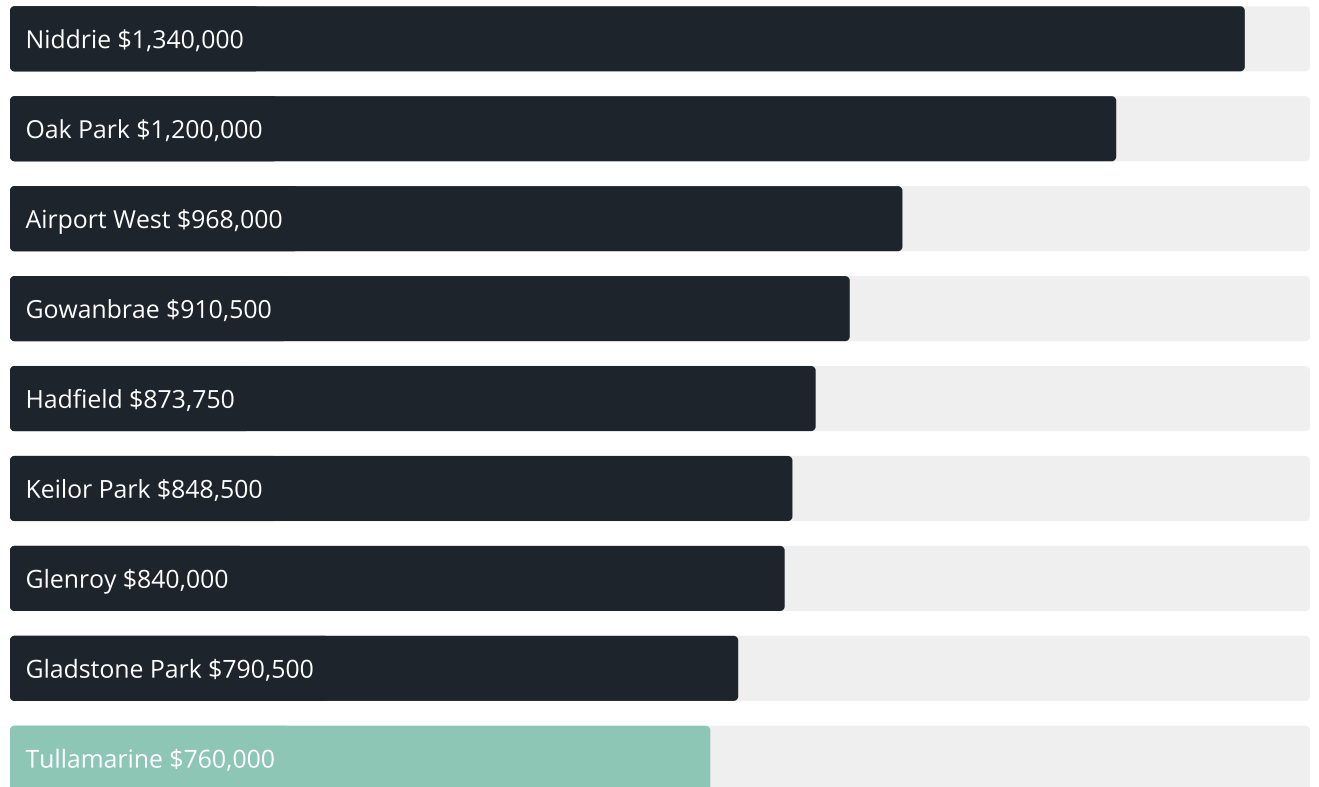
Quarterly Price Change

2.70% ↑

Quarterly Price Change*



TULLAMARINE SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

TULLAMARINE SUBURB REPORT

Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

86.84%

Median Days on Market^

25 days

Average Hold Period*

7.6 years

Dwelling Type^



● Houses 59% ● Units 41%

Ownership^



● Owned Outright 35% ● Mortgaged 34% ● Rented 31%

Population^

6,733

Median Asking Rent per week*

\$530

Population Growth^

1.94%

Rental Yield*

3.8%

Median Age^











39 years

Median Household Size^











2.3 people

TULLAMARINE SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 10 Learmonth St TULLAMARINE	3	House	\$710,000	29 Nov 2025
 71 Spring St Tullamarine	3	House	\$780,000	21 Nov 2025
 1/59 Eumarella St Tullamarine	3	House	\$670,000	21 Nov 2025
 24 Sharps Rd Tullamarine	4	House	\$760,000	20 Nov 2025
 49 Dawson St Tullamarine	3	House	\$700,000	20 Nov 2025
 213 Melrose Dr Tullamarine	3	House	\$725,000	19 Nov 2025
 6/131 Mickleham Rd Tullamarine	2	Townhouse	\$505,000	19 Nov 2025
 10/226 Melrose Dr Tullamarine	1	Unit	\$401,655	17 Nov 2025
 13 Burvale Ct Tullamarine	3	House	\$1,066,000	15 Nov 2025
 18 Brunton Cr Tullamarine	3	House	\$805,000	12 Nov 2025

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/234 Melrose Dr Tullamarine	2	Unit	\$526,500	08 Nov 2025
 2/151 Melrose Dr Tullamarine	3	Unit	\$602,000	08 Nov 2025
 46 Lackenheath Dr Tullamarine	3	House	\$800,000	03 Nov 2025
 2/9 Warwick Pl TULLAMARINE	2	Unit	\$438,000	31 Oct 2025
 21 Spring St Tullamarine	3	House	\$850,000	27 Oct 2025
 44 Lackenheath Dr Tullamarine	3	House	\$800,000	25 Oct 2025
 4/99-101 Mickleham Rd Tullamarine	2	Unit	\$535,000	23 Oct 2025
 14/1 Millar Rd Tullamarine	3	Townhouse	\$665,000	17 Oct 2025
 3/22 Banksia Gr Tullamarine	3	Unit	\$690,000	15 Oct 2025
 30 Churchill Av Tullamarine	3	House	\$880,000	15 Oct 2025

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 Churchill Av Tullamarine	3	House	\$952,000	11 Oct 2025
 12/1 Millar Rd Tullamarine	2	Villa	\$610,000	11 Oct 2025
 11 Bickford Cl Tullamarine	3	House	\$735,000	11 Oct 2025
 10 Garryowen Tce Tullamarine	3	House	\$835,000	11 Oct 2025
 7 Eumarella St Tullamarine	3	House	\$850,000	11 Oct 2025
 10 Lackenheath Dr Tullamarine	3	House	\$825,000	10 Oct 2025
 1/1 Gordon St Tullamarine	3	Townhouse	\$700,000	06 Oct 2025
 19 Forum Pl Tullamarine	3	House	\$1,008,000	04 Oct 2025
 22 Springbank St Tullamarine	3	House	\$740,000	01 Oct 2025
 13 Tadstan Dr Tullamarine	3	House	\$750,000	30 Sep 2025



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.