



Tullamarine

Suburb Report



Your connection to property insights



JellisCraig

TULLAMARINE SUBURB REPORT

Median house price¹

Median

\$834k

Quarterly price change

4.25% ↑

Median unit price¹

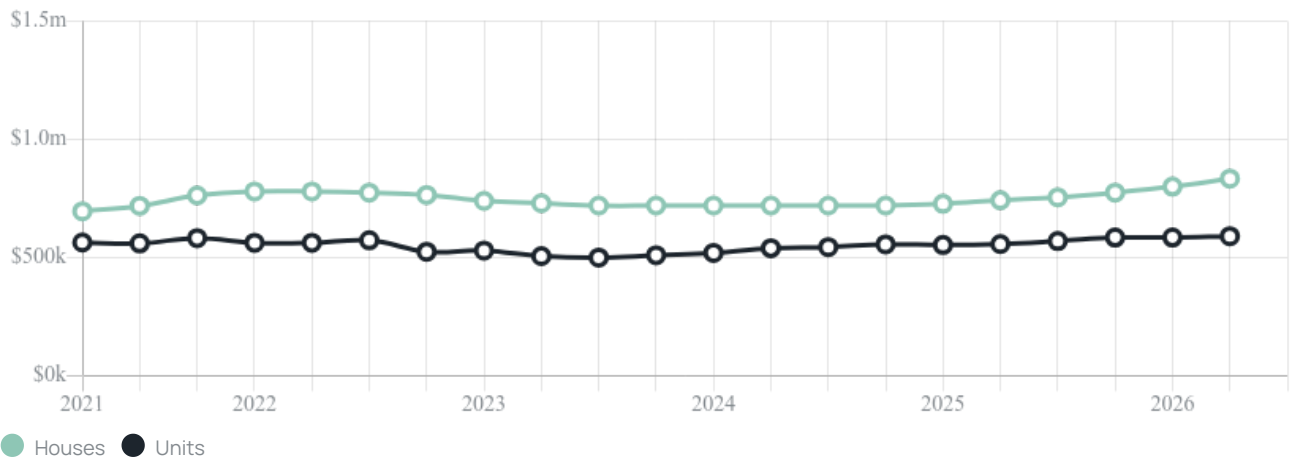
Median

\$591k

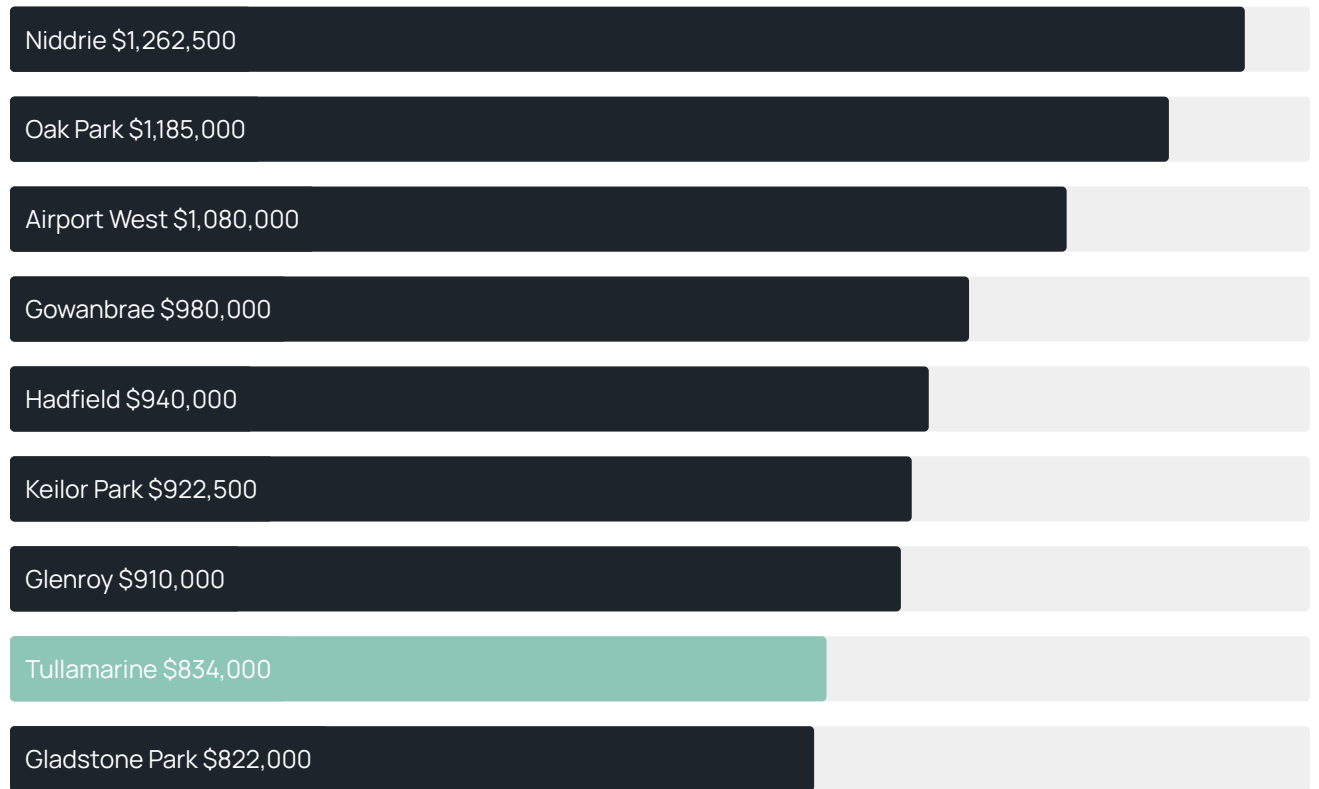
Quarterly price change

0.94% ↑

Quarterly price change¹



TULLAMARINE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 67%
● Private 33%

Auction clearance rate³

62.5%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

7.6 years

Dwelling type⁵

● Houses 59% ● Units 41%

Ownership⁵

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

Population⁵

6,733

Median asking rent¹

\$550 per week

Population growth⁵

1.94%

Rental yield¹

3.8%

Median age⁵

39 years

Median household size⁵

2.3 people

TULLAMARINE SUBURB REPORT

Recent Tullamarine sales

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
 1/40 Broadmeadows Rd TULLAMARINE	2	House	\$610,000	29 Jul 2026
 4/4 Carol Gr Tullamarine	2	Unit	\$377,500	29 Jul 2026
 3 Learmonth St Tullamarine	3	House	\$712,000	25 Jul 2026
 33 Catherine Av Tullamarine	3	House	\$810,800	25 Jul 2026
 3 Marie Cl Tullamarine	3	House	\$785,000	11 Jul 2026
 2/45 Eumarella St TULLAMARINE	2	Unit	\$602,000	11 Jul 2026
 5 Janus St Tullamarine	3	House	\$921,500	04 Jul 2026
 7 Catherine Av Tullamarine	3	House	\$898,000	20 Jun 2026
 18a Birch Av Tullamarine	3	House	\$871,500	20 Jun 2026
 6/112a Mickleham Rd Tullamarine	2	Unit	\$580,000	13 Jun 2026

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/372-376 Melrose Dr TULLAMARINE	2	House	\$622,000	10 Jun 2026
 1/46 Broadmeadows Rd Tullamarine	2	Flat/Unit/Apartment	\$650,000	10 Jun 2026
 23 Finningley Dr Tullamarine	3	House	\$477,000	02 Jun 2026
 2/15 Gordon St Tullamarine	3	Unit	\$715,000	02 Jun 2026
 4/43 Banksia Gr Tullamarine	3	Townhouse	\$667,000	30 May 2026
 21 Janus St Tullamarine	3	House	\$795,000	26 May 2026
 3/77 Derby St Tullamarine	3	Strata Unit/Flat	\$600,000	25 May 2026
 19/368-370 Melrose Dr Tullamarine	2	Unit	\$500,000	23 May 2026
 3/338 Melrose Dr TULLAMARINE	2	Villa	\$596,100	23 May 2026
 18 Mossfield Mews Tullamarine	3	House	\$837,500	23 May 2026

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/23 Broadmeadows Rd Tullamarine	2	Unit	\$382,500	19 May 2026
 2/14 Lackenheath Dr Tullamarine	3	Strata Unit/Townhouse	\$610,000	18 May 2026
 5/58 Sharps Rd Tullamarine	2	Villa	\$400,000	15 May 2026
 1/16 Broadmeadows Rd Tullamarine	3	Townhouse	\$685,000	14 May 2026
 3/25 Birch Av Tullamarine	3	Townhouse	\$678,000	12 May 2026
 14b Lackenheath Dr Tullamarine	2	Unit	\$610,000	12 May 2026
 23 Christopher Cr Tullamarine	4	House	\$833,000	08 May 2026
 3 Christopher Cr Tullamarine	3	House	\$823,000	05 May 2026
 5 Catherine Av Tullamarine	3	House	\$870,000	02 May 2026
 9 Broadmeadows Rd Tullamarine	2	House	\$824,000	02 May 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 01/08/2026

- 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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