



Tullamarine Suburb Report

Your connection to property insights



JellisCraig

Property Prices

TULLAMARINE SUBURB REPORT

Median house price¹

Median
\$778k

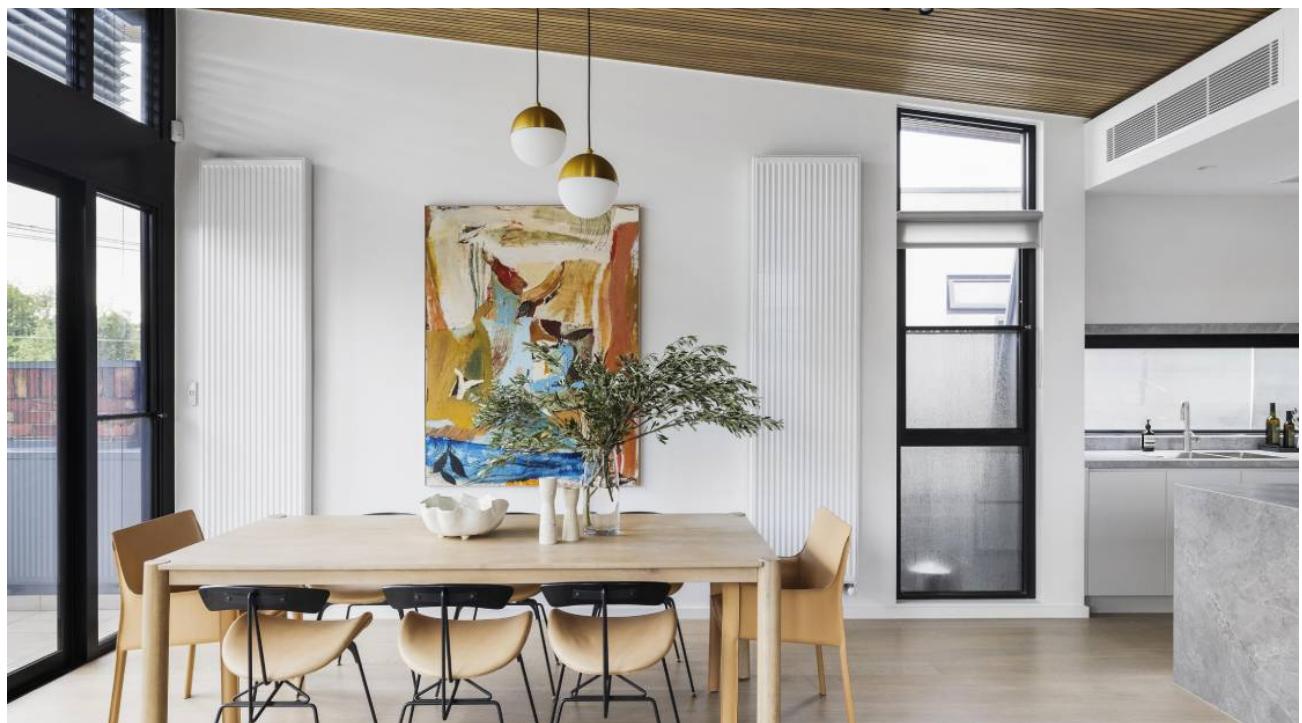
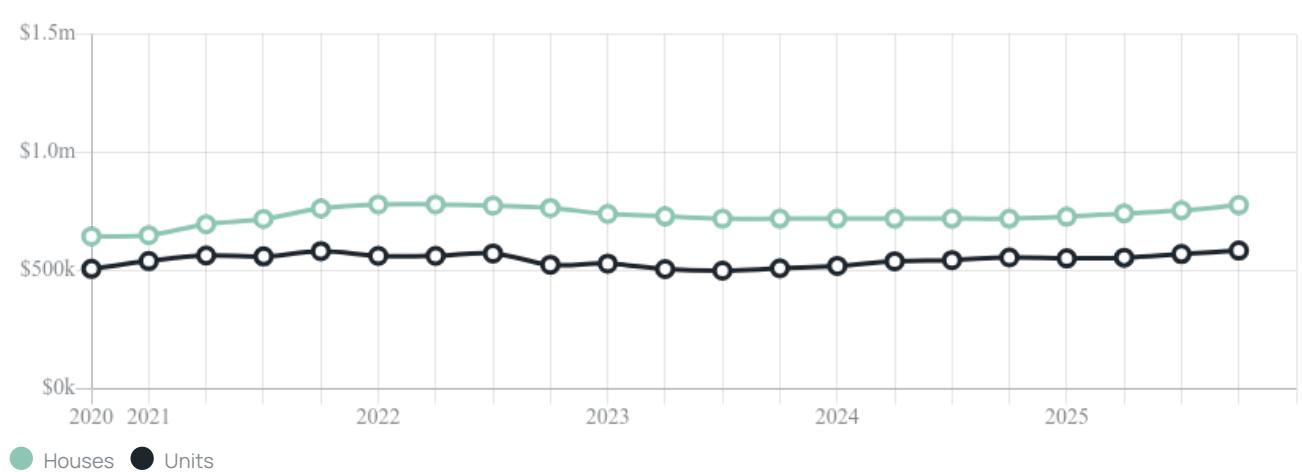
Quarterly price change
2.98% 

Median unit price¹

Median
\$585k

Quarterly price change
2.63% 

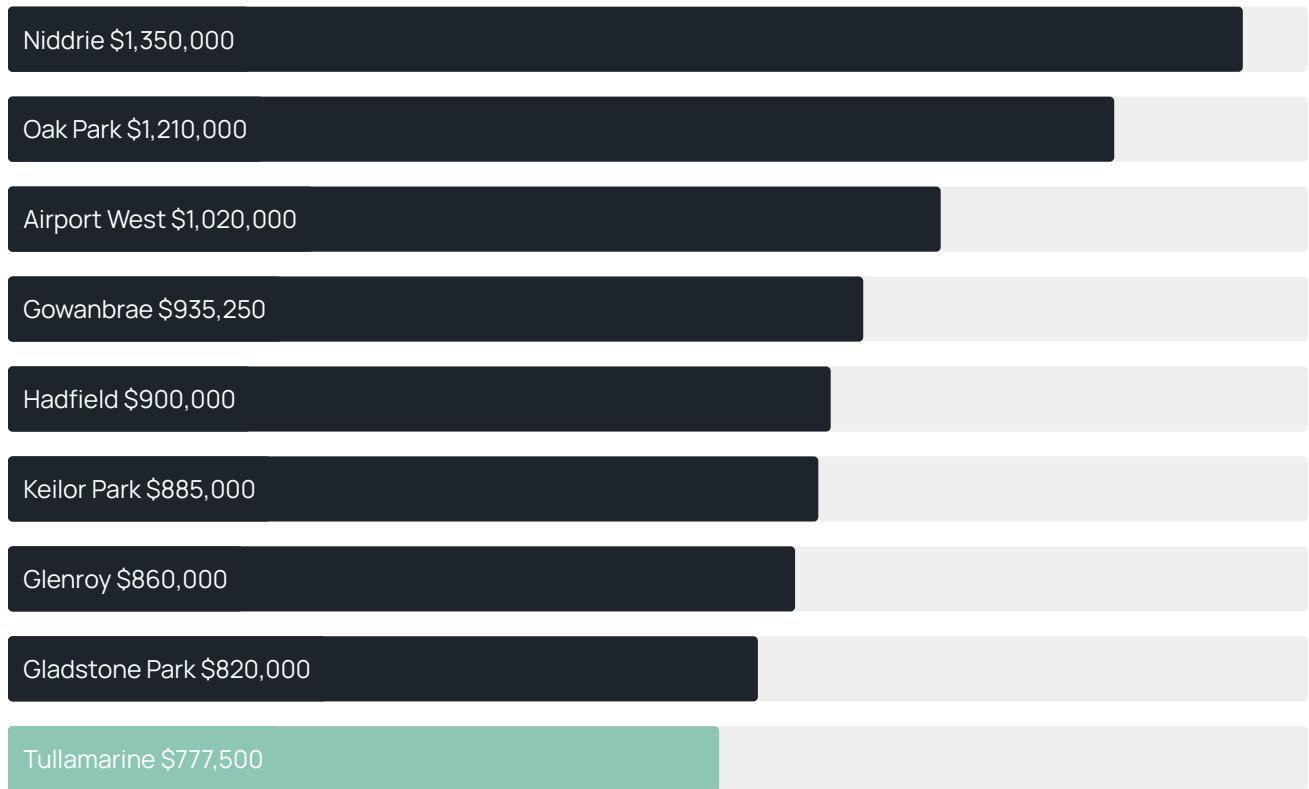
Quarterly price change¹



Surrounding Suburbs

TULLAMARINE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

TULLAMARINE SUBURB REPORT

Sale method²



● Auction 65%
● Private 35%

Auction clearance rate³

70.83%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

7.6 years

Insights

Dwelling type⁵



● Houses 59% ● Units 41%

Ownership⁵



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

Population⁵

6,733

Median asking rent¹

\$530 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/127 Melrose Dr Tullamarine	2	House	\$620,000	31 Jan 2026
 24 Fisher Gr Tullamarine	3	House	\$740,000	30 Jan 2026
 1 Churchill Av Tullamarine	3	House	\$785,000	12 Jan 2026
 11 Dianne Dr Tullamarine	4	House	\$755,000	20 Dec 2025
 1/29 Eumarella St Tullamarine	3	Flat/Unit/Apartment	\$750,000	20 Dec 2025
 11/226 Melrose Dr TULLAMARINE	1	Unit	\$385,000	17 Dec 2025
 94A Mickleham Rd Tullamarine	4	House	\$930,000	16 Dec 2025
 6 Tangemere Av Tullamarine	4	House	\$915,000	13 Dec 2025
 78a Broadmeadows Rd Tullamarine	4	House	\$955,000	06 Dec 2025
 2/11 Birch Av Tullamarine	3	Townhouse	\$585,000	02 Dec 2025

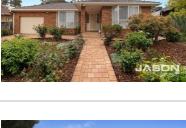
Sold Properties

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	2/30 Eumarella St Tullamarine	2	Flat/Unit/Apartment	\$569,990
	10 Learmonth St TULLAMARINE	3	House	\$710,000
	4/318 Melrose Dr Tullamarine	2	House	\$570,000
	6 Bickford Cl Tullamarine	3	House	\$730,000
	2/218-220 Melrose Dr Tullamarine	3	Unit	\$570,000
	22/368 Melrose Dr Tullamarine	2	Flat/Unit/Apartment	\$405,000
	4/17 Waratah Av Tullamarine	3	Flat/Unit/Apartment	\$530,000
	131 Dawson St Tullamarine	3	House	\$775,000
	71 Spring St Tullamarine	3	House	\$780,000
	1/59 Eumarella St Tullamarine	3	House	\$670,000

Sold Properties

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 20/200 Melrose Dr Tullamarine	2	Flat/Unit/Apartment	\$380,000	19 Nov 2025
 10/226 Melrose Dr Tullamarine	1	Unit	\$401,655	17 Nov 2025
 32 Waratah Av Tullamarine	3	House	\$850,000	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
 2/234 Melrose Dr Tullamarine	2	Unit	\$526,500	08 Nov 2025



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 01/02/2026

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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