

JellisCraig

TULLAMARINE

Suburb Report

Know your neighbourhood.



TULLAMARINE SUBURB REPORT

Median House Price*

Median

\$760k

Quarterly Price Change

2.35% ↑

Median Unit Price*

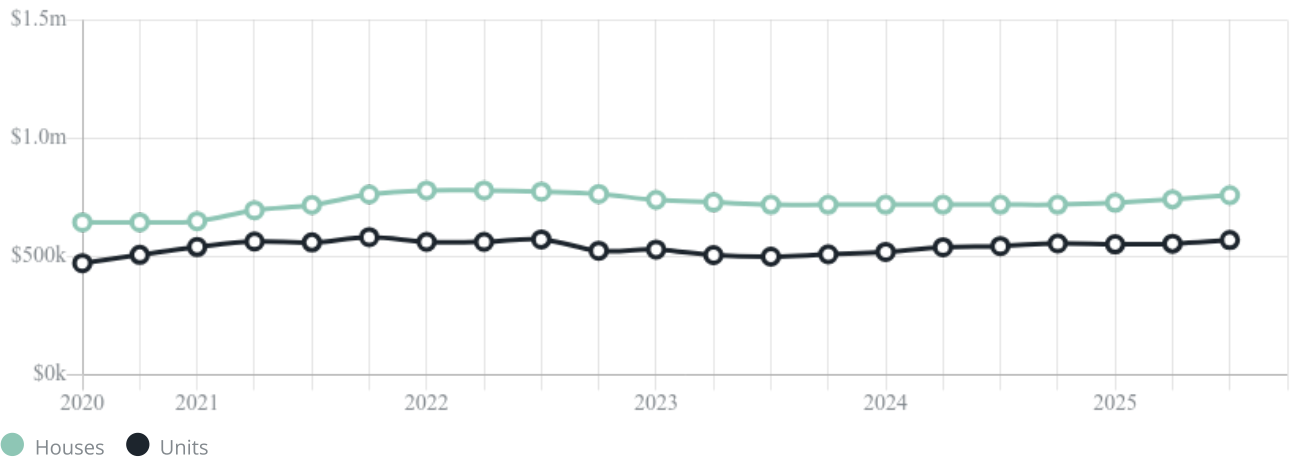
Median

\$570k

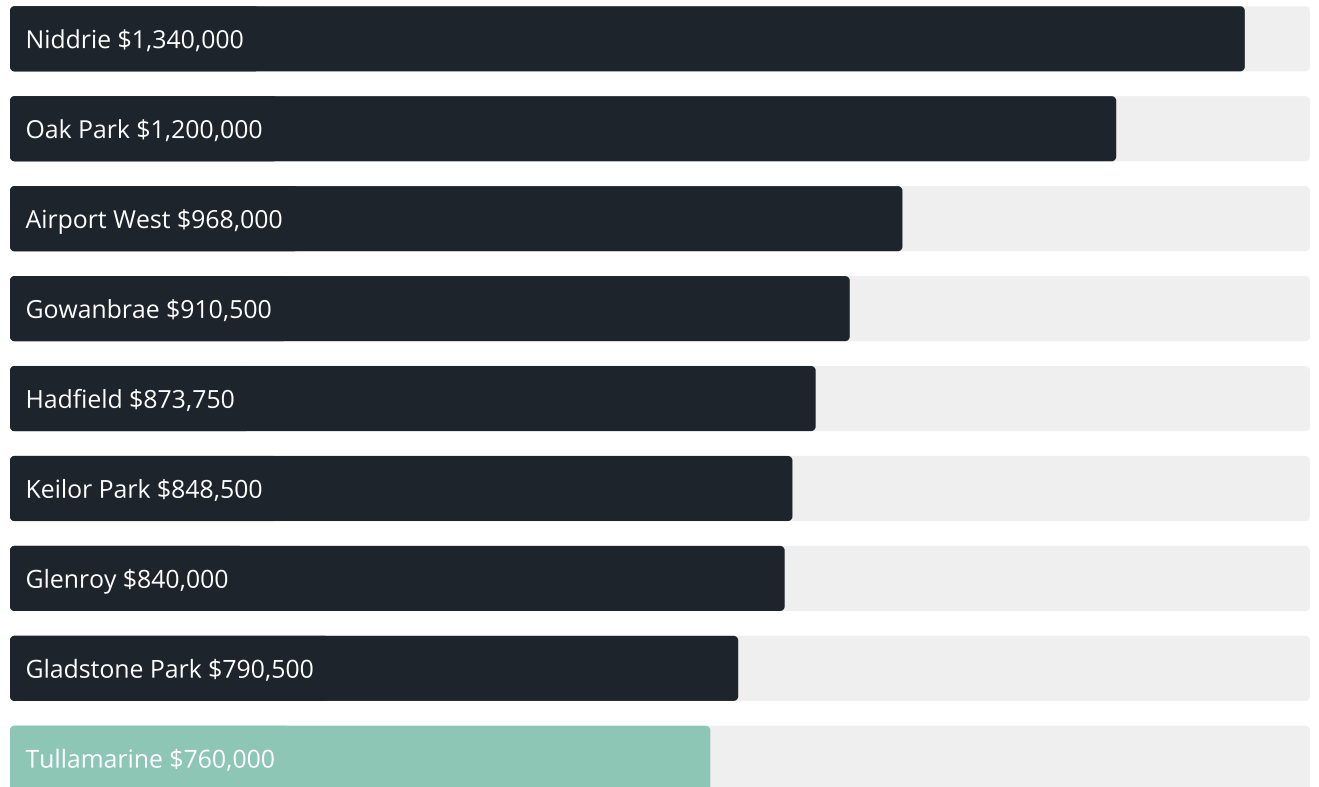
Quarterly Price Change

2.70% ↑

Quarterly Price Change*



TULLAMARINE SUBURB REPORT

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

TULLAMARINE SUBURB REPORT

Sale Method*



● Auction 81%
● Private 19%

Auction Clearance Rate*

79.49%

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^










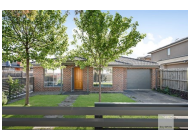
39 years

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 jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  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 |
|  2/30 Eumarella St Tullamarine | 2 | Flat/Unit/Apartment | \$569,990 | 01 Dec 2025 |
|  10 Learmonth St TULLAMARINE | 3 | House | \$710,000 | 29 Nov 2025 |
|  4/318 Melrose Dr Tullamarine | 2 | House | \$570,000 | 29 Nov 2025 |
|  2/218-220 Melrose Dr Tullamarine | 3 | Unit | \$570,000 | 25 Nov 2025 |
|  131 Dawson St Tullamarine | 3 | House | \$775,000 | 21 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 |

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 |
|  32 Waratah Av Tullamarine | 3 | House | \$850,000 | 17 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 |
|  2/234 Melrose Dr Tullamarine | 2 | Unit | \$526,500 | 08 Nov 2025 |
|  2/151 Melrose Dr Tullamarine | 3 | Unit | \$602,000 | 08 Nov 2025 |

TULLAMARINE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-----------|----------------|
|  46 Lackenheath Dr Tullamarine | 3 | House | \$800,000 | 03 Nov 2025 |
|  8/200 Melrose Dr TULLAMARINE | 2 | Flat/Unit/Apartment | \$435,000 | 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 |
|  30 Churchill Av Tullamarine | 3 | House | \$880,000 | 15 Oct 2025 |
|  3/22 Banksia Gr Tullamarine | 3 | Unit | \$690,000 | 15 Oct 2025 |
|  32 Churchill Av Tullamarine | 3 | House | \$952,000 | 11 Oct 2025 |



Brunswick Office
179 Sydney Rd, Brunswick
03 9387 5888

jellisraig.com.au

Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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