



Tullamarine

Suburb Report



Your connection to property insights



JellisCraig

TULLAMARINE SUBURB REPORT

Median house price¹

Median

\$778k

Quarterly price change

2.98% ↑

Median unit price¹

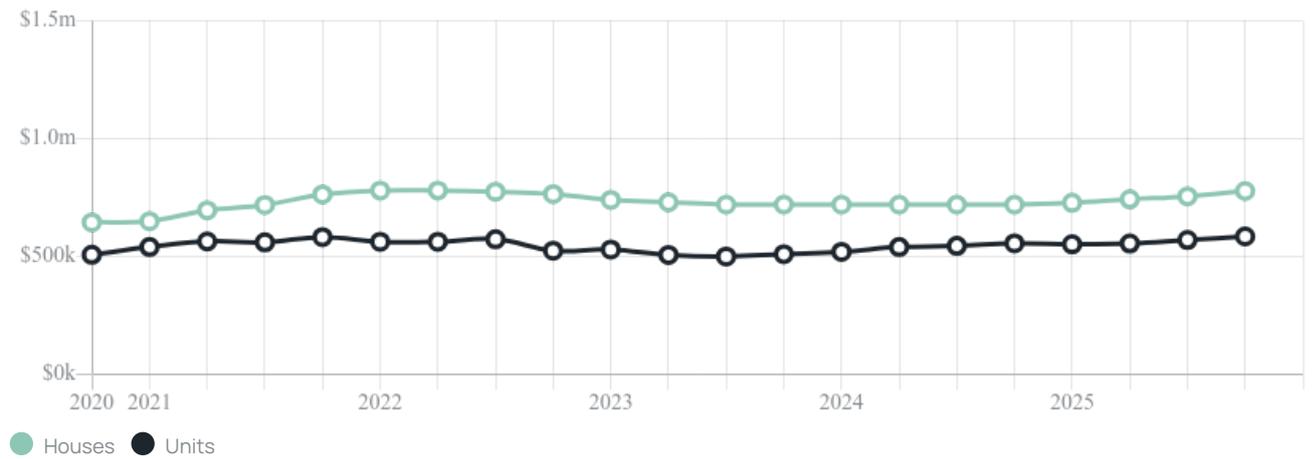
Median

\$585k

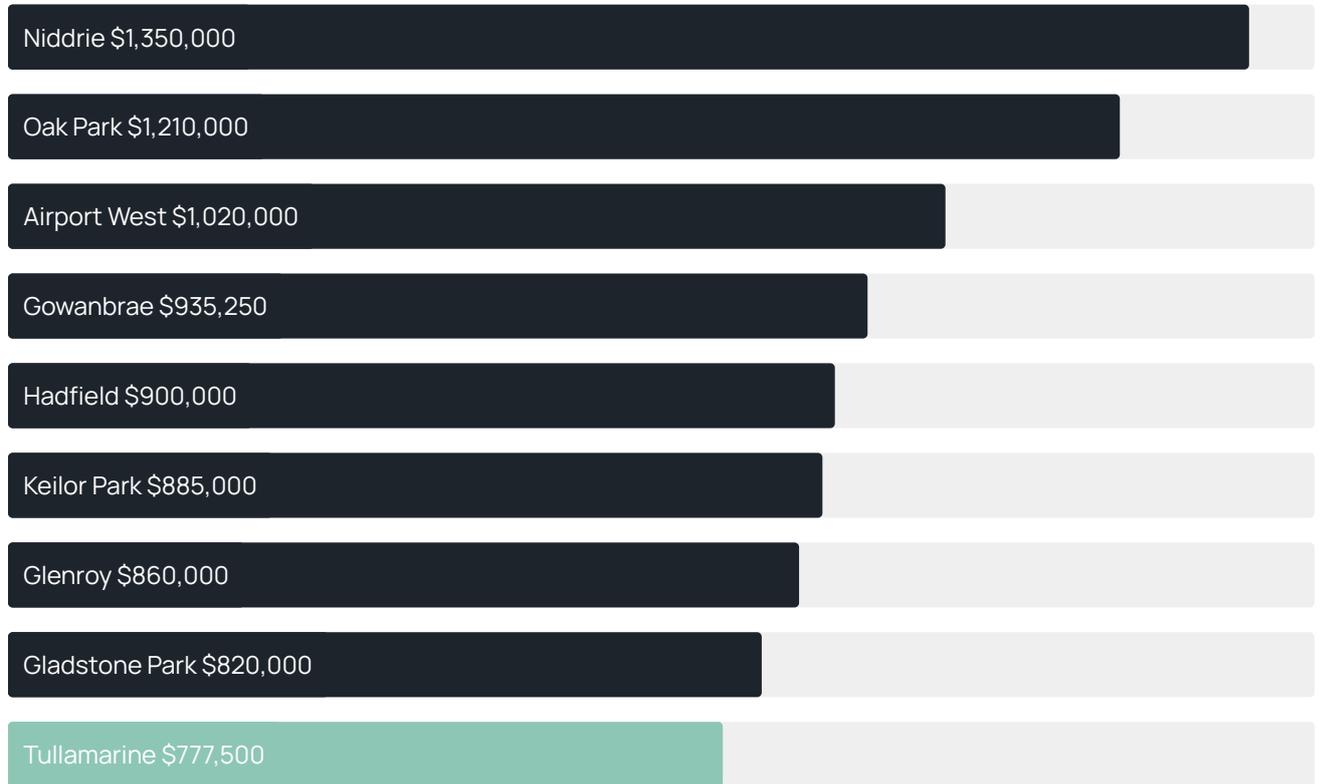
Quarterly price change

2.63% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 67%
● Private 33%

Auction clearance rate³

80%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

\$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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 16 Fisher Gr Tullamarine	4	House	\$1,002,000	28 Feb 2026
 5/60 Sharps Rd Tullamarine	2	Unit	\$551,000	28 Feb 2026
 2/4 Birch Av Tullamarine	3	Townhouse	\$750,000	23 Feb 2026
 2/2-4 Gordon St Tullamarine	2	Unit	\$480,000	21 Feb 2026
 31/1 Millar Rd Tullamarine	3	Townhouse	\$647,000	21 Feb 2026
 3/56 Broadmeadows Rd Tullamarine	2	Townhouse	\$649,500	14 Feb 2026
 113 Dawson St Tullamarine	4	House	\$1,093,000	14 Feb 2026
 4 Clyne Ct Tullamarine	4	House	\$900,000	14 Feb 2026
 25 Eumarella St Tullamarine	3	House	\$850,000	13 Feb 2026
 100 Dawson St Tullamarine	3	House	\$865,000	13 Feb 2026

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 219 Melrose Dr Tullamarine	4	House	\$1,005,000	12 Feb 2026
 3/11 Birch Av Tullamarine	2	Townhouse	\$560,000	05 Feb 2026
 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

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Address	Bedrooms	Type	Price	Sold
 1 Burgess St Tullamarine	3	House	\$755,000	06 Dec 2025
 78a Broadmeadows Rd Tullamarine	4	House	\$955,000	06 Dec 2025
 384 Melrose Dr Tullamarine	3	House	\$700,000	03 Dec 2025
 2/11 Birch Av Tullamarine	3	Townhouse	\$585,000	02 Dec 2025
 48 Broadmeadows Rd Tullamarine	3	House	\$550,000	01 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
 6 Bickford Cl Tullamarine	3	House	\$730,000	28 Nov 2025
 2/218-220 Melrose Dr Tullamarine	3	Unit	\$570,000	25 Nov 2025



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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 01/03/2026

- 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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