

Tullamarine

Suburb Report



Your connection to property insights



JellisCraig

TULLAMARINE SUBURB REPORT

Median house price¹

Median

\$800k

Quarterly price change

3.22% ↑

Median unit price¹

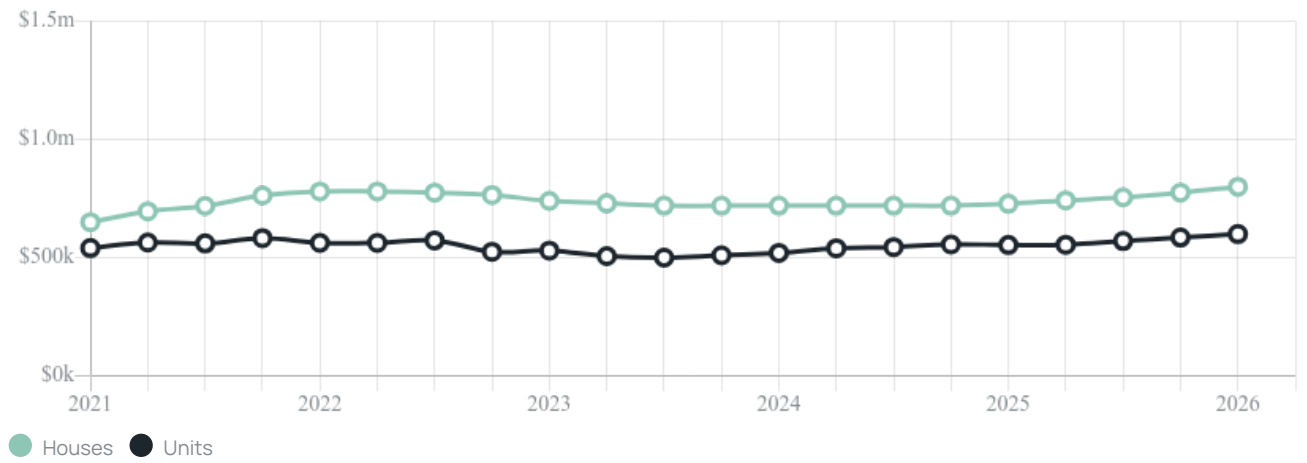
Median

\$600k

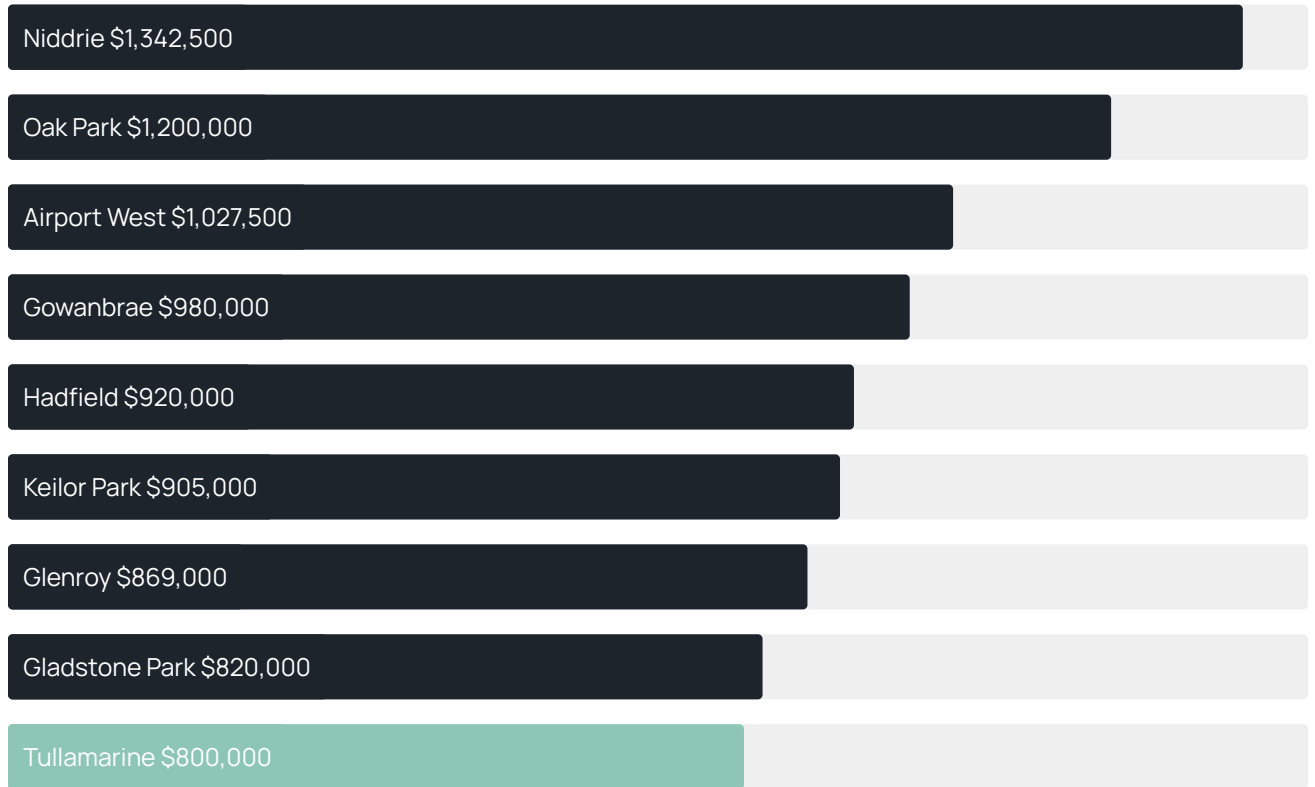
Quarterly price change

2.56% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 73%
● Private 27%

Auction clearance rate³

85.71%

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

\$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
 16 Columbia Ct Tullamarine	3	House	\$1,380,000	30 Apr 2026
 18 Birch Av TULLAMARINE	3	House	\$907,000	25 Apr 2026
 2/13 Banksia Gr Tullamarine	2	Unit	\$541,000	18 Apr 2026
 3/103-105 Mickleham Rd Tullamarine	2	Unit	\$470,000	16 Apr 2026
 4 Elray Ct Tullamarine	3	House	\$800,000	15 Apr 2026
 36 Broadmeadows Rd Tullamarine	4	House	\$930,000	11 Apr 2026
 3/5 Broadmeadows Rd Tullamarine	2	House	\$605,000	11 Apr 2026
 2/21 Broadmeadows Rd Tullamarine	2	Unit	\$428,000	10 Apr 2026
 20 Gordon St Tullamarine	3	House	\$850,000	04 Apr 2026
 64 Broadmeadows Rd Tullamarine	3	House	\$722,000	28 Mar 2026

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Gordon St Tullamarine	3	House	\$860,000	28 Mar 2026
 106 Sharps Rd TULLAMARINE	3	House	\$730,000	27 Mar 2026
 8/366 Melrose Dr Tullamarine	2	Townhouse	\$450,000	26 Mar 2026
 2/52 Banksia Gr Tullamarine	3	House	\$715,000	25 Mar 2026
 2/4 Banksia Gr Tullamarine	3	House	\$610,000	24 Mar 2026
 47 Catherine Av Tullamarine	2	House	\$337,500	24 Mar 2026
 8 Scampton Cr Tullamarine	3	House	\$822,000	21 Mar 2026
 57 Gordon St Tullamarine	3	House	\$830,000	21 Mar 2026
 2 Roma Ct Tullamarine	3	House	\$752,000	21 Mar 2026
 6 Gela Ct Tullamarine	3	House	\$865,000	20 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 7/222 Melrose Dr Tullamarine	3	Unit	\$585,000	15 Mar 2026
 13 Stradishall Way Tullamarine	3	House	\$849,000	14 Mar 2026
 2/125 Melrose Dr Tullamarine	3	Townhouse	\$800,000	10 Mar 2026
 96 Dawson St Tullamarine	4	House	\$915,000	07 Mar 2026
 81a Dawson St Tullamarine	3	House	\$850,000	06 Mar 2026
 2/29 Eumarella St Tullamarine	2	Townhouse	\$655,000	05 Mar 2026
 6 May St Tullamarine	3	House	\$750,000	04 Mar 2026
 3/15 Banksia Gr TULLAMARINE	2	House	\$620,000	04 Mar 2026
 2/28 Waratah Av Tullamarine	4	House	\$890,000	03 Mar 2026
 5/60 Sharps Rd Tullamarine	2	Unit	\$551,000	28 Feb 2026



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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 01/05/2026

- 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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