



Tullamarine

Suburb Report



Your connection to property insights



JellisCraig

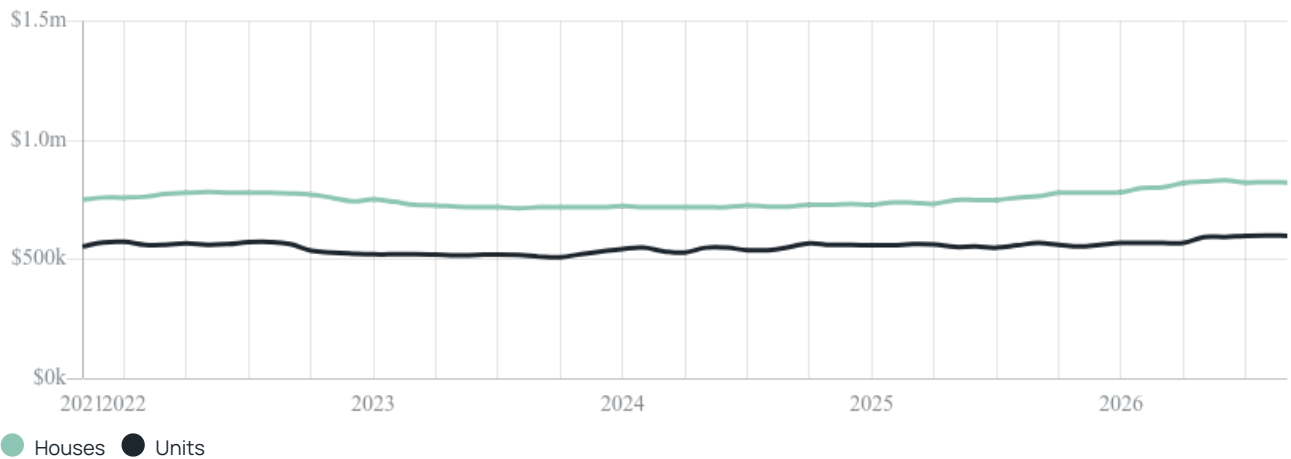
TULLAMARINE SUBURB REPORT

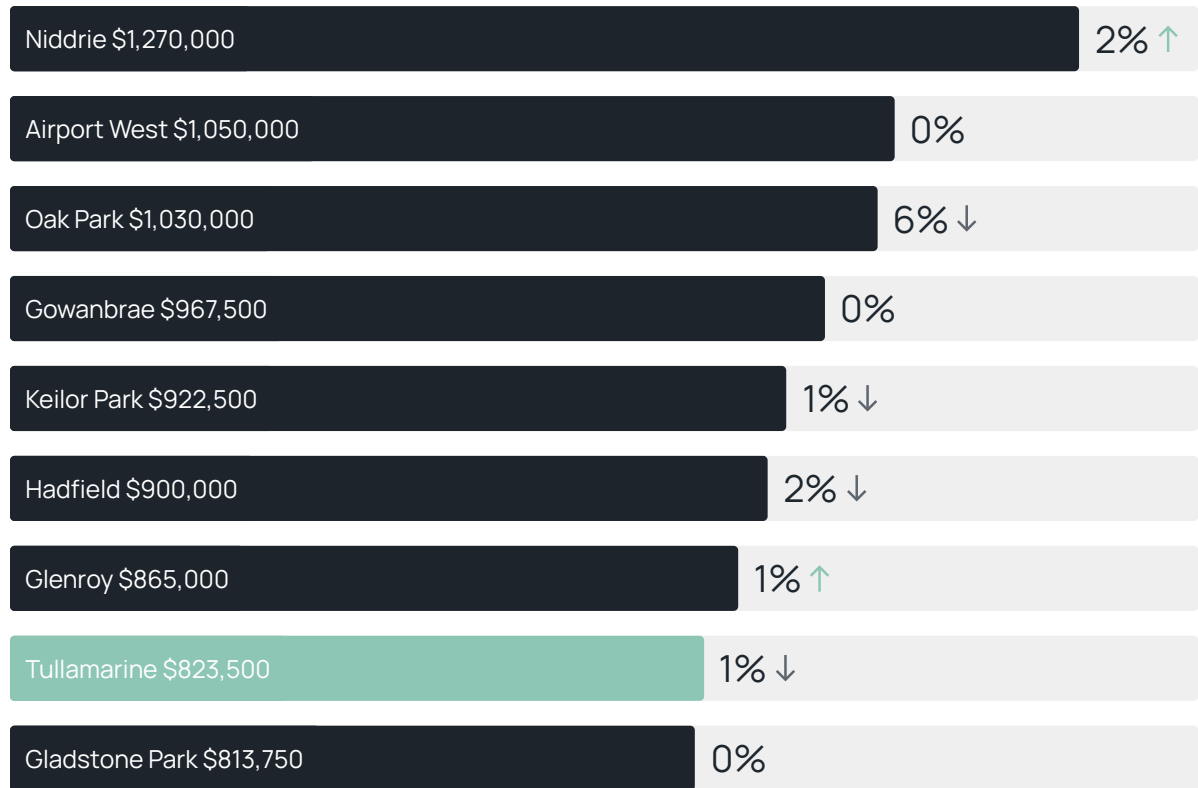
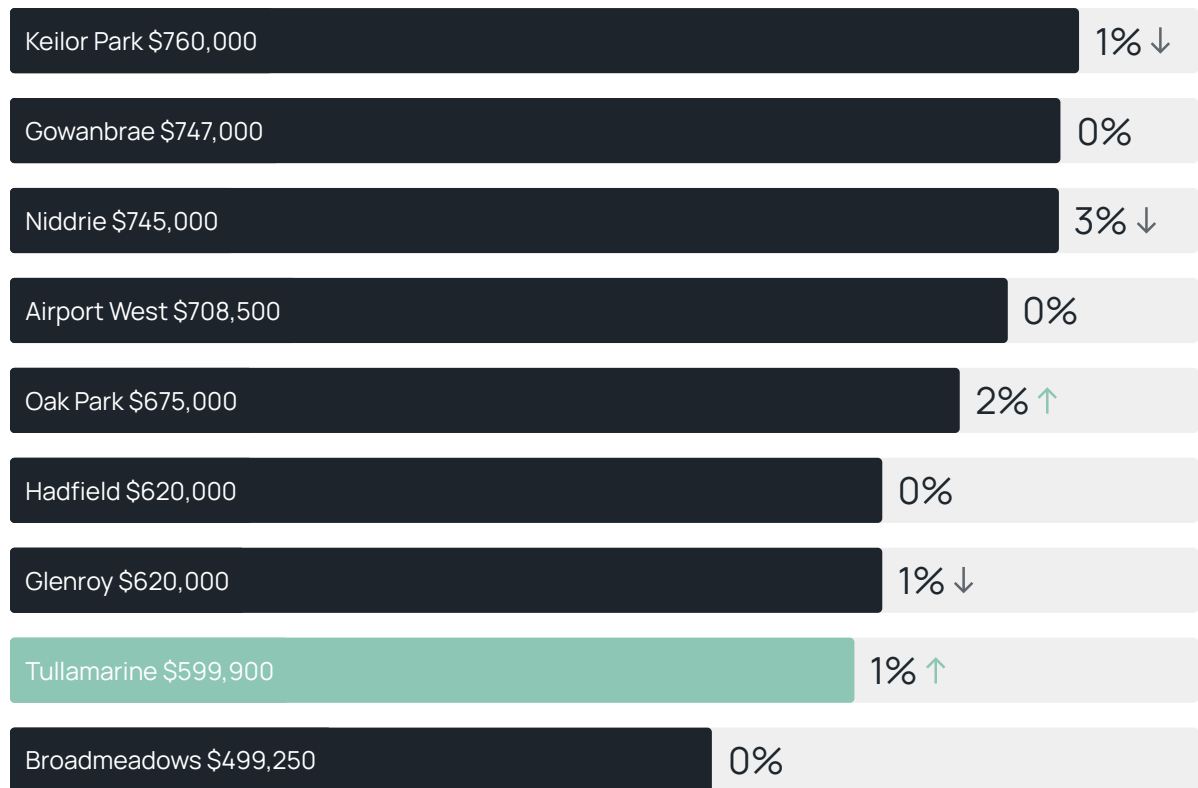
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$824k	-0.18% ↓	\$600k	-0.35% ↓

Tullamarine monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹Auction clearance rate⁴

64%

Median days on market⁵

House

Unit

27 days

28 days

Jellis Craig average inspection attendance per listing⁶

37 groups

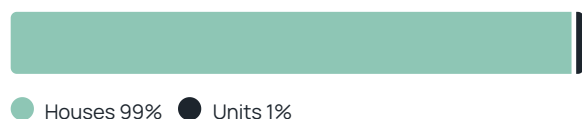
Average hold period¹

House

Unit

18.2 years

11.1 years

Dwelling type⁷Ownership⁷Population⁷

6,733

Population growth⁷

1.94%

Median age⁷

39 years

Median household size⁷

2.3 people

Median asking rent per week¹

House

Unit

\$575

\$528

Rental yield⁸

House

Unit

3.88%

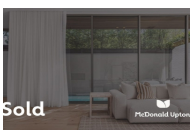
5.16%

Recent Tullamarine sales⁵

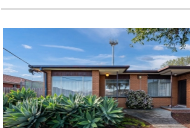
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/340 Melrose Drive Tullamarine	3	Townhouse	\$750,000	30 Oct 2026
 2 Burvale Court Tullamarine	3	House	\$734,000	13 Oct 2026
 5/45-47 Derby Street Tullamarine	2	Unit	\$532,500	09 Oct 2026
 123 Dawson Street Tullamarine	4	House	\$867,500	03 Oct 2026
 15 Coonamar Street Tullamarine	3	House	\$855,000	03 Oct 2026
 1/338 Melrose Drive Tullamarine	3	Townhouse	\$762,000	03 Oct 2026
 79 Dawson Street Tullamarine	3	House	\$810,000	30 Sep 2026
 1/250 Melrose Drive Tullamarine	2	Unit	\$450,122	30 Sep 2026
 4/25 Gordon Street Tullamarine	2	House	\$570,000	29 Sep 2026
 51/200 Melrose Drive Tullamarine	2	Apartment	\$420,000	28 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 10 Janus Street Tullamarine	3	House	\$790,000	24 Sep 2026
 4/46 Broadmeadows Road Tullamarine	2	House	\$575,000	18 Sep 2026
 17 Burgess Street Tullamarine	3	House	\$816,000	14 Sep 2026
 68 Churchill Avenue Tullamarine	3	House	\$860,000	04 Sep 2026
 20 Brunton Crescent Tullamarine	3	House	\$730,000	04 Sep 2026
 2/30 Waratah Avenue Tullamarine	3	Townhouse	\$740,000	02 Sep 2026
 34 Catherine Avenue Tullamarine	3	House	\$825,500	28 Aug 2026
 4/372-376 Melrose Drive Tullamarine	2	House	\$620,000	27 Aug 2026
 2/1 Tadstan Drive Tullamarine	2	Unit	\$590,000	19 Aug 2026
 1/149 Melrose Drive Tullamarine	1	Unit	\$320,000	14 Aug 2026

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/58 Gordon Street Tullamarine	2	Townhouse	\$600,000	14 Aug 2026
 3/58 Gordon Street Tullamarine	2	Townhouse	\$600,000	10 Aug 2026
 86 Sharps Road Tullamarine	3	House	\$645,000	07 Aug 2026
 35/200 Melrose Drive Tullamarine	2	House	\$465,000	07 Aug 2026
 1/25 Gordon Street Tullamarine	2	House	\$572,000	06 Aug 2026
 65 Lackenheath Drive Tullamarine	3	House	\$760,000	05 Aug 2026
 11 Tangemere Avenue Tullamarine	3	House	\$795,000	05 Aug 2026
 1/27 Waratah Avenue Tullamarine	3	Townhouse	\$687,000	04 Aug 2026
 3/46 Broadmeadows Road Tullamarine	3	House	\$650,000	03 Aug 2026
 4/4 Carol Grove Tullamarine	2	Unit	\$377,500	29 Jul 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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