



Tullamarine

Suburb Report



Your connection to property insights



JellisCraig

TULLAMARINE SUBURB REPORT

Median house price¹

Median

\$825k

Quarterly price change

0.00% ↓

Median unit price¹

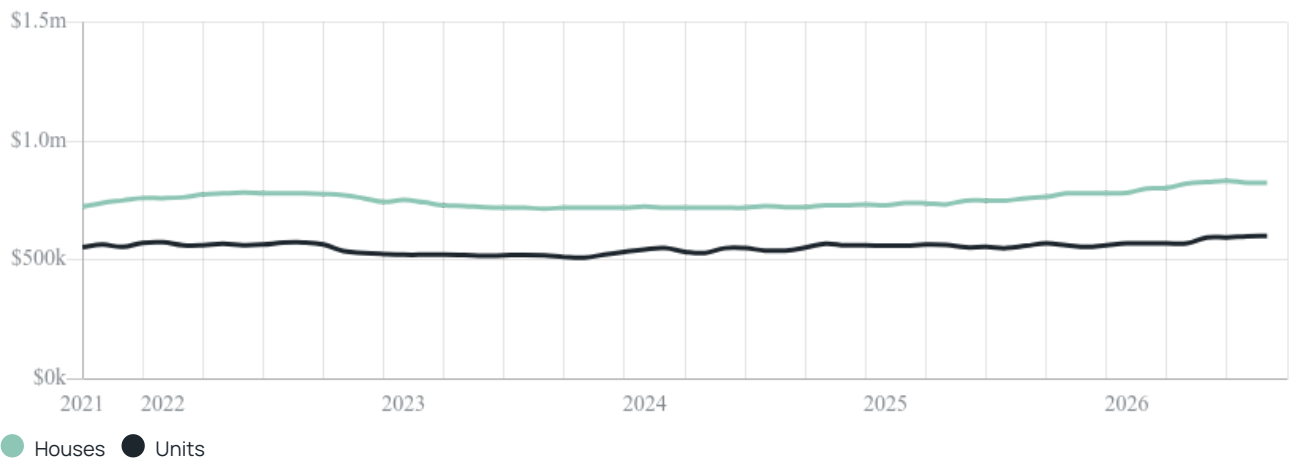
Median

\$602k

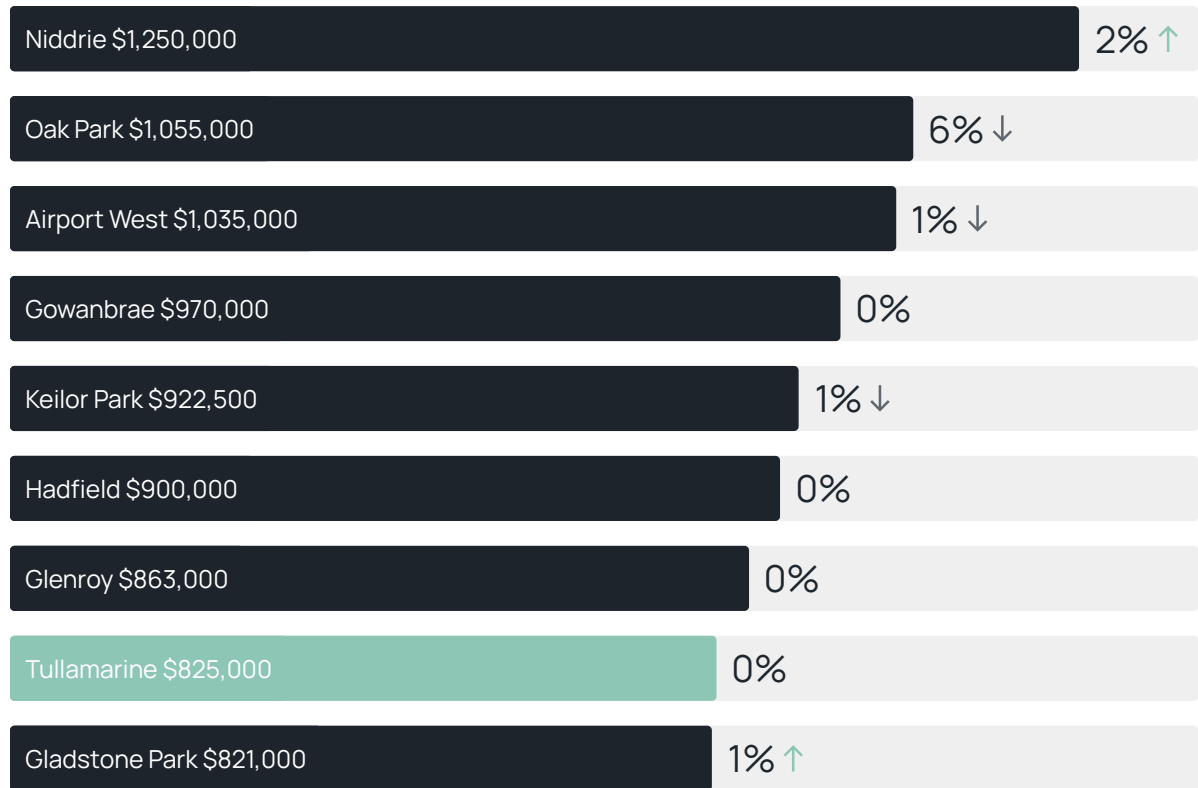
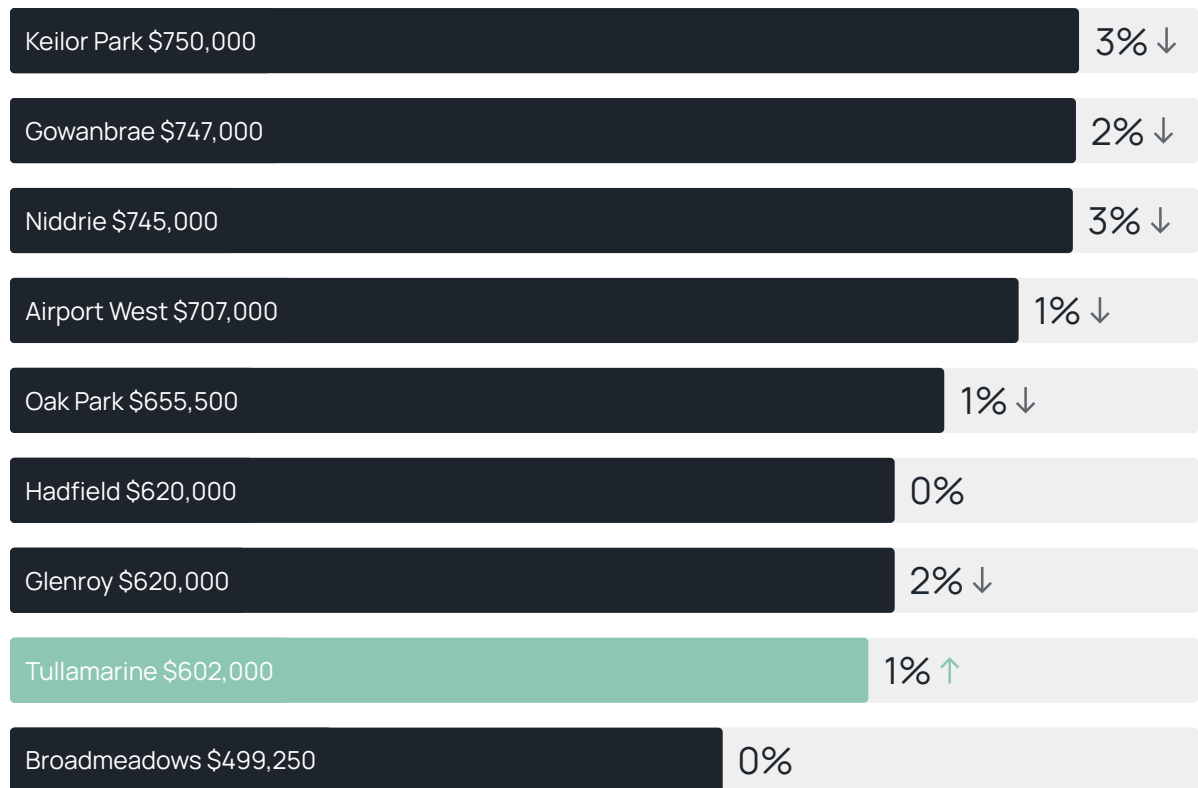
Quarterly price change

0.33% ↑

Tullamarine quarterly median property prices¹



TULLAMARINE SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 58%
● Private 42%

Auction clearance rate³

57.69%

Median days on market³

House

Unit

28 days

28 days

Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

House

Unit

17.6 years

11.2 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 33% ● Mortgaged 32% ● Rented 35%

Population⁵

6,733

Median asking rent per week¹

Unit

\$580

\$525

Population growth⁵

1.94%

Rental yield¹

House

Unit

3.84%

4.97%

Median age⁵

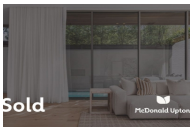
39 years

Median household size⁵

2.3 people

Recent Tullamarine sales²

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

Address	Bedrooms	Type	Price	Sold
 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
 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

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 1/40 Broadmeadows Road Tullamarine	2	Townhouse	\$610,000	29 Jul 2026
 33 Catherine Avenue Tullamarine	3	House	\$810,800	27 Jul 2026
 3 Learmonth Street Tullamarine	3	House	\$712,000	25 Jul 2026
 28 Birch Avenue Tullamarine	3	House	\$710,000	24 Jul 2026

TULLAMARINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/46 Broadmeadows Road Tullamarine	3	Townhouse	\$655,000	22 Jul 2026
 11 May Street Tullamarine	3	House	\$780,000	17 Jul 2026
 2/58 Gordon Street Tullamarine	2	Townhouse	\$600,000	14 Jul 2026
 3 Marie Close Tullamarine	3	House	\$785,000	13 Jul 2026
 2/45 Eumarella Street Tullamarine	2	Unit	\$602,000	11 Jul 2026
 1/75 Gordon Street Tullamarine	3	Unit	Undisclosed	07 Jul 2026
 5 Janus Street Tullamarine	3	House	\$921,500	06 Jul 2026
 4/1 Warwick Place Tullamarine	3	Townhouse	\$640,000	23 Jun 2026
 18A Birch Avenue Tullamarine	3	Townhouse	\$871,500	20 Jun 2026
 7 Catherine Avenue Tullamarine	3	House	\$898,000	20 Jun 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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