Suburb Intelligence

Broadmeadows, VIC 3047

Prepared on 25 February 2025

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What's Included in this Report?

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Supply and Demand

Main suburb information to help you understand the current and potential future performance.

Suburb Performance

Designed to assist you gain confidence in buying a property in this location and how it might impact your wealth creation journey - in terms of growth, cashflow and risk.

Education Facilities

Relevant detailed information to help you locate the available care, learning, and education facilities within the area.

Development Applications and Approvals

Analysing what development applications are submitted and approved, and how the upcoming supply of new dwellings may impact this suburb's underlying performance and growth.

Demographics and Neighbourhood Insights

Suburb market insights to help you understand what type of people live here and why people like to live here.

This Suburb Intelligence report is based on public data and provided as general information only. Information provided is current at time of publication and is not indicative of future performance. Please refer to the Legal Disclaimer at the end of this document.

"Data is an Ally of your Investment Property Decisions"

Suburb Profile

Broadmeadows, VIC 3047

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Population
12,524

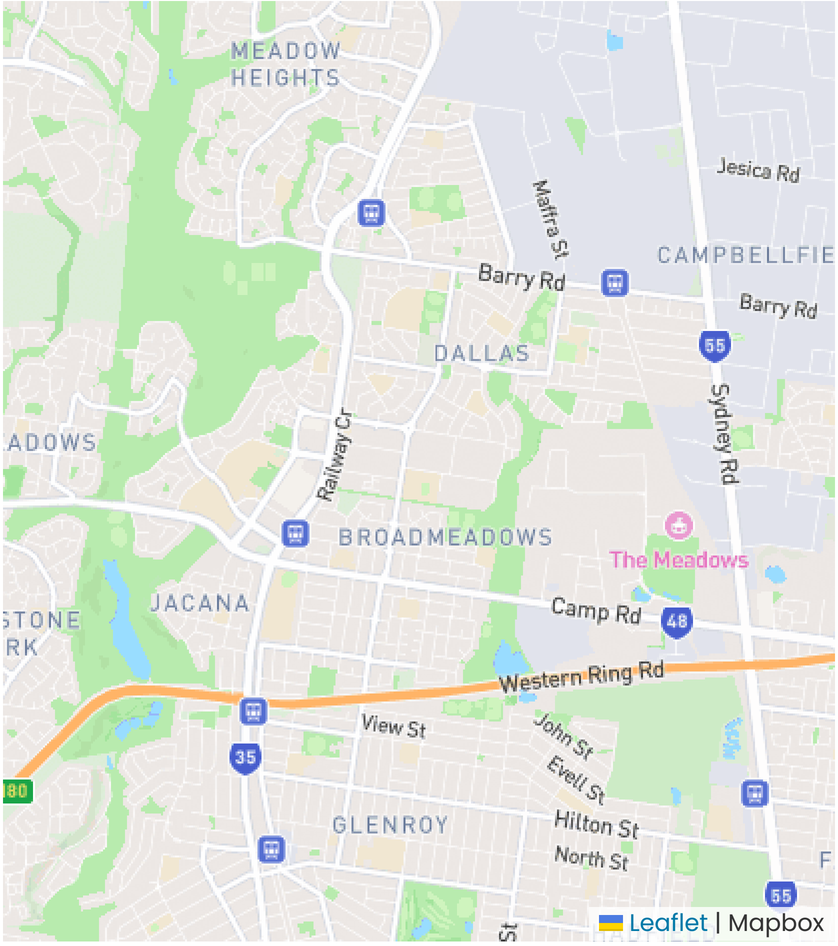
Area Size
8.13 km²

Distance from Melbourne CBD
16 km

Crime Score
(high means more crime)
37/100

Median Weekly Household Income
$1,284

Median Monthly Mortgage Repayments
$1,660



KEY DEMOGRAPHICS OVER TIME	2001	2006	2011	2016	2021
Population	9,997	9,985	10,578	11,970	12,524
Median Weekly Household Income	No Data	$619	$746	$900	$1,151
Medial Monthly Mortgage Repayments	No Data	$1,012	$1,300	$1,322	$1,408
Percentage of Owner Occupier	61%	56%	56%	47%	47%
Percentage of Renter	39%	44%	44%	53%	53%
Total Dwellings	3,483	3,671	3,782	4,206	4,607
Average People per Household	No Data	2.9	3	3	2.9

25 February 2025

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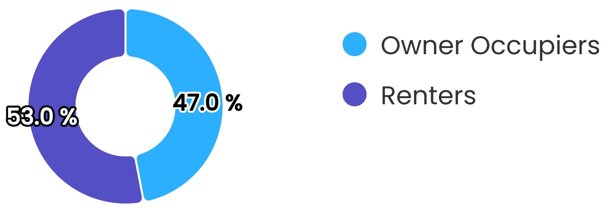
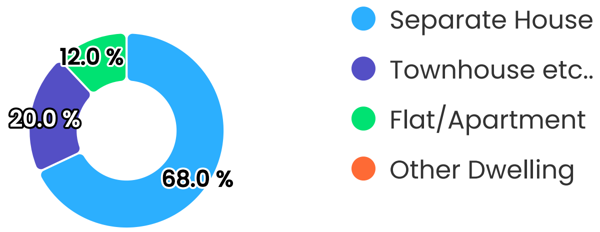
TOP 3 OCCUPATION	NUMBER	%
Labourers	645	17.00%
Technicians and Trades Workers	627	16.00%
Professionals	543	14.00%

TOP 3 INDUSTRY OF EMPLOYMENT	NUMBER	%
Building and Other Industrial Cleaning Services	157	4.10%
Aged Care Residential Services	138	3.60%
Cafes and Restaurants	130	3.40%

Tenure Type



Dwelling Structure



KEY PROPERTY DATA REPORT	HOUSES	UNITS
Median Price	$570,000	$435,000
GROWTH REPORT		
3 Month Change	**-0.87% (-$5,000)**	**2.35% ($10,000)**
12 Month Change	**3.64% ($20,000)**	**-3.33% (-$15,000)**
36 Month Change	**-2.56% (-$15,000)**	**0.00% ($0)**
10 years average annual	**4.04%**	**3.85%**
Median Rent (per week)	$480	$470
Sales Days on Market	40	36
Gross Rental Yield Percent	**4.38%**	**5.62%**

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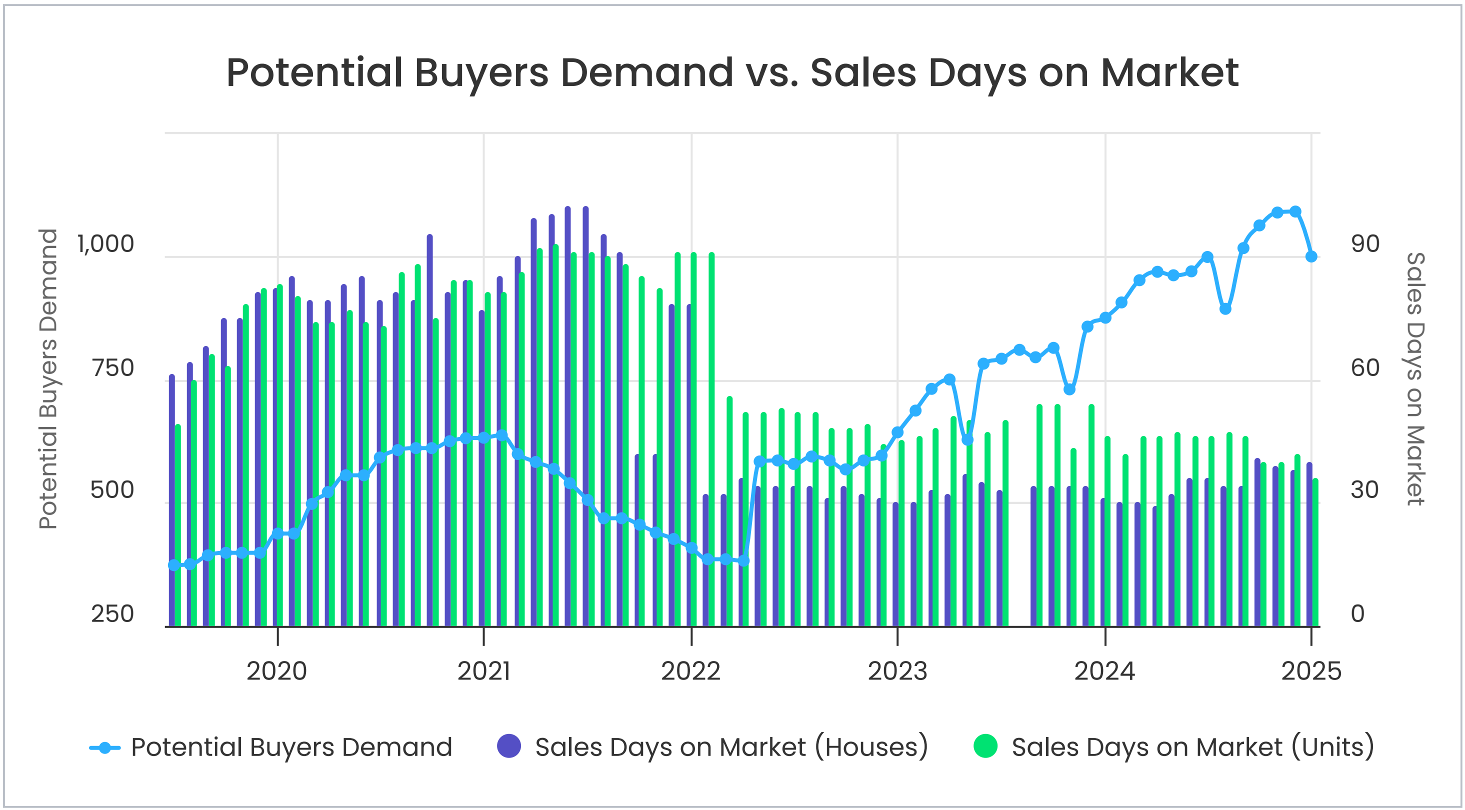
POTENTIAL BUYERS DEMAND

The level of potential buyers demand between the aggregated visits per listed property versus the average number of property listed that was viewed at least once per month. It points out the demand from potential buyers of properties for sale. Prices go up when demand exceeds supply. A high potential buyers demand is one indicator of price growth. The higher it is the more pressure there is likely to be on prices to go up.

Potential Buyers Demand	Avg. Potential Buyers by Suburb
High Online Demand	998

3 mo. Change	12 mo. Change	36 mo. Change
-5.94% (-63)	14.19% (124)	144.61% (590)

Potential Buyers Demand vs. Sales Days on Market



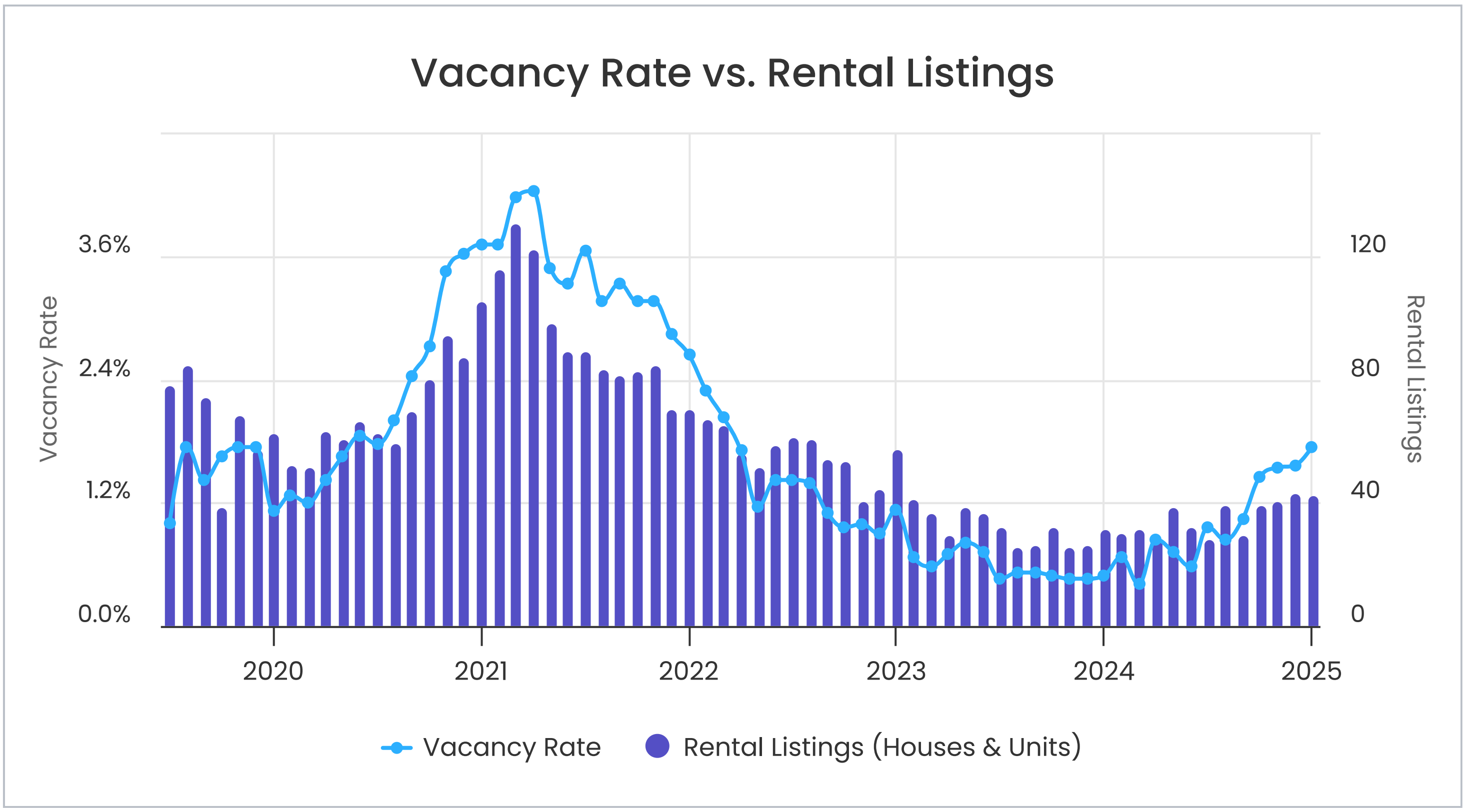
VACANCY RATE

Vacancy rate is the rate of vacant rental property to all available properties in an area, such as houses or apartment buildings. It is calculated as a % of dwellings in a rental property that is unoccupied at a particular time period. Areas with low vacancy rate will ensure a better yield for investors. This is a very useful statistic to help property investors assess the extent of rental demand in a suburb. SuburbsFinder considers a vacancy rate of 3% as healthy because it represents a market balanced between tenants and owners. Areas with vacancy rates of less than 2% mean high rental demand, while vacancy rates above 4% mean that there is more housing rental supply than rental demand.

Vacancy Rate	No. of Vacancies
1.74%	42

3 mo. Change	12 mo. Change	36 mo. Change
7.69% (3)	35.48% (11)	-40.00% (-28)

Vacancy Rate vs. Rental Listings



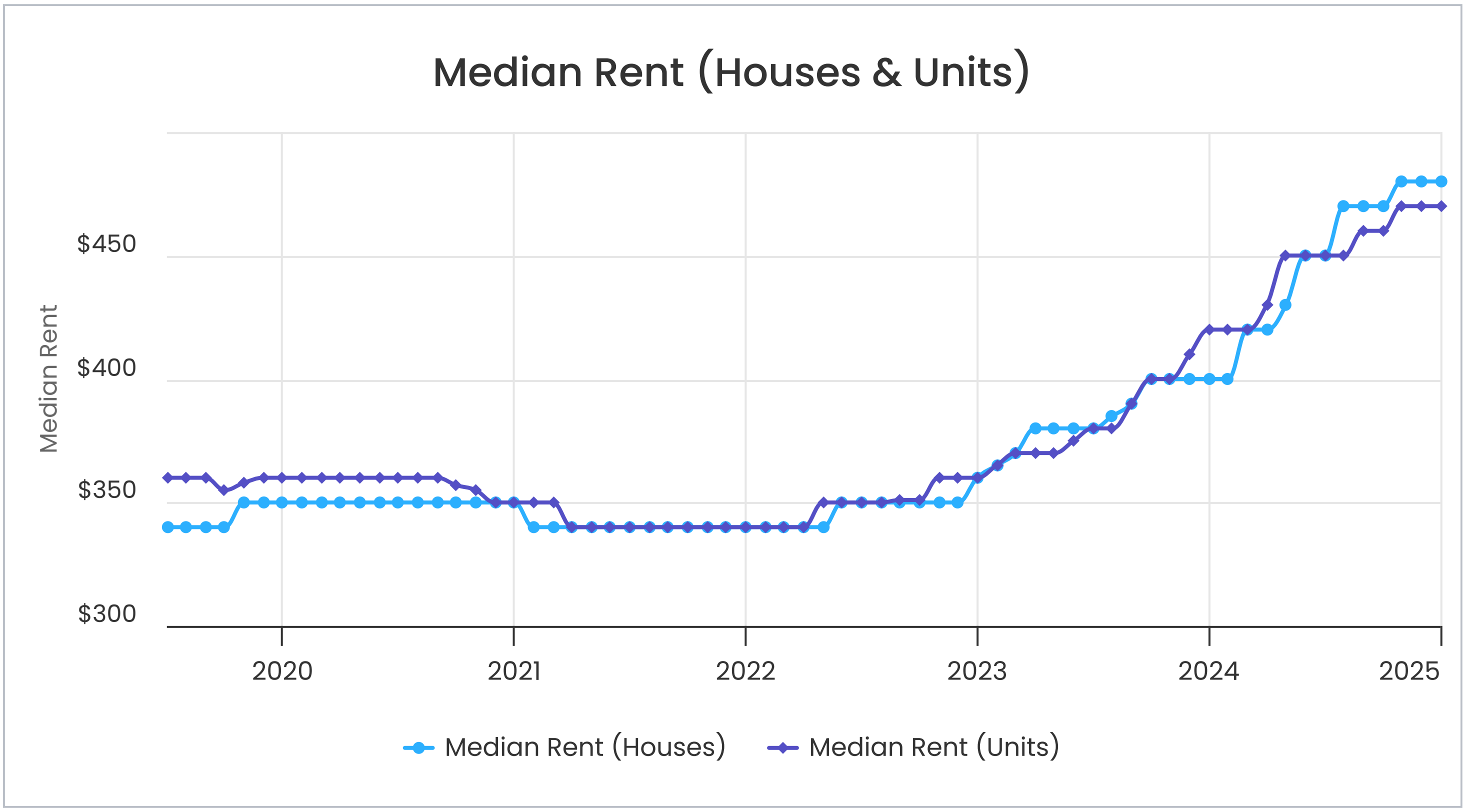
"The house you looked at today and wanted to think about until tomorrow may be the same house someone looked at yesterday and will buy today"

MEDIAN RENT

Median rent is the weekly asking rent for listed rental properties over the last month. It is the best way to compare rental income in different suburbs.

MEDIAN RENT CHANGE	HOUSES	UNITS
Current Month	**$480**	**$470**
3 Month Change	**2.13% ($10)**	**2.17% ($10)**
12 Month Change	**20.00% ($80)**	**11.90% ($50)**
36 Month Change	**41.18% ($140)**	**38.24% ($130)**

Median Rent (Houses & Units)

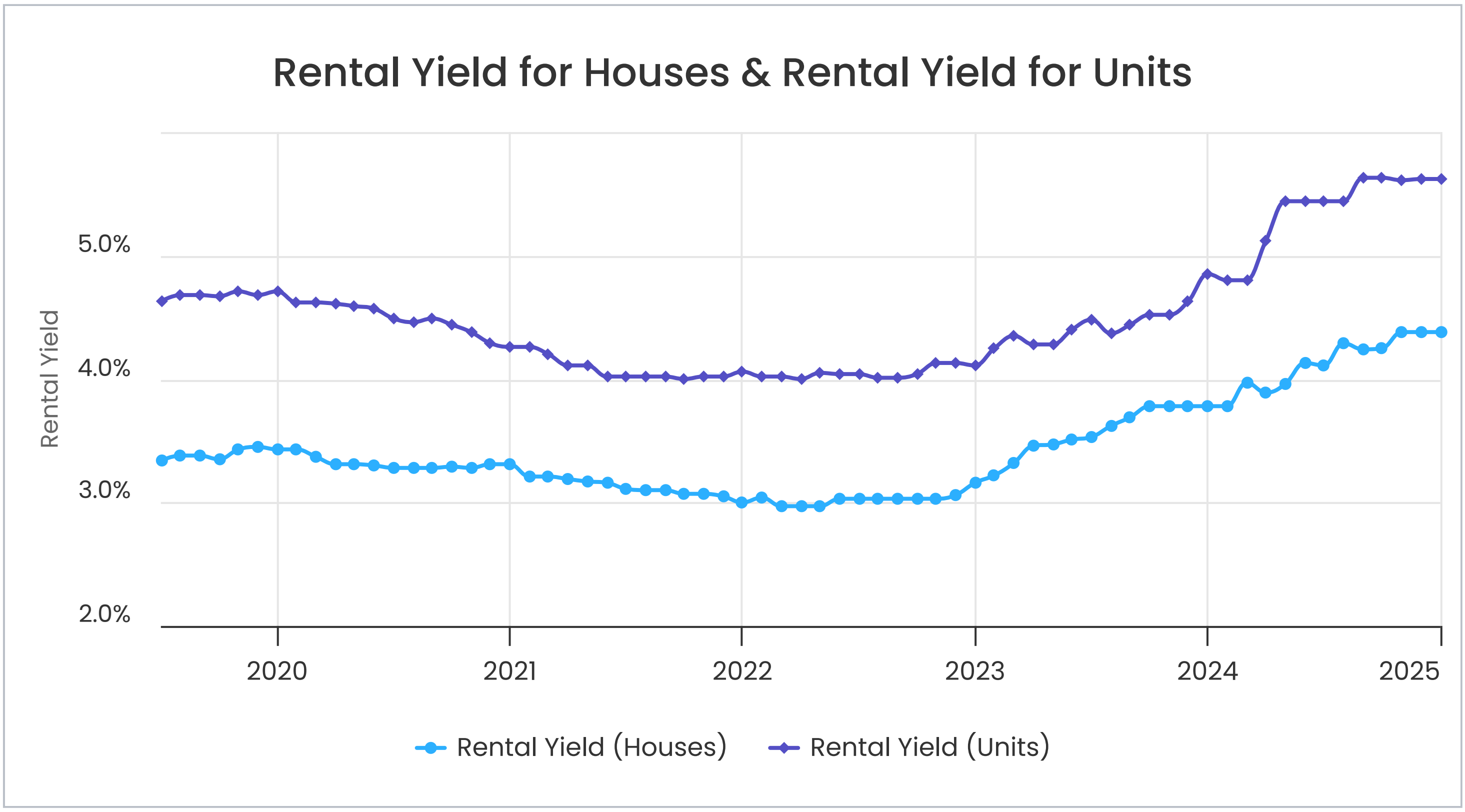


RENTAL YIELD

Rental yield is the estimated gross rental return, calculated by multiplying weekly rent by 52 weeks then dividing it by median price. Beware that the rental yield goes up when the median price falls, so an increasing rental yield is not always good. You will have rising yield in the back for rising prices. SuburbsFinder considers a rental yield of around 6% allows for both strong cash flow and growth.

Estimated Rental Yield (Houses)	Estimated Rental Yield (Units)
4.38%	5.62%

Rental Yield for Houses & Rental Yield for Units

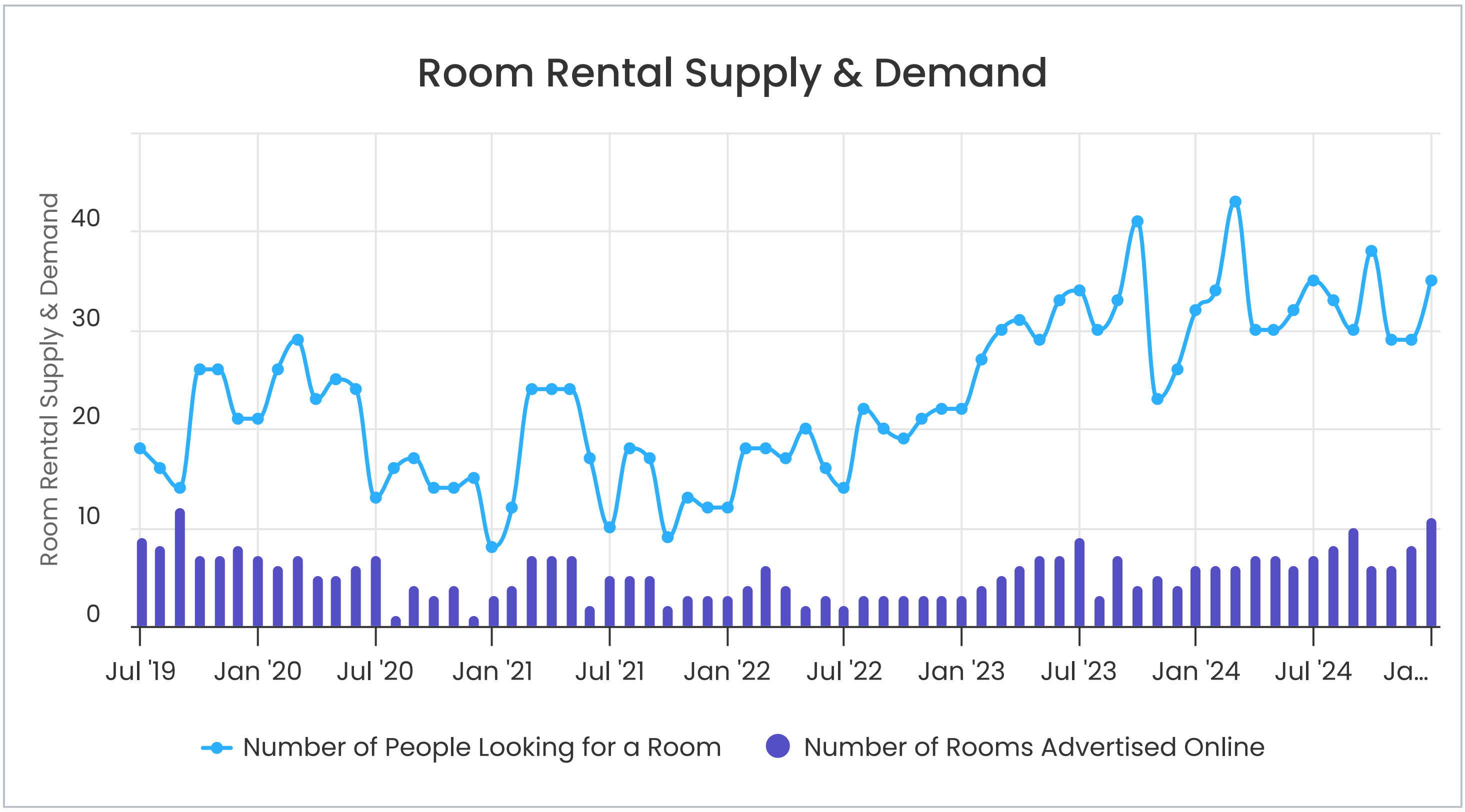


ROOM RENTAL SUPPLY & DEMAND

Renting out the rooms of your investment property individually can be a profitable strategy to increase rental yield, but you need to be aware of the risks and associated costs involved. There are different types of share accommodation situations so make sure you understand which laws apply to your agreement. Every state has its own legal categories of agreement covering share accommodation. Knowing this is essential for understanding the relevant rights and obligations that apply to your property.

GROWTH REPORT	No. of People Looking for a Room to Rent	No. of Advertised Rooms Online
Current Month	**35**	**11**
3 Month Change	**-7.89% (-3)**	**83.33% (5)**
12 Month Change	**9.38% (3)**	**83.33% (5)**
36 Month Change	**191.67% (23)**	**266.67% (8)**

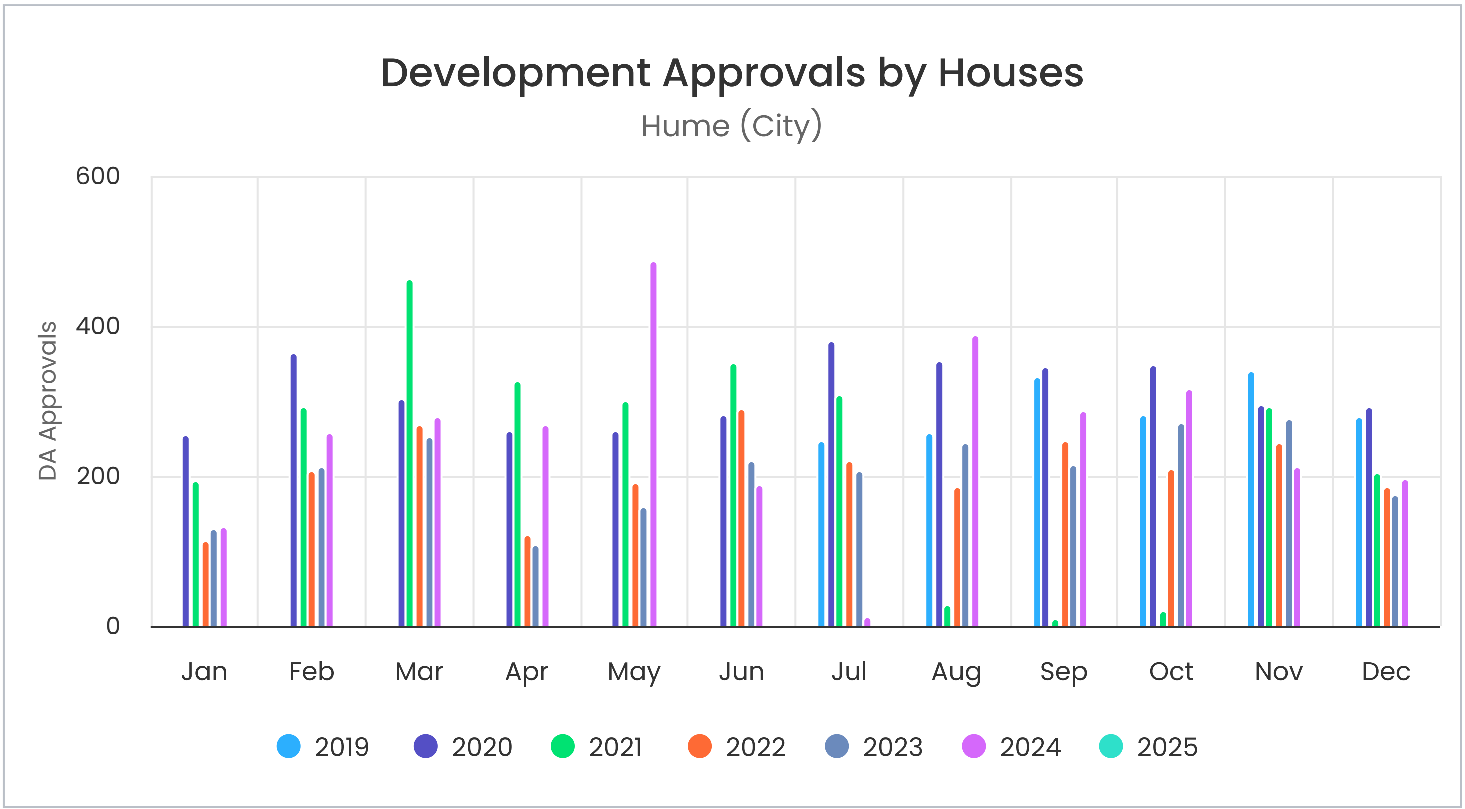
Room Rental Supply & Demand



DEVELOPMENT APPLICATION (DA) APPROVALS - HOUSES

Development Application approvals are a lead indicator for future property supply. These have a direct impact on the relationship between supply and demand. A significant rise in development approvals may mean that a lot more supply is hitting the market in the near future that may result to a much softer market.

YEAR	DA APPROVAL FOR HOUSES	CHANGE VS PREVIOUS YEAR
2019	1,736	No Data
2020	3,743	2,007
2021	2,790	-953
2022	2,481	-309
2023	2,468	-13
2024	3,019	551
2025	No Data	-3,019



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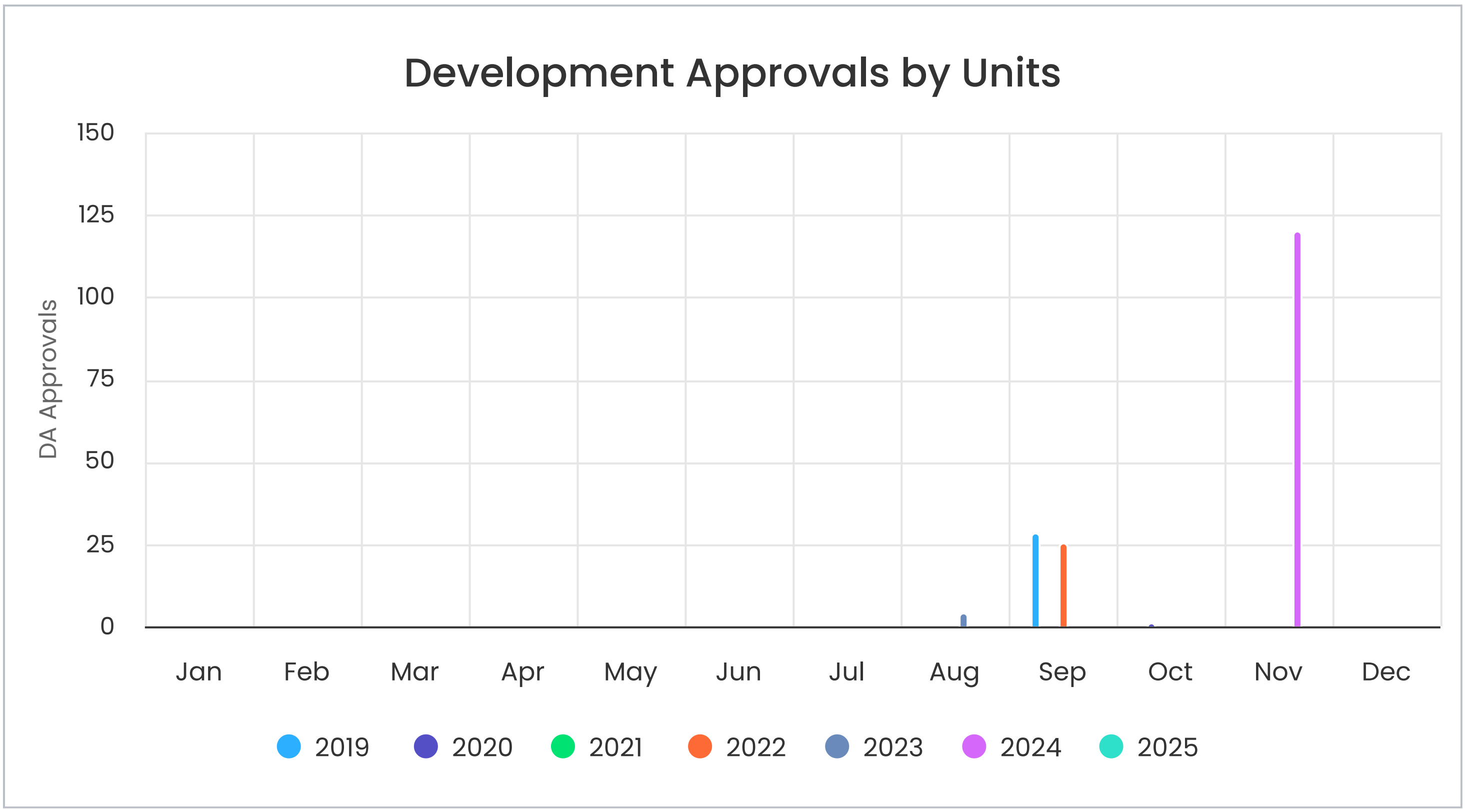
YEAR	DA APPROVAL FOR UNITS	CHANGE VS PREVIOUS YEAR
2019	28	No Data
2020	1	-27
2021	0	-1
2022	25	25
2023	4	-21
2024	120	116
2025	No Data	-120

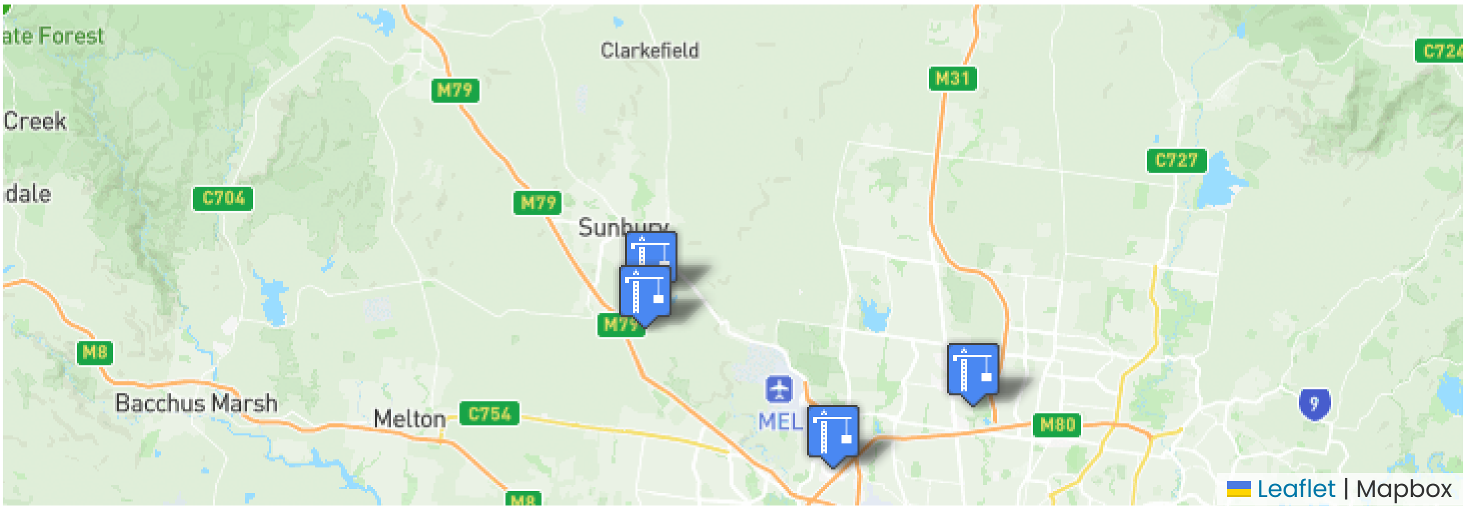


MOST RECENT DEVELOPMENT APPLICATIONS

DESCRIPTION	ADDRESS	DATE RECEIVED
2 lot subdivision and common property	30 SMILEY ROAD, BROADMEADOWS VIC 3047	13/01/2025
3 lot subdivision	36 KITCHENER STREET, BROADMEADOWS VIC 3047	16/12/2024
3 Lot Subdivision of townhouses under construction	10 WARANGA CRESCENT, BROADMEADOWS VIC 3047	02/12/2024
PURPOSE OF PLAN: REMOVAL OF THAT PART OF THE DRAINAGE EASEMENT SHOW...	1 BROADFIELD ROAD, BROADMEADOWS VIC 3047	14/11/2024
4 lot building subdivision	25 TALGARNO STREET, BROADMEADOWS VIC 3047	11/11/2024
2 Lot Subdivision of townhouses proposed to be built side by side with no common...	1 LONDON ROAD, BROADMEADOWS VIC 3047	25/10/2024
4 lot subdivision in accordance with approved plans	157 WIDFORD STREET, BROADMEADOWS VIC 3047	21/10/2024
Two lot subdivision	23 BICKNELL COURT, BROADMEADOWS VIC 3047	18/10/2024
Subdivision in accord with development permit	12 BICKNELL COURT, BROADMEADOWS VIC 3047	11/09/2024
2 lot subdivision (exisiting dwelling at front and new unit at rear).	5 KERANG COURT, BROADMEADOWS VIC 3047	11/09/2024

* Displaying 10 of 49

MAJOR PROJECTS in Hume (City)



INFRASTRUCTURE - MANUFACTURING

PROJECT	VALUE	STATUS	START/END	IMPACT
ESR Australia warehouse	$30 million to $50 million	Approved	TBD - TBD	Jobs: 230 during construction

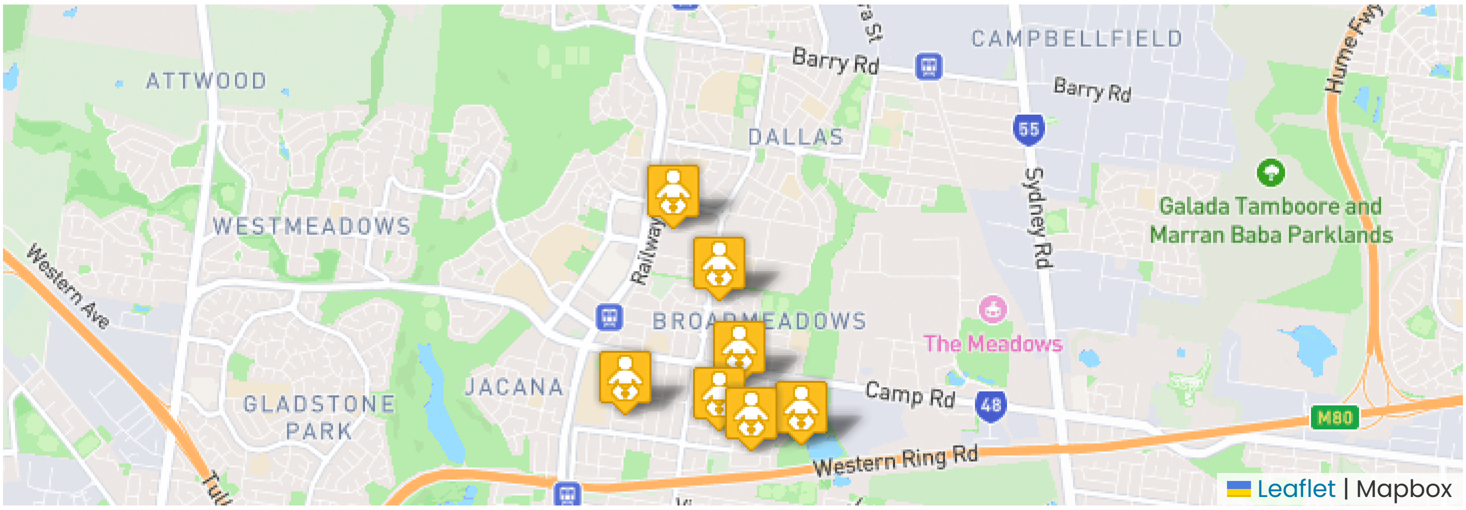
INFRASTRUCTURE - TRANSPORT

PROJECT	VALUE	STATUS	START/END	IMPACT
Metro Tunnel Project	$10.1 - $15 billion	Underway	Mid 2016 - Late 2026	Lessen travel times
Somerton Intermodal Terminal	$251 million - $500 million	Underway	Late 2023 - Late 2027	Jobs: 190 during construction
Melbourne Airport Third Runway Project	$251m - $500m	Under assessment	TBD - TBD	The new runway will ensure Victoria's...

CHILD CARE CENTRES

Early childhood care plays an important role in children's developmet and provides a valuable support to families with young children. It is therefore to understand the locations of these services and to ensure their accessibility.

There are 9 Child Centres in Broadmeadows, VIC 3047



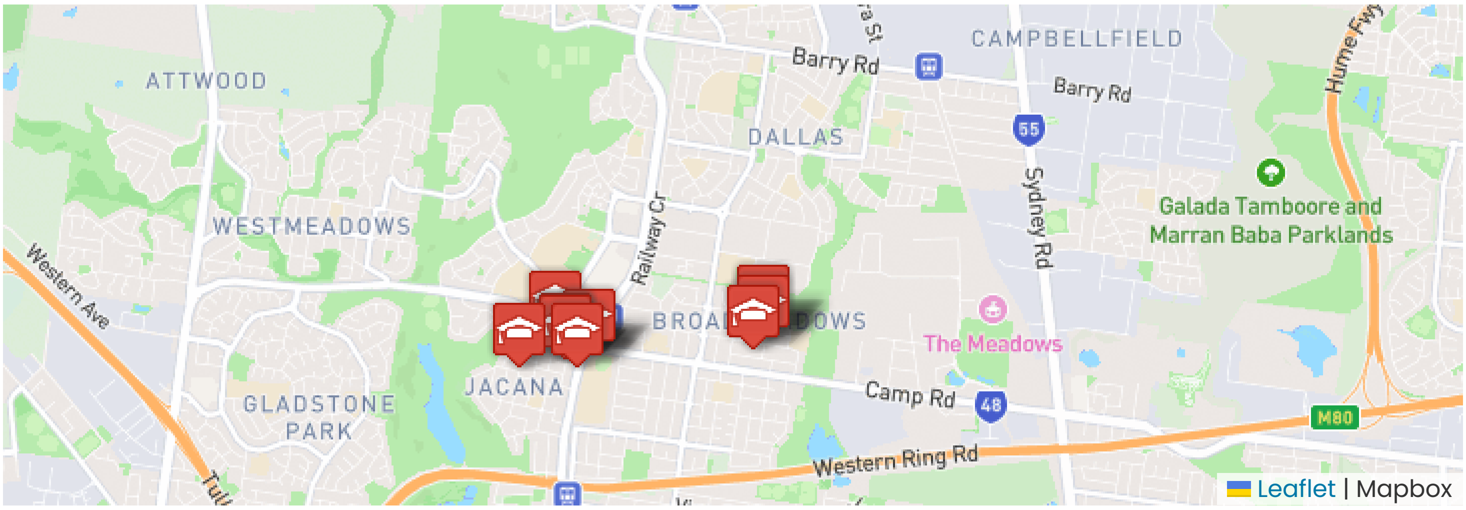
PROPRIETOR/OPERATOR	ADDRESS
Bright Beginnings Family Day Care Centre	7 Central Gr, Broadmeadows, VIC 3047
Broadmeadows Early Learning Centre	393 Camp Rd, Broadmeadows, VIC 3047
Broadmeadows Preschool	62-70 Blair Street, Broadmeadows, VIC 3047
Ella Early Education	31 Chiltern Street, Broadmeadows, VIC 3047
Gowrie Victoria Broadmeadows Valley	30-56 Johnstone Street, Broadmeadows, VIC 3047
Meadows Primary School Kindergarten	41 Gerbert Street, Broadmeadows, VIC 3047
Moonstar Kids Academy	8 Cobram Street, Broadmeadows, VIC 3047
Moonstar Kids Academy	11 Cuthbert Street, Broadmeadows, VIC 3047
MyCentre Childcare	37 Kraft Ct, Broadmeadows, VIC 3047

SCHOOLS

School catchment areas and school zones tend to be monitored more closely, making it a safer neighbourhood to live in. A property close to a school will also mean tenants will live amongst a community and can be a vibrant place to live.

Typically, rental tenants will stay in the property longer if they have children attending the school, reducing your risk of period of vacancy.

There are 19 Schools in Broadmeadows, VIC 3047



SCHOOL NAME	TYPE	SECTOR
Broadmeadows Primary School	Primary	Government
Broadmeadows Special Developmental School		Government
Broadmeadows Special Developmental School-Sorrento Street Campus		Government
Broadmeadows Valley Primary School	Primary	Government
Broadmeadows Valley Primary School Meadowfair North Campus	Primary	Government
Collingwood English Language School-Broadmeadows Campus		Government
Hume Central Secondary College	Secondary	Government
Hume Central Secondary College-Blair Street Campus	Secondary	Government

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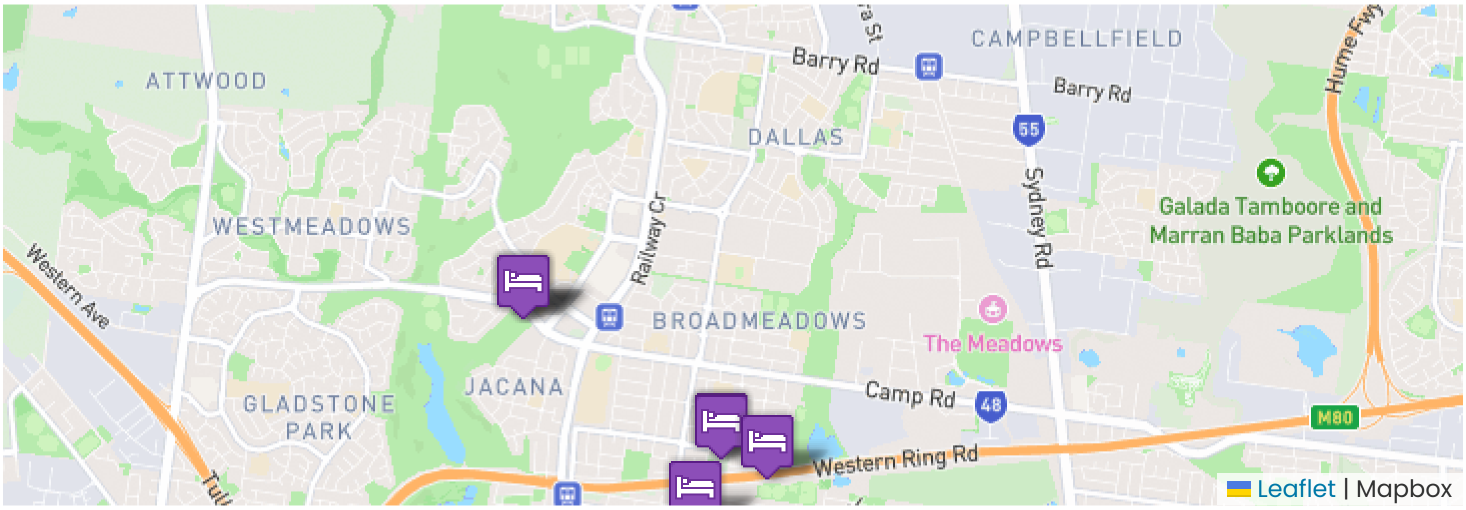
BOARDING/ROOMING HOUSES

There are 6 Boarding/Rooming Houses in Broadmeadows, VIC 3047



NAME	ADDRESS
Western Shared Housing PTY LTD	14 Timboon cres
Antoinette Mikhail	219 Widford st
Torrin Pty Ltd	221 Widford st
Crosol Property Management, Phyllis Menos	33 Holberry street
Delta Properties Corporation Pty Ltd	14 Timboon Cres
PM Trading Pty Ltd	3-5 Rupert Ct

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HOSPITALS

There are 1 Hospitals in Broadmeadows, VIC 3047

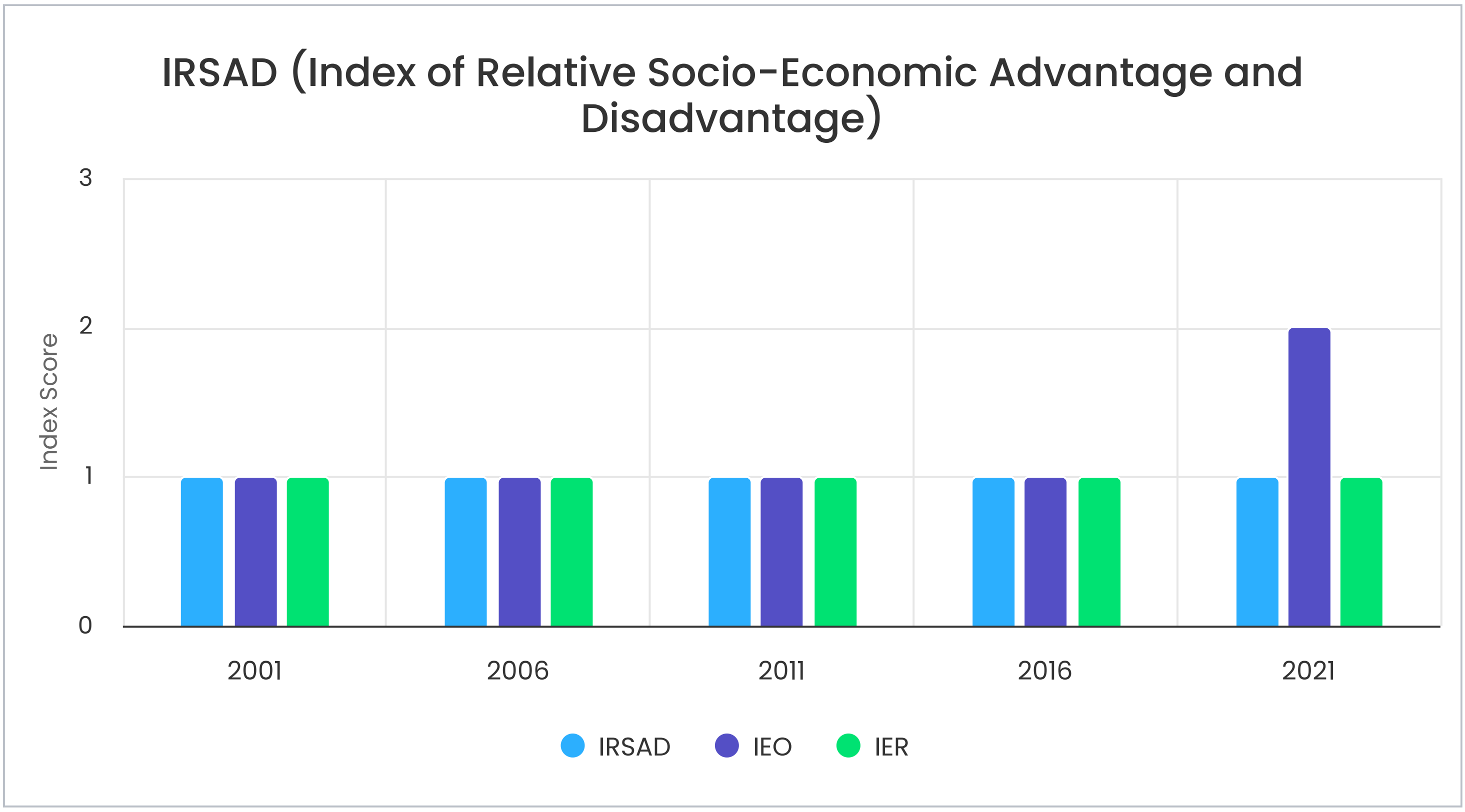
NAME	CATEGORY	ADDRESS
Broadmeadows Health Service	Public	35 Johnstone Street

SEIFA (Socio-Economic Indexes for Areas)

IRSAD (Index of Relative Socio-Economic Advantage and Disadvantage) plays a pivotal role in assessing the socio-economic landscape of various communities. It offers a nuanced understanding of the relative well-being or adversity of specific areas, serving as a crucial component in property market analysis.

A low IRSAD score suggests a relative disadvantage, often linked to lower incomes and unskilled occupations.

In contrasts, high scores indicate areas with higher incomes and skilled occupations. IRSAD scores are invaluable in property market analysis.



IEO (Index of Education and Occupation) classifies the workforce into groups of occupations, skill levels and employment status. A low IEO score indicates relatively lower education and occupation levels of people in the area.

IER (Index of Economic Resources) - A low score indicates a relative lack of access to economic resources. For example, an area may have a lower score if there are: many households with low incomes, or many households paying low rent, AND few households with high income, or few people who own their home.

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