

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.32m**

Quarterly Price Change

**-2.22% ↓**

## Median Unit Price\*

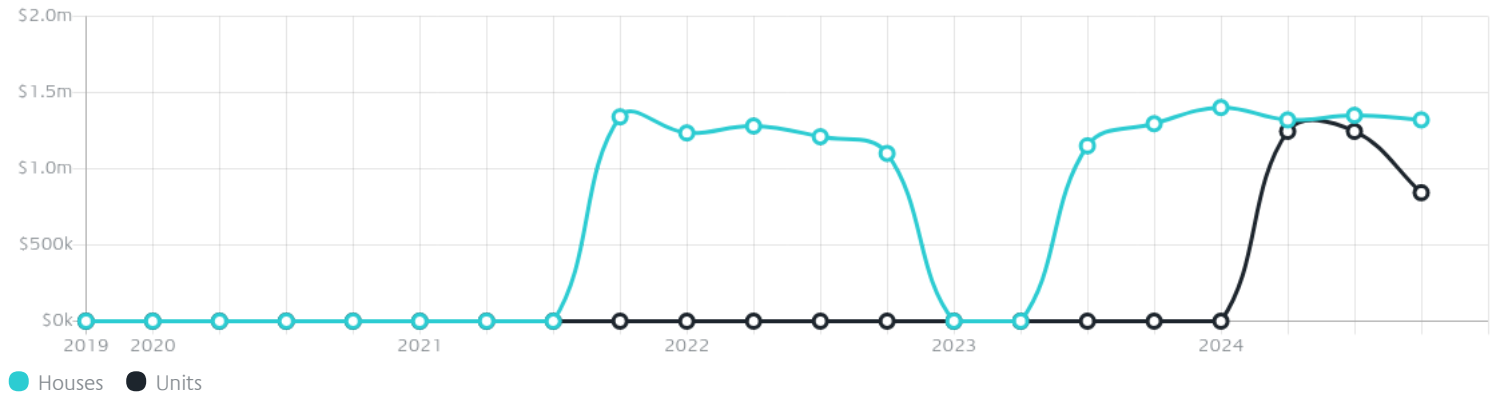
Median

**\$843k**

Quarterly Price Change

**-32.32% ↓**

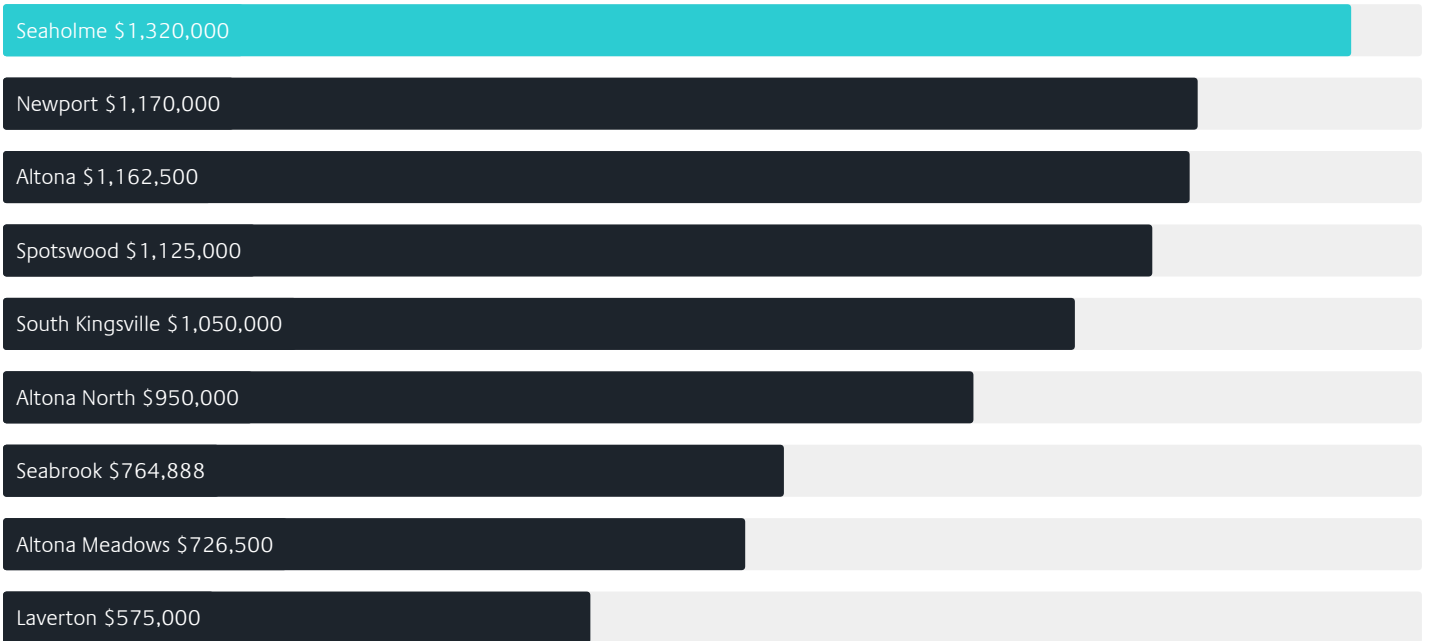
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 50%  
● Private 50%

## Auction Clearance Rate<sup>\*</sup>

100%

## Median Days on Market<sup>^</sup>

31 days

## Average Hold Period<sup>\*</sup>

6.2 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 81% ● Units 19%

## Ownership<sup>^</sup>



● Owned Outright 47% ● Mortgaged 34% ● Rented 18%

## Population<sup>^</sup>

2,067

## Median Asking Rent per week<sup>\*</sup>

\$680

## Median Age<sup>^</sup>

43 years

## Rental Yield<sup>\*</sup>













2.89%

## Median Household Size<sup>^</sup>










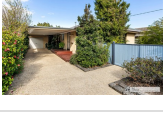


2.5 people

# Sold Properties~









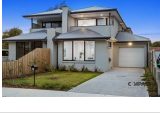

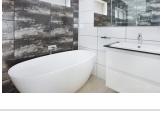

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 21 James Av Seaholme	4	House	\$950,000	27 Nov 2024
 10 Joiner La Seaholme	2	Townhouse	\$765,000	22 Nov 2024
 11 Stirling Av Seaholme	4	House	\$1,300,000	19 Nov 2024
 16 Civic Pde Seaholme	3	House	\$1,440,000	09 Nov 2024
 67 Waters Dr Seaholme	3	House	\$970,000	02 Nov 2024
 18 Station St Seaholme	3	House	\$1,320,000	02 Oct 2024
 10 Noordenne Av SEAHOLME	4	House	\$1,385,000	19 Sep 2024
 46 Station St Seaholme	3	House	\$1,245,000	18 Sep 2024
 10b Noordenne Av Seaholme	4	House	\$1,385,000	17 Sep 2024
 30 Simmons Dr Seaholme	4	House	\$1,160,000	11 Sep 2024
 30 Millers Rd Seaholme	3	House	\$1,200,000	31 Aug 2024
 9 Seaview Cr Seaholme	5	House	\$1,350,000	29 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Beach St Seaholme	3	House	\$2,500,000	15 Aug 2024
 22 Civic Pde Seaholme	4	House	\$1,420,000	27 Jul 2024
 74 Simmons Dr Seaholme	3	House	\$1,200,000	26 Jul 2024
 10a Noordenne Av Seaholme	1	House	\$1,410,000	19 Jul 2024
 17 Stirling Av Seaholme	3	House	\$1,210,000	05 Jul 2024
 16 High St Seaholme	3	House	\$1,260,000	29 Jun 2024
 2 Nissen Ct Seaholme	3	House	\$1,040,000	27 Jun 2024
 2/77 waters Dr Seaholme	3	Townhouse	\$855,000	14 Jun 2024
 37 Noordenne Av Seaholme	3	House	\$1,230,000	01 Jun 2024
 19 James Av Seaholme	3	House	\$1,105,000	31 May 2024
 3 Parkside Cr Seaholme	4	House	\$1,420,000	16 May 2024
 35b Waters Dr Seaholme	4	Townhouse	\$1,245,000	11 May 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/15 Jurga Ct Seaholme	1	Unit	\$335,000	08 May 2024
 22 Seaview Cr Seaholme	3	House	\$1,495,000	04 May 2024
 42 Sussex St Seaholme	4	Townhouse	\$1,420,000	03 May 2024
 42a Sussex St Seaholme	4	Townhouse	\$1,376,000	20 Apr 2024
 2/27 Noordenne Av Seaholme	1	Unit	\$362,000	19 Apr 2024
 21 Civic Pde Seaholme	3	House	\$1,190,000	11 Apr 2024
 7 Sussex St Seaholme	3	House	\$1,401,000	23 Mar 2024
 8a Sussex St Seaholme	5	Townhouse	\$1,300,000	16 Mar 2024
 21 Queen St Seaholme	4	Townhouse	\$1,720,000	15 Mar 2024
 13 Esplanade Seaholme	4	House	\$3,625,000	24 Feb 2024
 4/27 Noordenne Av Seaholme	1	Unit	\$348,000	13 Feb 2024
 17 Sussex St Seaholme	4	House	\$1,570,000	09 Feb 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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