

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.24m

Quarterly Price Change

-6.25% ↓

## Median Unit Price\*

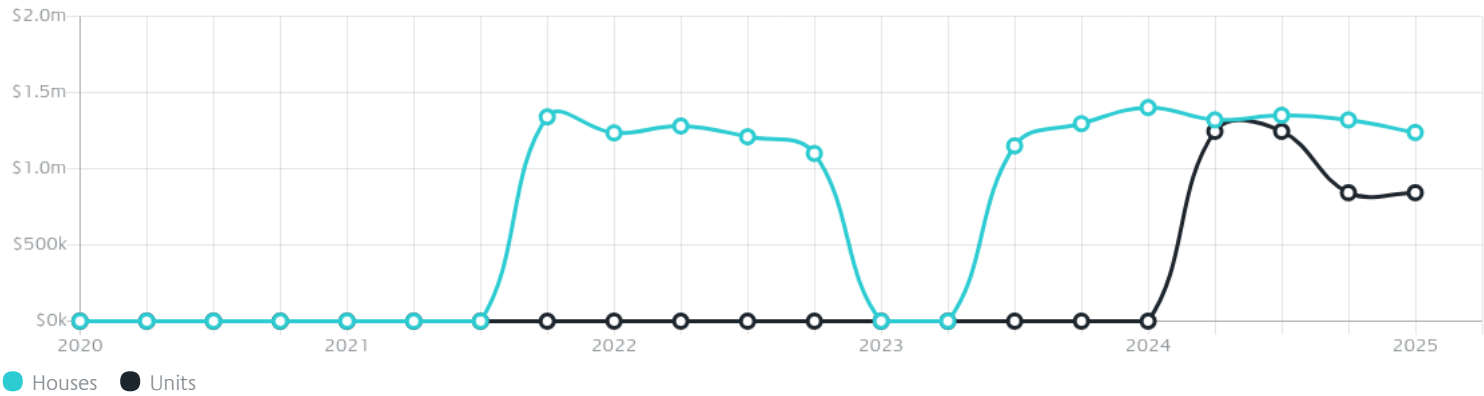
Median

\$843k

Quarterly Price Change

0.00% ↓

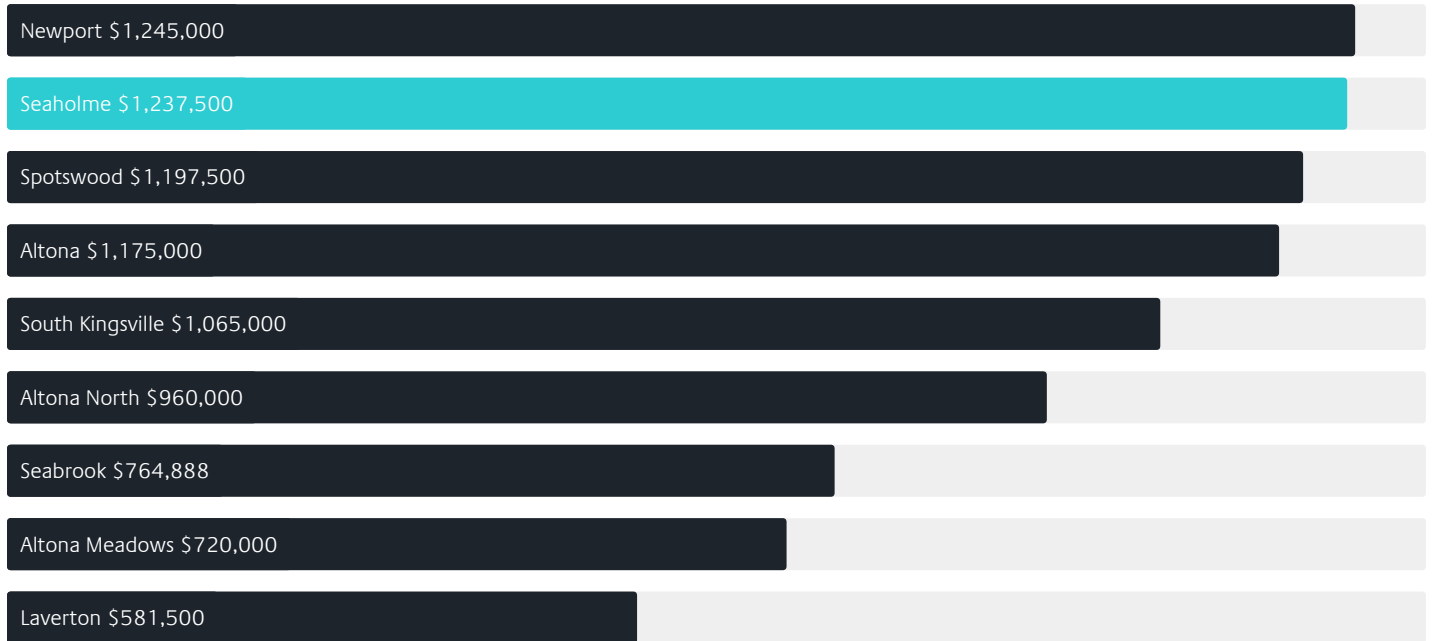
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 20%  
● Private 80%

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

50%

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

49 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>

\$645

Median Age<sup>^</sup>

43 years

Rental Yield<sup>\*</sup>








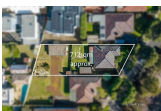




2.89%

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
 2/20 Millers Rd Seaholme	3	Unit	\$800,000	29 May 2025
 1/79 Waters Dr Seaholme	3	Townhouse	\$1,040,000	15 May 2025
 5 Nissen Ct Seaholme	3	House	\$1,000,000	01 May 2025
 8 Waters Dr Seaholme	3	House	\$1,090,000	24 Apr 2025
 7 Waratah St Seaholme	3	House	\$1,240,000	17 Apr 2025
 22 Waters Dr Seaholme	3	House	\$1,020,000	15 Apr 2025
 3/24 Noordenne Av Seaholme	2	Unit	\$606,000	07 Apr 2025
 20 Station St Seaholme	3	House	\$1,185,000	03 Apr 2025
 74a Simmons Dr Seaholme	3	Townhouse	\$1,312,500	02 Apr 2025
 38 Queen St Seaholme	5	Townhouse	\$1,710,000	01 Mar 2025
 36 Waters Dr Seaholme	3	House	\$935,000	08 Feb 2025
 44 Waters Dr Seaholme	3	House	\$1,035,000	08 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Simmons Dr SEAHOLME	3	House	\$1,110,000	02 Feb 2025
 2/15 Jurga Ct Seaholme	2	Unit	\$512,500	18 Dec 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 30 Millers Rd Seaholme	3	House	\$1,200,000	31 Aug 2024
 9 Seaview Cr Seaholme	5	House	\$1,350,000	29 Aug 2024
 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



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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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