

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.32m

Quarterly Price Change

-2.22% ↓

Median Unit Price*

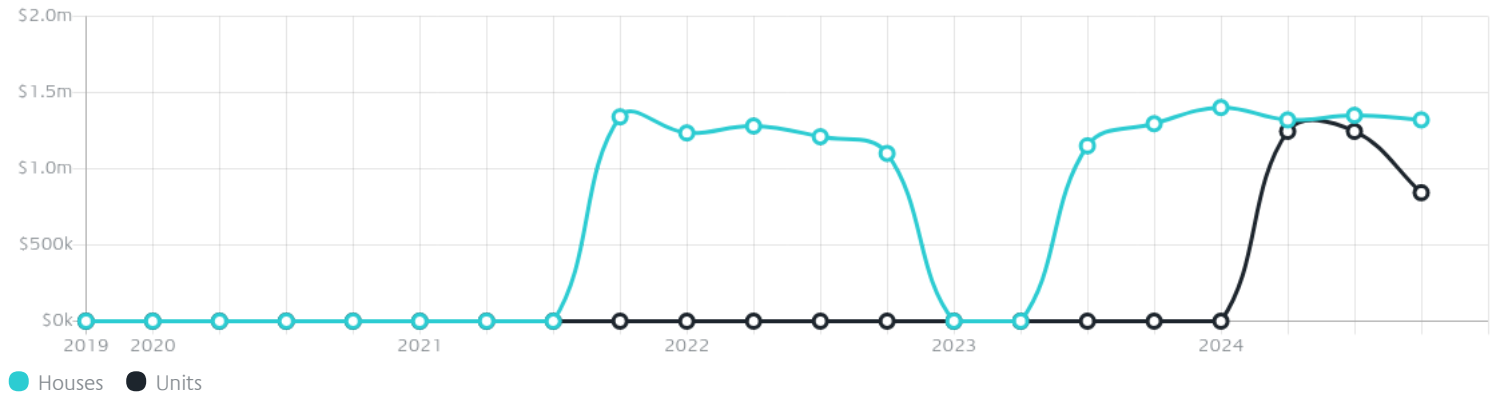
Median

\$843k

Quarterly Price Change

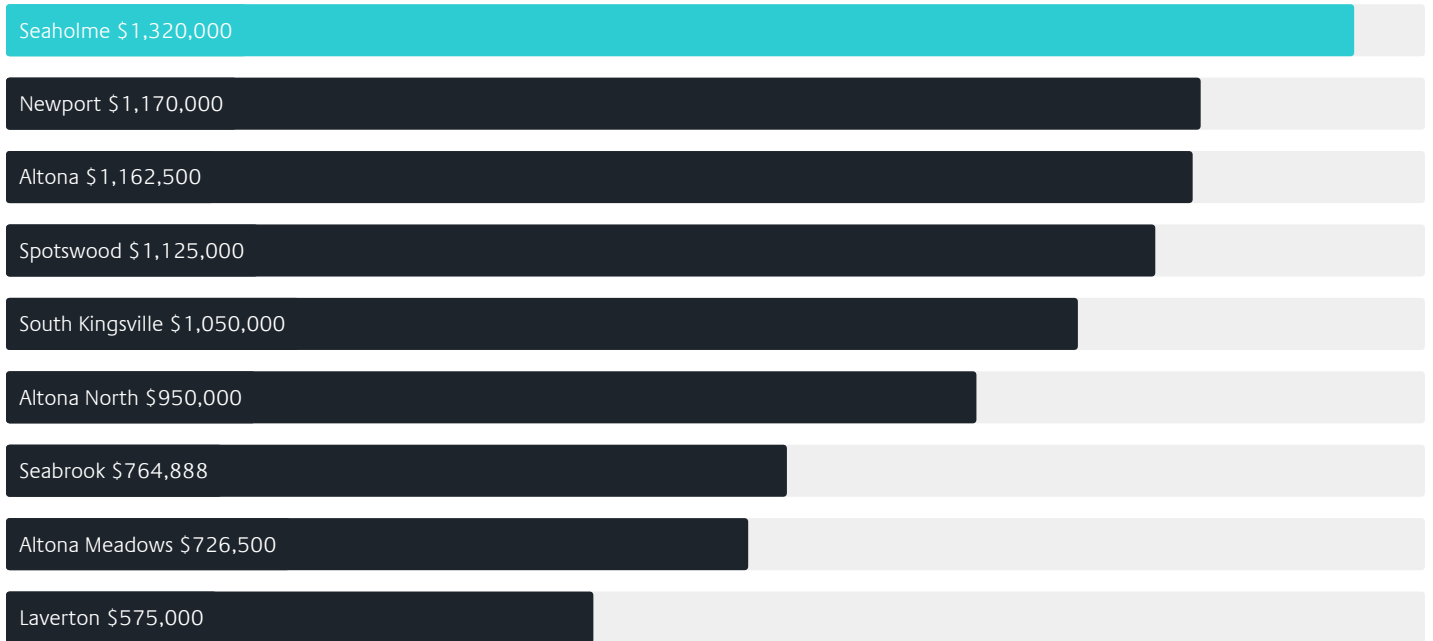
-32.32% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

100%

Average Hold Period^{*}

6.2 years

Insights

Dwelling Type[^]



● Houses 81% ● Units 19%

Ownership[^]



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

Population[^]

2,067

Median Asking Rent per week^{*}

\$680

Median Age[^]

43 years

Rental Yield^{*}













2.89%

Median Household Size[^]









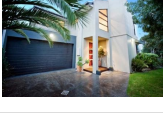
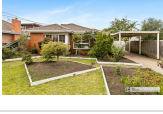


2.5 people

Sold Properties~











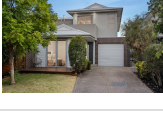

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|-----------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  44 Waters Dr Seaholme | 3 | House | \$1,035,000 | 08 Feb 2025 |
|  36 Waters Dr Seaholme | 3 | House | \$935,000 | 08 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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|-----------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  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 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  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 |
|  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 |



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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