

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.17m**

Quarterly Price Change

**-1.05% ↓**

## Median Unit Price\*

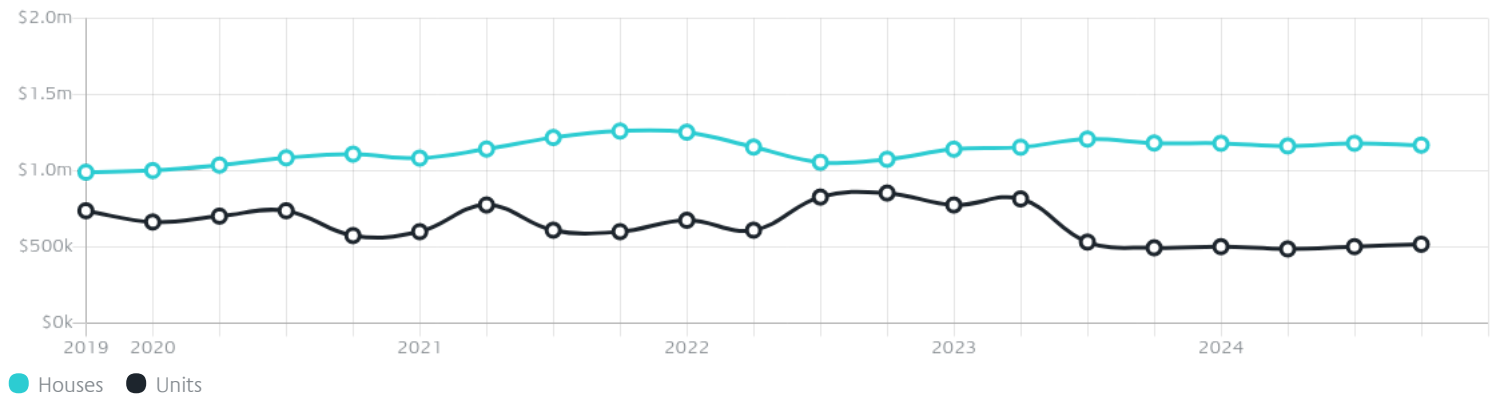
Median

**\$518k**

Quarterly Price Change

**3.08% ↑**

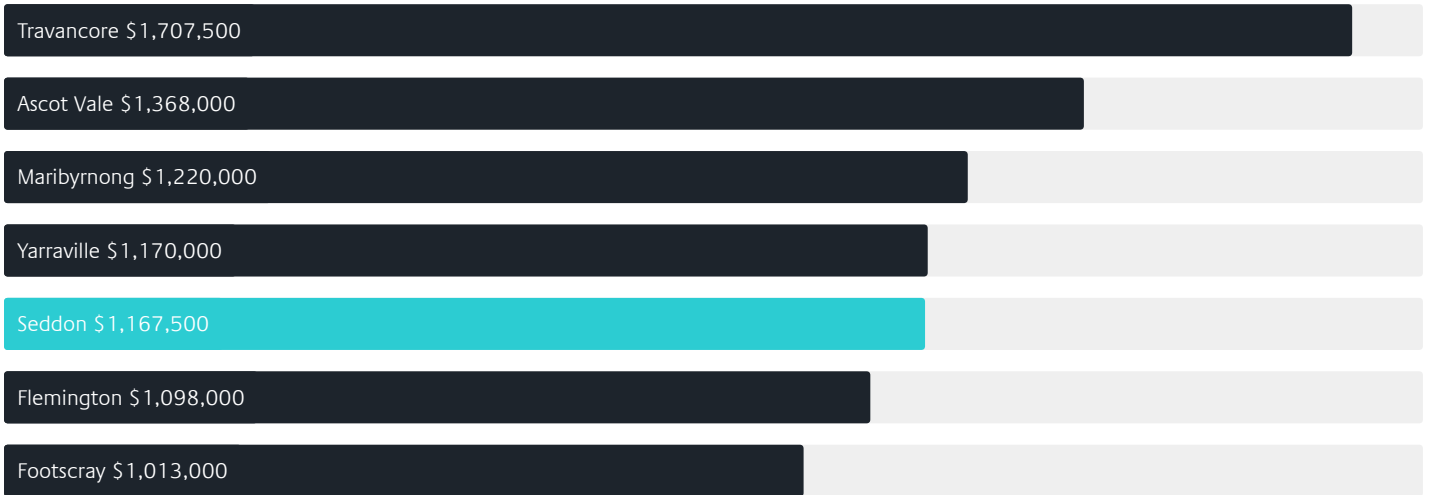
## Quarterly Price Change\*



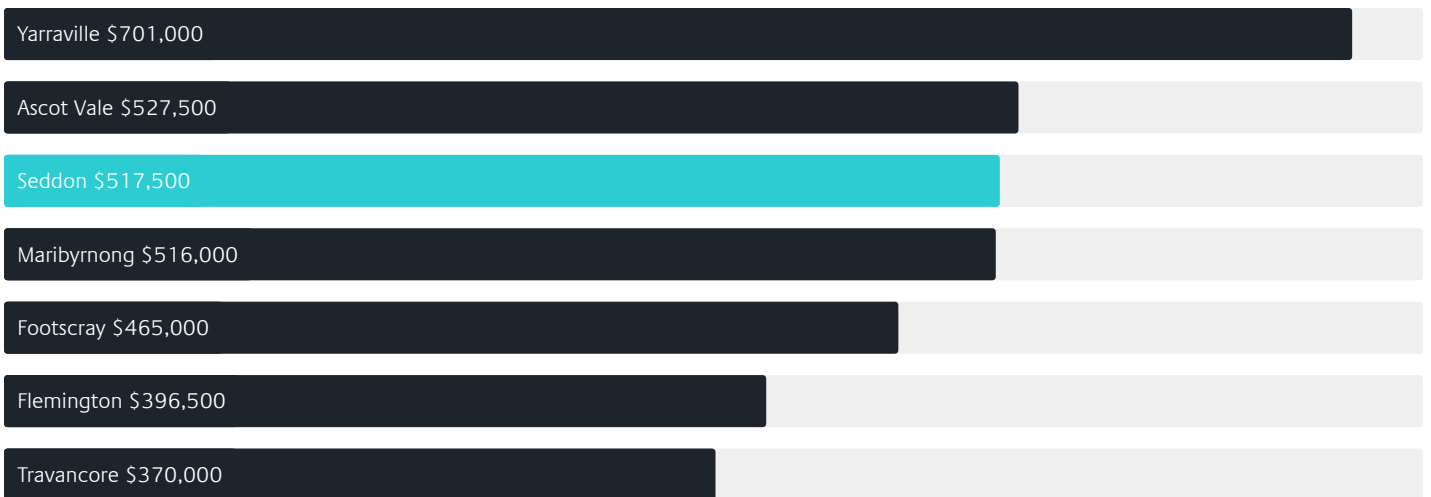
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 89%  
● Private 11%

## Auction Clearance Rate\*

76.47%

## Median Days on Market^

25 days

## Average Hold Period\*

6.7 years

# Insights

## Dwelling Type^



● Houses 67% ● Units 33%

## Ownership^



● Owned Outright 25% ● Mortgaged 40% ● Rented 35%

## Population^

5,143

## Median Asking Rent per week\*

\$650

## Median Age^

36 years

## Rental Yield\*











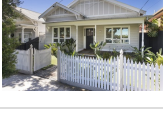

2.87%

## Median Household Size^











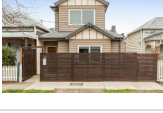

2.4 people

# Sold Properties~










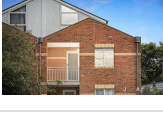
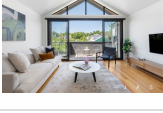

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 17 Gamon St SEDDON	2	House	\$941,000	24 Mar 2025
 16B Henry St Seddon	3	House	\$1,240,000	22 Mar 2025
 2 Alfred St Seddon	3	House	\$900,000	15 Mar 2025
 60 Greig St Seddon	4	House	\$1,033,000	05 Mar 2025
 9 Hotham St Seddon	2	House	\$1,540,000	01 Mar 2025
 29a Emma St Seddon	2	Townhouse	\$930,000	01 Mar 2025
 1/2 Bellairs Av Seddon	3	Townhouse	\$1,040,000	01 Mar 2025
 20 Lily St Seddon	2	House	\$800,000	01 Mar 2025
 6 John St Seddon	2	Townhouse	\$730,000	22 Feb 2025
 5/2a Florence St Seddon	2	Townhouse	\$780,000	21 Feb 2025
 172 Pilgrim St SEDDON	3	House	\$1,330,000	21 Feb 2025
 18 James St Seddon	2	House	\$1,225,000	11 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 19 Henry St SEDDON	3	House	\$1,365,000	08 Feb 2025
 3/2 Bilston St Seddon	2	House	\$1,111,000	04 Feb 2025
 16b Lily St Seddon	2	Townhouse	\$887,500	29 Jan 2025
 6/117 Albert St Seddon	2	Unit	\$360,000	23 Jan 2025
 5/34 Hyde St Seddon	2	Apartment	\$451,000	17 Jan 2025
 127 Albert St Seddon	3	House	\$872,500	03 Jan 2025
 19 Browning St Seddon	3	House	\$1,125,000	25 Dec 2024
 20/294 Nicholson St Seddon	1	Apartment	\$320,000	21 Dec 2024
 2/90 Charles St Seddon	1	Strata Unit/Flat	\$490,000	18 Dec 2024
 201/2 Alexander St Seddon	2	Apartment	\$540,000	18 Dec 2024
 39 Austin St Seddon	1	House	\$992,000	16 Dec 2024
 2a Junction St Seddon	3	House	\$1,160,000	15 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 57 Gamon St Seddon	3	House	\$955,000	14 Dec 2024
 202/96 Pilgrim St Seddon	3	Subdivided Unit/Villa/Townhouse	\$960,000	13 Dec 2024
 2 Perry St Seddon	2	House	\$1,077,500	13 Dec 2024
 9/20 Bayview Rd Seddon	2	Strata Unit/Flat	\$455,000	02 Dec 2024
 6 Browning St Seddon	2	House	\$1,195,000	27 Nov 2024
 1 Kent St Seddon	2	House	\$1,011,000	22 Nov 2024
 109/2 Alexander St Seddon	1	Apartment	\$415,000	14 Nov 2024
 7 Austin St Seddon	3	House	\$1,270,000	09 Nov 2024
 179 Pilgrim St Seddon	4	House	\$1,103,018	08 Nov 2024
 5/88 Albert St SEDDON	3	Apartment	\$732,500	07 Nov 2024
 4/2a Florence St Seddon	2	Townhouse	\$790,000	06 Nov 2024
 32 Hyde St Seddon	3	House	\$985,000	02 Nov 2024



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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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