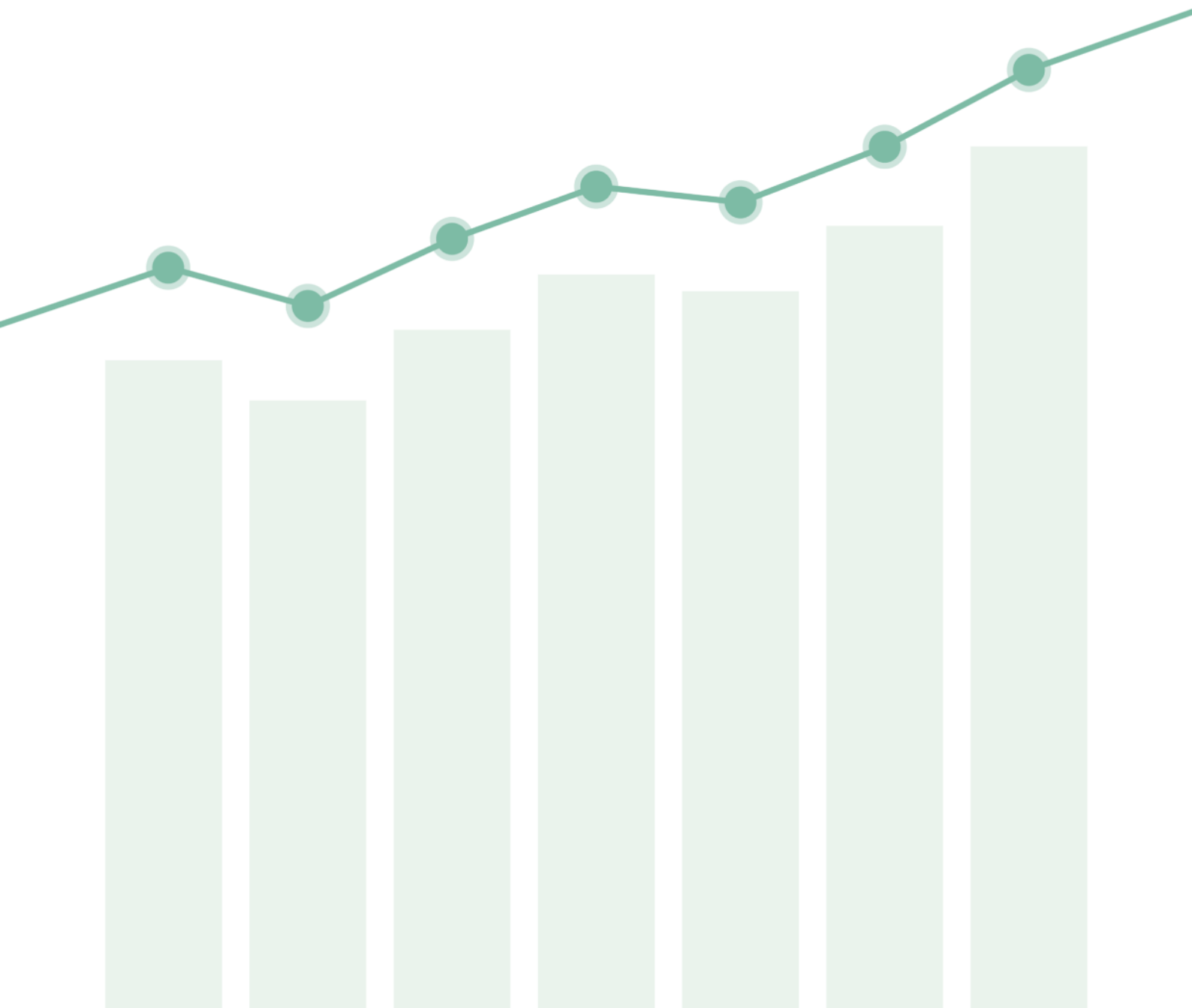


JellisCraig

SEDDON

Suburb Report

Know your neighbourhood.



SEDDON SUBURB REPORT

Median House Price*

Median

\$1.13m

Quarterly Price Change

-0.22% ↓

Median Unit Price*

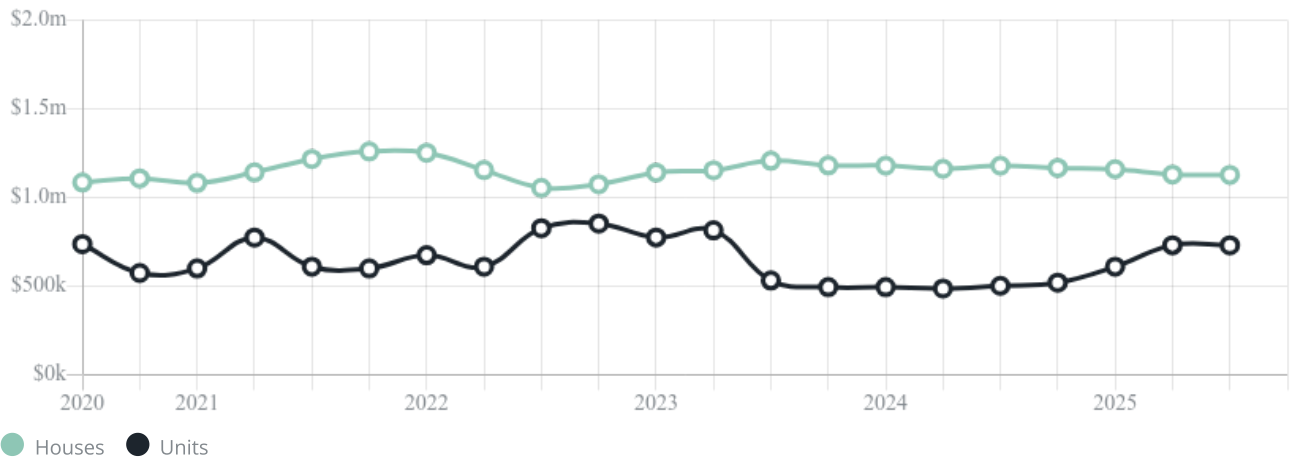
Median

\$731k

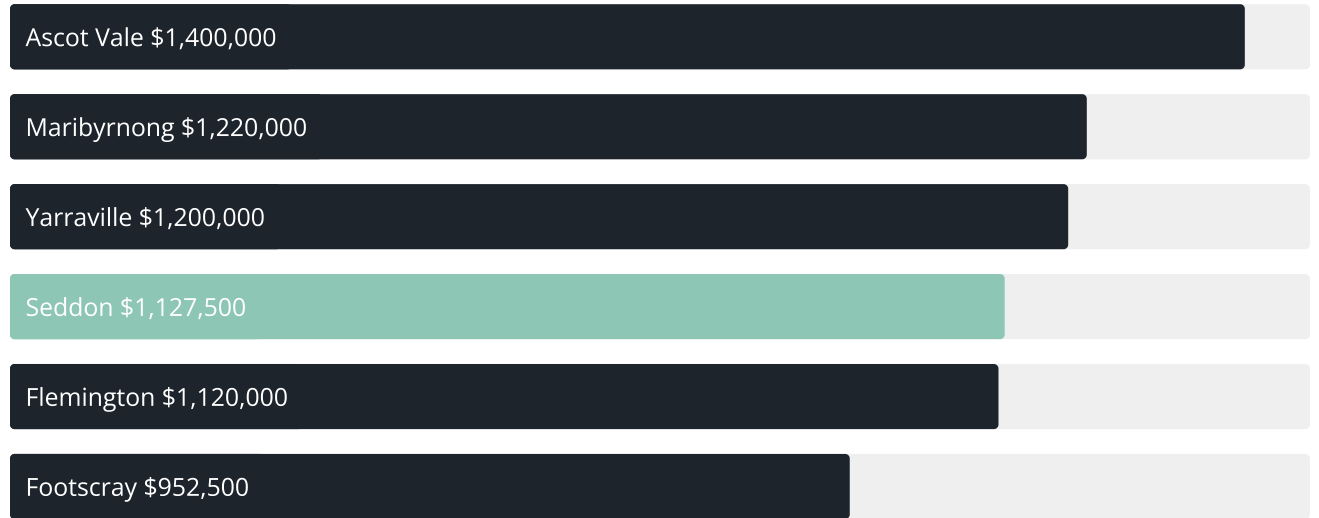
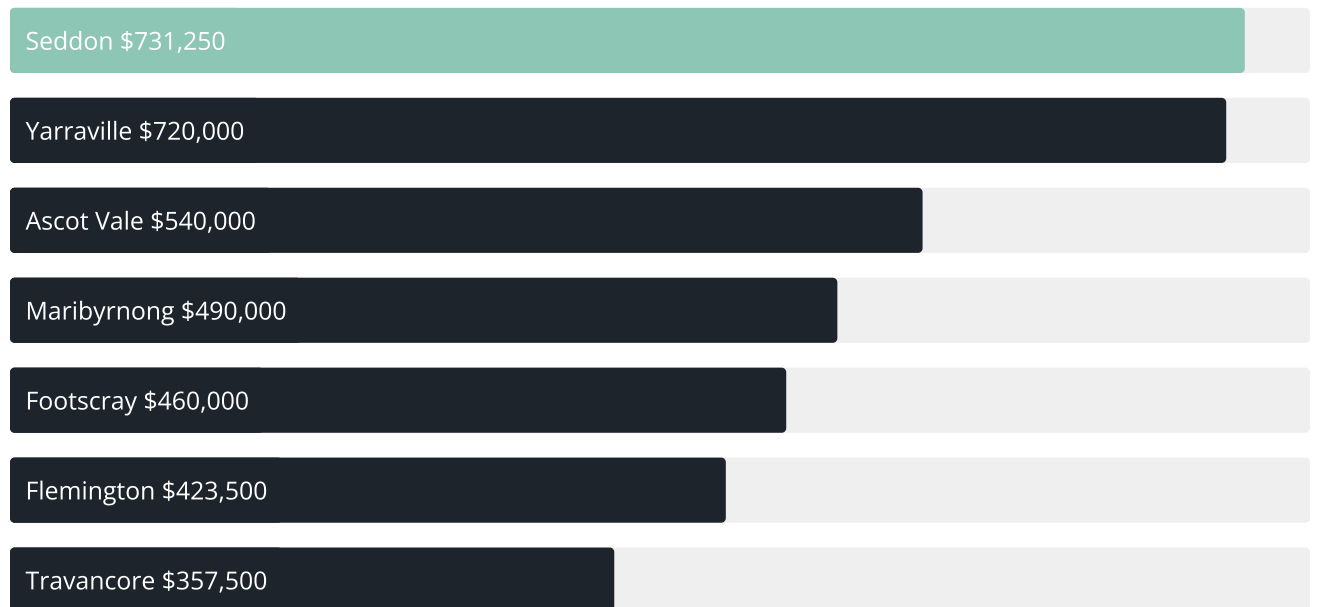
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



SEDDON SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SEDDON SUBURB REPORT

Sale Method*



● Auction 73%
● Private 27%

Auction Clearance Rate*

66.67%

Median Days on Market^

26 days

Average Hold Period*

6.7 years

Dwelling Type^



● Houses 67% ● Units 33%

Ownership^



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

Population^

5,143

Median Asking Rent per week*

\$680

Median Age^

36 years

Rental Yield*

2.87%

Median Household Size^

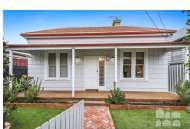
2.4 people

SEDDON SUBURB REPORT

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
 48 Pilgrim St Seddon	3	House	\$1,115,000	29 Nov 2025
 56 Windsor St Seddon	2	House	\$830,000	19 Nov 2025
 2/2a Lyons St Seddon	2	Townhouse	\$955,000	15 Nov 2025
 23/294 Nicholson St Seddon	1	Apartment	\$330,000	13 Nov 2025
 147 Charles St Seddon	4	House	\$1,470,000	13 Nov 2025
 9 Admiral St Seddon	3	House	\$855,000	10 Nov 2025
 1/26 Emma St Seddon	3	Townhouse	\$1,020,000	06 Nov 2025
 12/245 Nicholson St Seddon	2	Apartment	\$605,000	05 Nov 2025
 1/297 Nicholson St Seddon	2	Townhouse	\$895,000	25 Oct 2025
 29 Rennie St Seddon	2	Townhouse	\$1,020,000	25 Oct 2025

SEDDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Bute St SEDDON	5	House	\$1,881,000	22 Oct 2025
 16 Bell St Seddon	3	House	\$1,562,000	18 Oct 2025
 12/21 Bellairs Av Seddon	2	Apartment	\$452,000	16 Oct 2025
 42 Hotham St Seddon	3	House	\$927,500	16 Oct 2025
 3 Bayview Rd Seddon	2	House	\$1,115,000	15 Oct 2025
 1/22 Vigo St Seddon	3	Apartment	\$1,080,000	11 Oct 2025
 36b Charles St Seddon	3	House	\$1,325,000	04 Oct 2025
 14 Pole St Seddon	3	House	\$1,090,000	04 Oct 2025
 22 Lily St Seddon	2	Townhouse	\$720,000	02 Oct 2025
 219 Buckley St Seddon	3	House	\$840,000	01 Oct 2025

SEDDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/16 Vigo St Seddon	2	Townhouse	\$660,000	29 Sep 2025
 9 Bourke St SEDDON	3	House	\$1,020,000	24 Sep 2025
 80 Gamon St SEDDON	2	House	\$1,000,000	23 Sep 2025
 5/187 Geelong Rd Seddon	2	Townhouse	\$580,000	22 Sep 2025
 9 Browning St SEDDON	3	House	\$1,210,000	16 Sep 2025
 116 Station Rd Seddon	4	Townhouse	\$1,100,000	16 Sep 2025
 13 Station Rd Seddon	2	House	\$1,140,000	12 Sep 2025
 120 Pilgrim St Seddon	3	House	\$1,132,000	11 Sep 2025
 6 Medway St Seddon	3	House	\$1,480,000	11 Sep 2025
 1/189 Geelong Rd Seddon	2	Apartment	\$570,000	09 Sep 2025



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jellisrcraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.