

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.17m

Quarterly Price Change

-1.05% ↓

Median Unit Price*

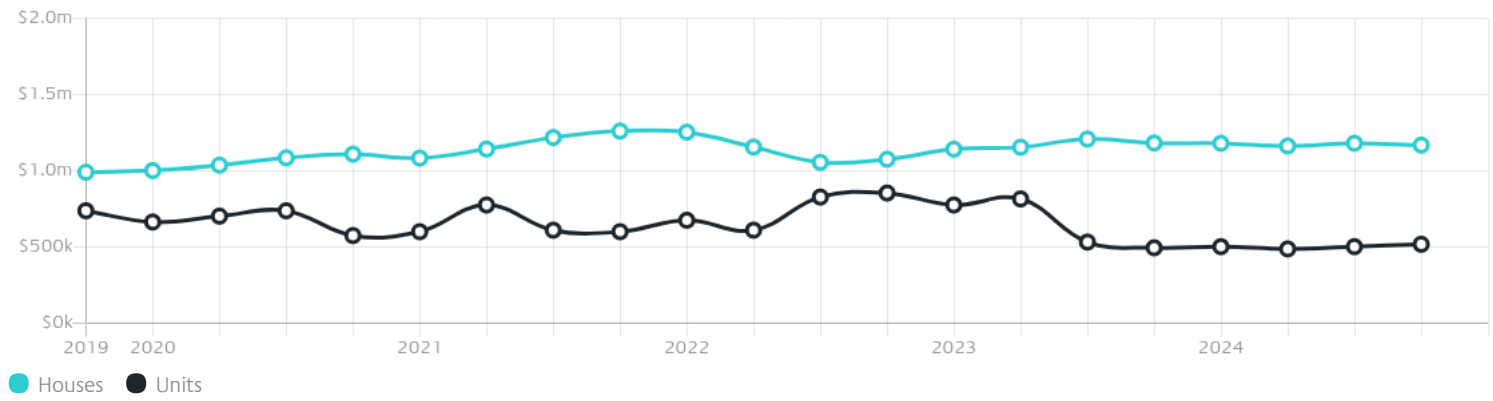
Median

\$518k

Quarterly Price Change

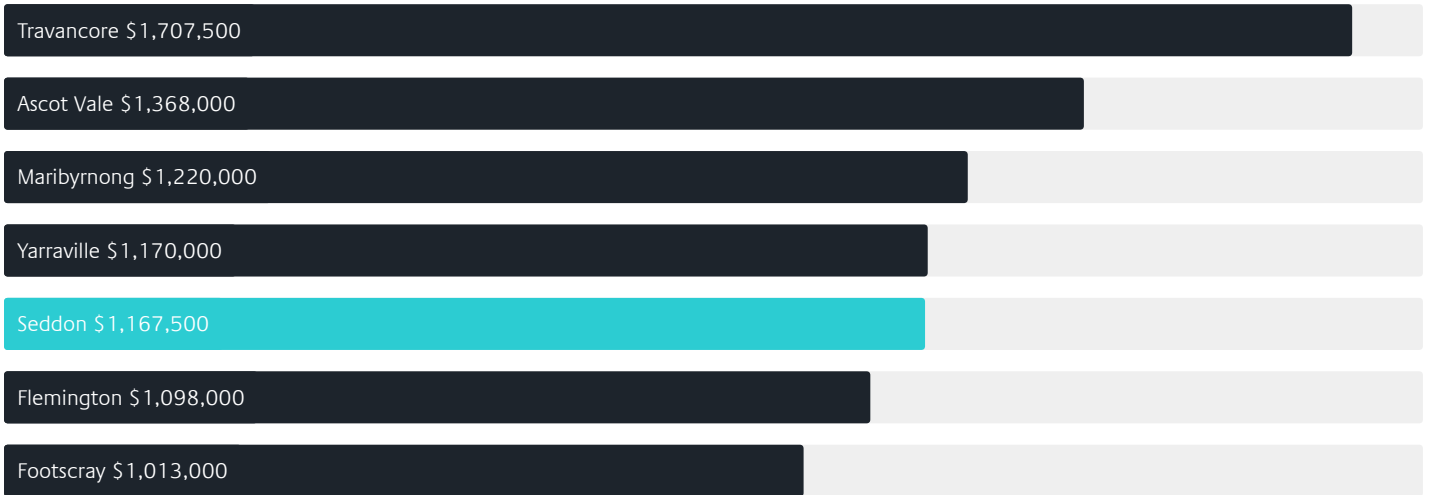
3.08% ↑

Quarterly Price Change*

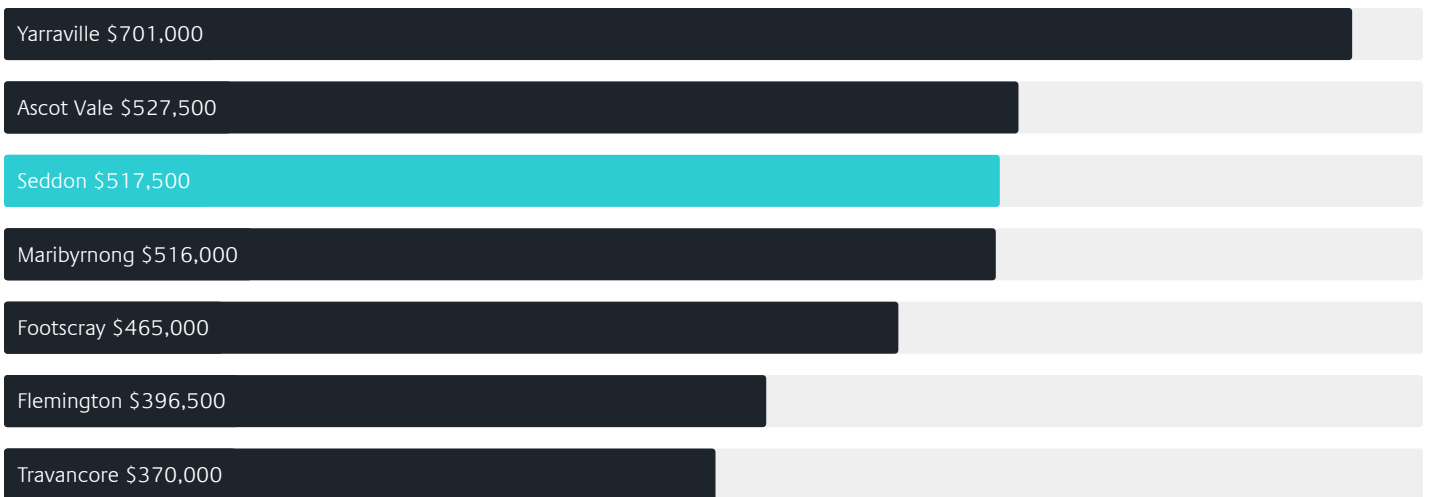


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 58%
● Private 42%

Auction Clearance Rate^{*}

63.64%

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

Address	Bedrooms	Type	Price	Sold
 6/117 Albert St Seddon	2	Unit	\$360,000	23 Jan 2025
 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
 2a Junction St Seddon	3	House	\$1,160,000	15 Dec 2024
 57 Gamon St Seddon	3	House	\$955,000	14 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/2a Florence St Seddon	2	Townhouse	\$790,000	06 Nov 2024
 3/2 Bellairs Av Seddon	2	House	\$928,000	26 Oct 2024
 35 Lily St Seddon	3	House	\$1,370,000	24 Oct 2024
 113 Williamstown Rd Seddon	3	House	\$1,030,000	22 Oct 2024
 59 Pilgrim St Seddon	3	House	\$880,000	19 Oct 2024
 61 Alexander St Seddon	2	House	\$1,020,000	17 Oct 2024
 201 Buckley St Seddon	2	House	\$430,000	06 Oct 2024
 8 Kent St Seddon	2	House	\$1,350,000	24 Sep 2024
 4/20 Bayview Rd Seddon	2	Unit	\$490,000	23 Sep 2024
 4/136-138 Charles St Seddon	2	Townhouse	\$900,000	21 Sep 2024
 47 Pilgrim St Seddon	3	House	\$1,560,000	20 Sep 2024
 37 Williamstown Rd Seddon	3	House	\$1,222,000	19 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 59 Williamstown Rd Seddon	2	House	\$1,025,000	16 Sep 2024
 85 Buckley St Seddon	3	House	\$1,025,000	12 Sep 2024
 19 Margaret St Seddon	2	Townhouse	\$872,000	10 Sep 2024
 60 Walter St Seddon	4	House	\$1,490,000	07 Sep 2024
 60 Windsor St Seddon	3	House	\$927,000	07 Sep 2024
 36a Lily St Seddon	2	House	\$620,000	27 Aug 2024
 25 Thomson St Seddon	3	House	\$1,345,000	24 Aug 2024
 32 Alfred St Seddon	3	House	\$1,385,000	23 Aug 2024
 67 Pilgrim St Seddon	3	House	\$800,000	22 Aug 2024
 269 Nicholson St Seddon	3	House	\$1,125,000	17 Aug 2024
 5c Bellairs Av Seddon	4	House	\$1,690,000	17 Aug 2024
 5 Hotham St Seddon	3	House	\$910,000	09 Aug 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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