

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.17m

Quarterly Price Change

-0.21% ↓

Median Unit Price*

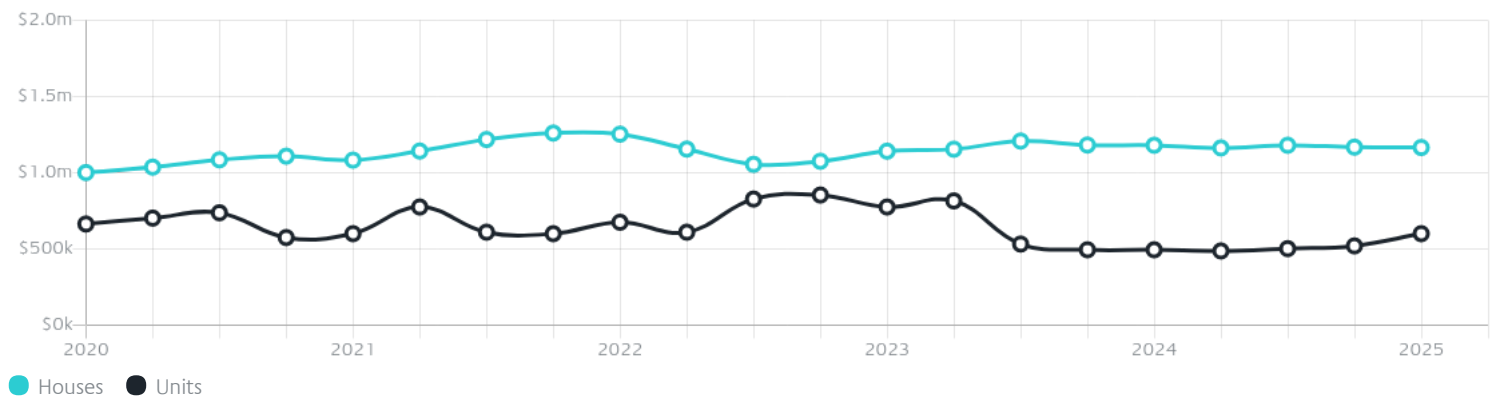
Median

\$600k

Quarterly Price Change

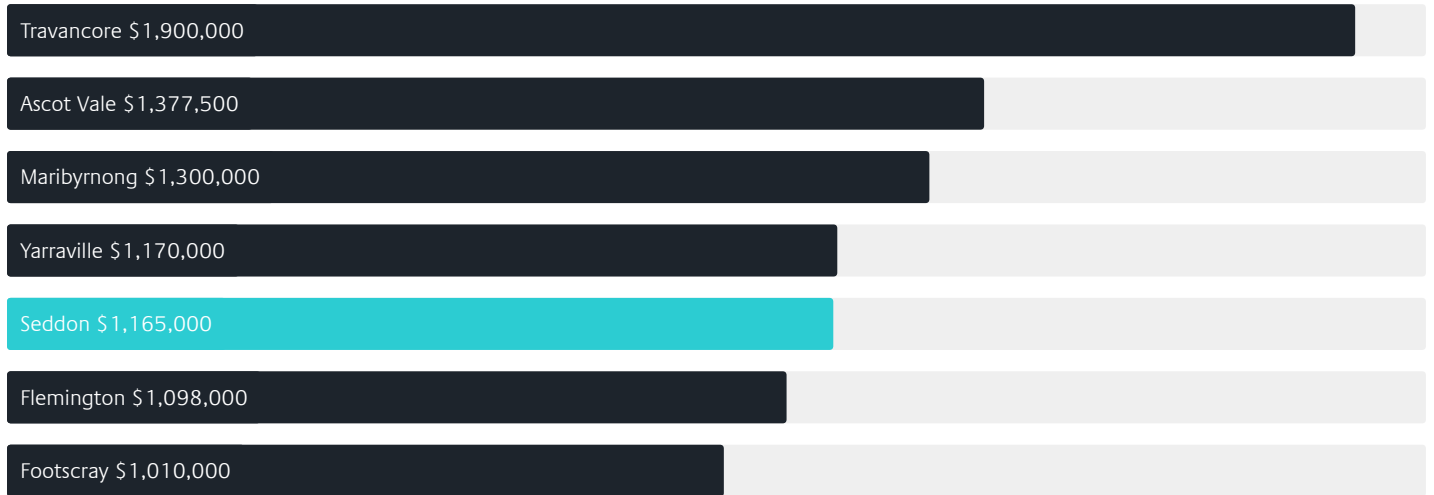
15.38% ↑

Quarterly Price Change*

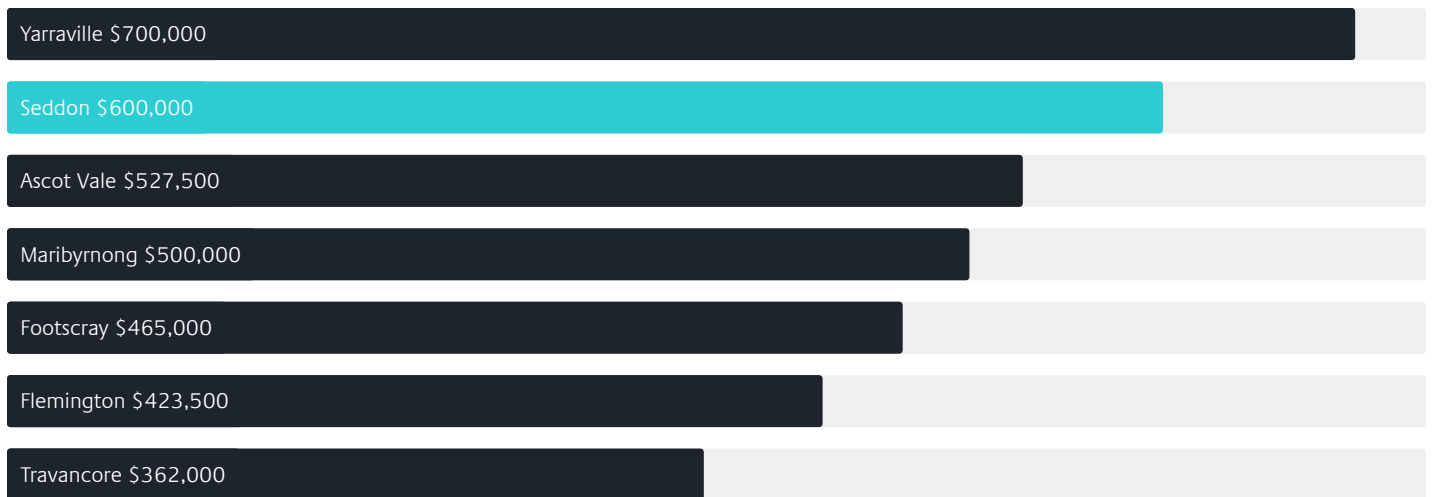


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 74%
● Private 26%

Auction Clearance Rate*

86.96%

Median Days on Market^

27 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*

\$680

Median Age^

36 years

Rental Yield*













2.87%

Median Household Size^













2.4 people

Sold Properties~











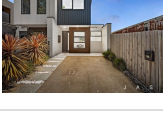

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 78 Windsor St SEDDON	2	House	\$1,100,000	28 May 2025
 3 Hotham St Seddon	2	House	\$1,017,000	26 May 2025
 22 Pilgrim St Seddon	3	House	\$1,221,000	24 May 2025
 38 Walter St Seddon	3	House	\$1,251,000	16 May 2025
 84 Alexander St Seddon	3	House	\$960,000	03 May 2025
 36a Lily St Seddon	2	Townhouse	\$869,500	03 May 2025
 3 Alexander St Seddon	3	House	\$1,052,000	01 May 2025
 17/294 Nicholson St Seddon	2	Apartment	\$402,000	27 Apr 2025
 5 Hobbs St Seddon	3	House	\$1,440,000	24 Apr 2025
 90 Pilgrim St Seddon	3	House	\$1,100,000	14 Apr 2025
 12 Bayview Rd Seddon	4	House	\$1,900,000	12 Apr 2025
 3 Bell St Seddon	3	Land	\$915,000	07 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 40 Seddon St Seddon	2	House	\$1,135,000	05 Apr 2025
 101 Williamstown Rd Seddon	2	House	\$910,000	02 Apr 2025
 10 Emma St Seddon	2	Townhouse	\$1,076,000	29 Mar 2025
 48 Windsor St Seddon	2	House	\$1,050,000	29 Mar 2025
 17 Gamon St SEDDON	2	House	\$941,000	24 Mar 2025
 16B Henry St Seddon	3	House	\$1,240,000	22 Mar 2025
 16 Alexander St Seddon	3	House	\$1,070,000	17 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
 2/70 Windsor St Seddon	2	House	\$875,000	04 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Lily St Seddon	2	House	\$800,000	01 Mar 2025
 1/2 Bellairs Av Seddon	3	Townhouse	\$1,040,000	01 Mar 2025
 6 John St Seddon	2	Townhouse	\$730,000	22 Feb 2025
 172 Pilgrim St SEDDON	3	House	\$1,330,000	21 Feb 2025
 5/2a Florence St Seddon	2	Townhouse	\$780,000	21 Feb 2025
 18 James St Seddon	2	House	\$1,225,000	11 Feb 2025
 22 Sydenham St Seddon	3	House	\$1,055,000	11 Feb 2025
 19 Henry St SEDDON	3	House	\$1,365,000	08 Feb 2025
 5 Dane St Seddon	3	House	\$1,225,000	07 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



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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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