

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.17m**

Quarterly Price Change

**-1.05% ↓**

## Median Unit Price\*

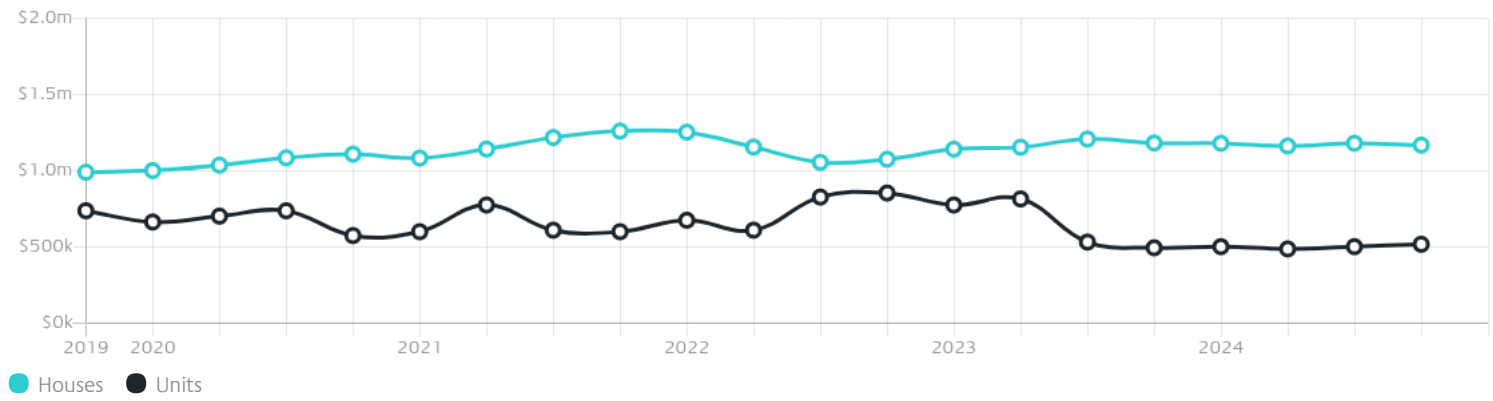
Median

**\$518k**

Quarterly Price Change

**3.08% ↑**

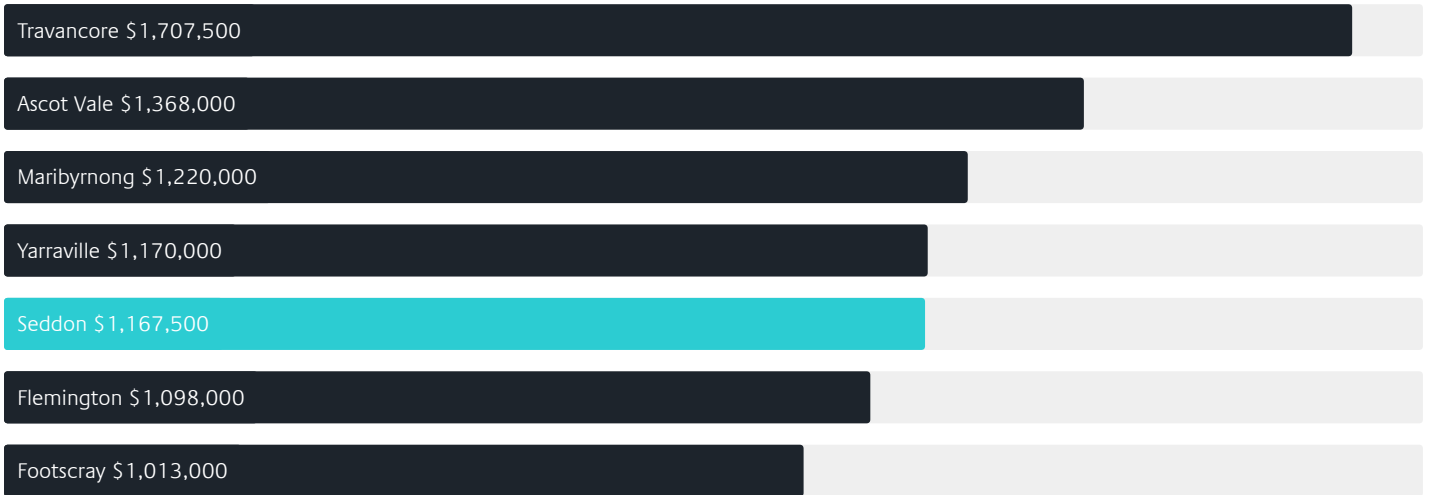
## Quarterly Price Change\*



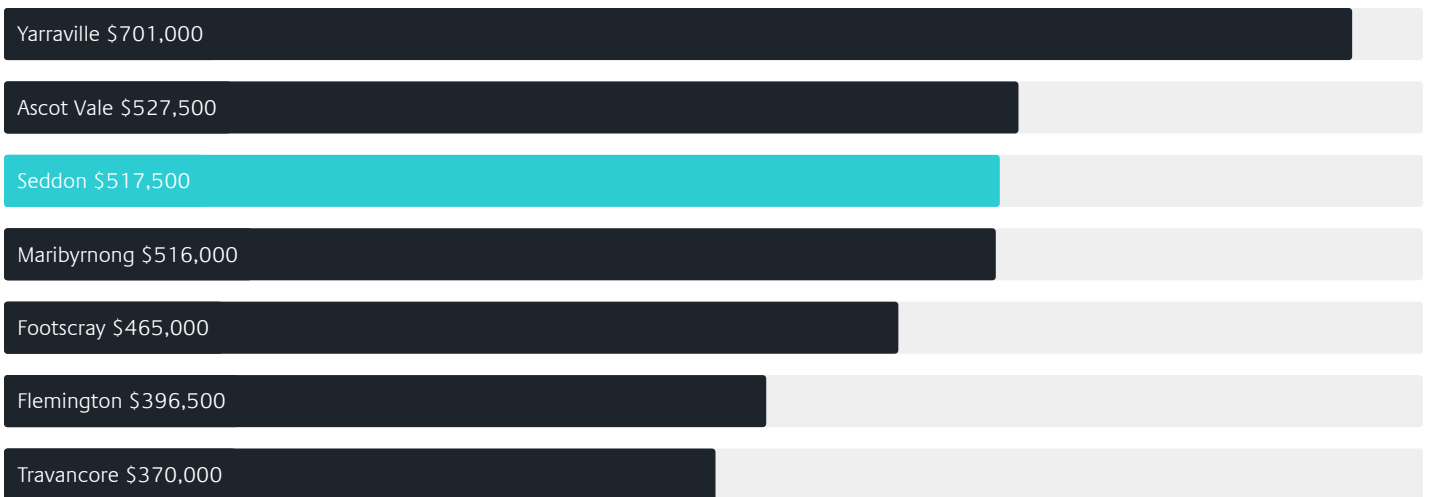
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 71%  
● Private 29%

## Auction Clearance Rate<sup>\*</sup>

50%

## Median Days on Market<sup>^</sup>

26 days

## Average Hold Period<sup>\*</sup>

6.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 67% ● Units 33%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

5,143

## Median Asking Rent per week<sup>\*</sup>

\$650

## Median Age<sup>^</sup>

36 years

## Rental Yield<sup>\*</sup>













2.87%

## Median Household Size<sup>^</sup>










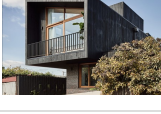
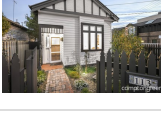

2.4 people

# Sold Properties~










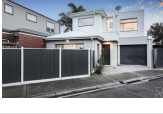


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 6 John St Seddon	2	Townhouse	\$730,000	22 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
 19 Henry St SEDDON	3	House	\$1,365,000	08 Feb 2025
 6/117 Albert St Seddon	2	Unit	\$360,000	23 Jan 2025
 127 Albert St Seddon	3	House	\$872,500	03 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 4/2a Florence St Seddon	2	Townhouse	\$790,000	06 Nov 2024
 32 Hyde St Seddon	3	House	\$985,000	02 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Jellis Craig

Williamstown Office  
84 Ferguson Street, Williamstown  
03 8387 0000

[jellisraig.com.au](http://jellisraig.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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