



Breakwater

Suburb Report



Your connection to property insights



JellisCraig

BREAKWATER SUBURB REPORT

Median house price¹

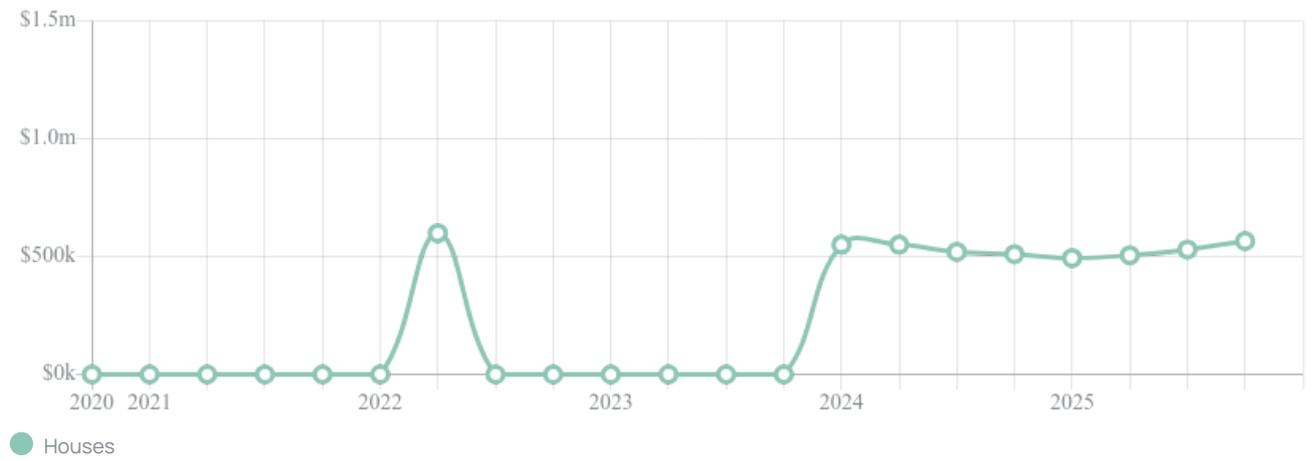
Median

\$566k

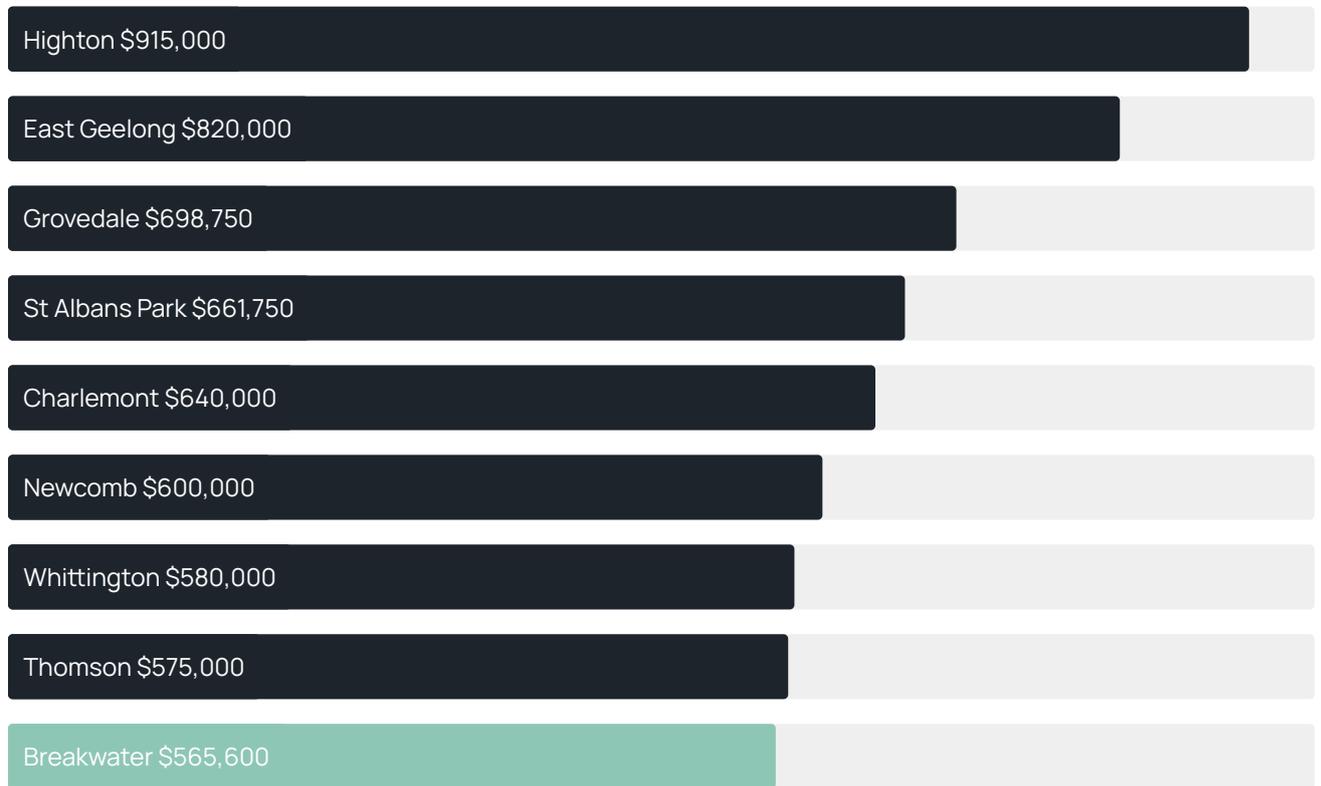
Quarterly price change

6.71% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 13%
● Private 88%

Auction clearance rate³

100%

Average hold period¹

6.5 years

Dwelling type⁵



● Houses 77% ● Units 23%

Ownership⁵



● Owned outright 33% ● Mortgaged 33% ● Rented 34%

Population⁵

1,060

Median asking rent¹

\$420 per week

Median age⁵

40 years

Rental yield¹

4.19%

Median household size⁵

2.1 people

BREAKWATER SUBURB REPORT

Recent Breakwater sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 22 Young St Breakwater	3	House	\$520,000	23 Dec 2025
 4 Fowler St Breakwater	3	House	\$450,000	15 Dec 2025
 7 Higgins Ct Breakwater	3	House	\$660,000	12 Dec 2025
 13 Hitchcock St Breakwater	3	House	\$565,000	12 Dec 2025
 12 Tanner St Breakwater	3	House	\$550,000	09 Dec 2025
 10/1 Holman Ct Breakwater	2	Apartment	\$335,000	08 Dec 2025
 2/3 Tanner St BREAKWATER	3	Townhouse	\$540,000	01 Dec 2025
 5/1 Holman Ct Breakwater	2	Flat/Unit/Apartment	\$330,000	01 Dec 2025
 8 Higgins Ct Breakwater	3	House	\$655,000	18 Nov 2025
 16 Mcallister St Breakwater	3	House	\$190,000	14 Nov 2025

BREAKWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Hodges Ct Breakwater	3	House	\$480,000	14 Nov 2025
 3/51 Tanner St Breakwater	3	Flat/Unit/Apartment	\$467,000	14 Nov 2025
 30 Fidge Cr Breakwater	3	House	\$623,000	13 Nov 2025
 44 Fidge Cr Breakwater	3	House	\$630,000	07 Nov 2025
 36 Cosgrove St BREAKWATER	3	House	\$575,000	30 Oct 2025
 20 Mcallister St Breakwater	3	House	\$520,000	29 Oct 2025
 13 Fellmongers Rd Breakwater	3	House	\$700,000	17 Oct 2025
 24 Hitchcock St Breakwater	3	House	\$620,000	15 Oct 2025
 9 Fidge Cr Breakwater	3	House	\$600,000	29 Sep 2025
 1/14 Church St Breakwater	2	Flat/Unit/Apartment	\$580,000	09 Sep 2025

BREAKWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/3 Tanner St BREAKWATER	3	Flat/Unit/Apartment	\$545,000	05 Sep 2025
 3 Young St Breakwater	3	House	\$475,000	02 Sep 2025
 14 Young St Breakwater	3	House	\$590,000	01 Sep 2025
 25 Young St Breakwater	3	House	\$556,200	28 Aug 2025
 25 Tucker St Breakwater	3	House	\$530,000	20 Aug 2025
 29b Tanner St Breakwater	2	House	\$535,000	05 Aug 2025
 3 Tanner Ct BREAKWATER	3	House	\$605,000	30 Jul 2025
 6 Hamilton Ct Breakwater	3	House	\$530,000	25 Jul 2025
 24 Young St Breakwater	3	House	\$566,000	15 Jul 2025
 30 Cosgrove St Breakwater	3	House	\$620,000	05 Jul 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/03/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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