



Breakwater

Suburb Report



Your connection to property insights



JellisCraig

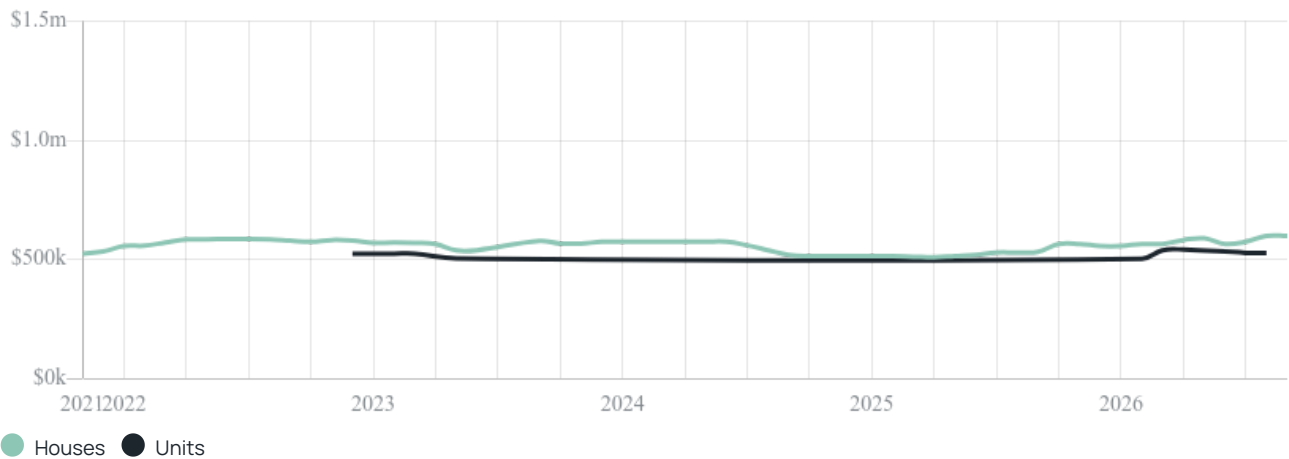
BREAKWATER SUBURB REPORT

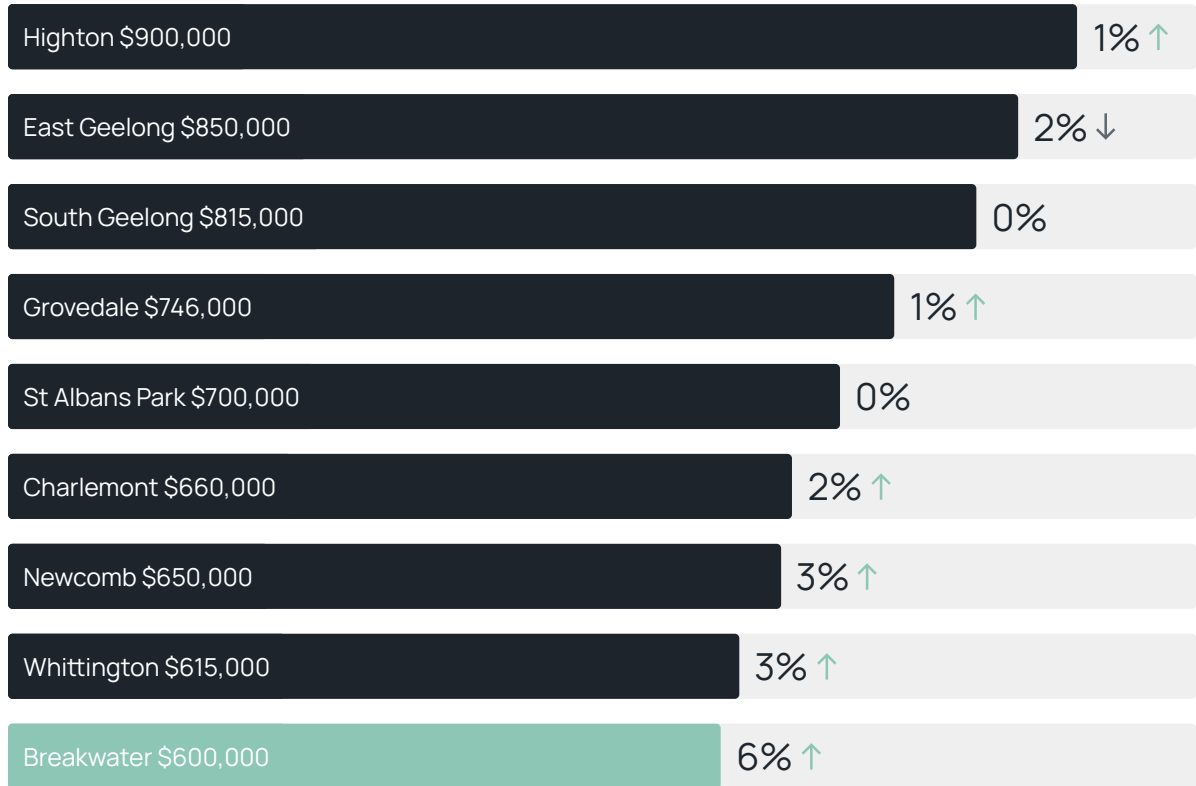
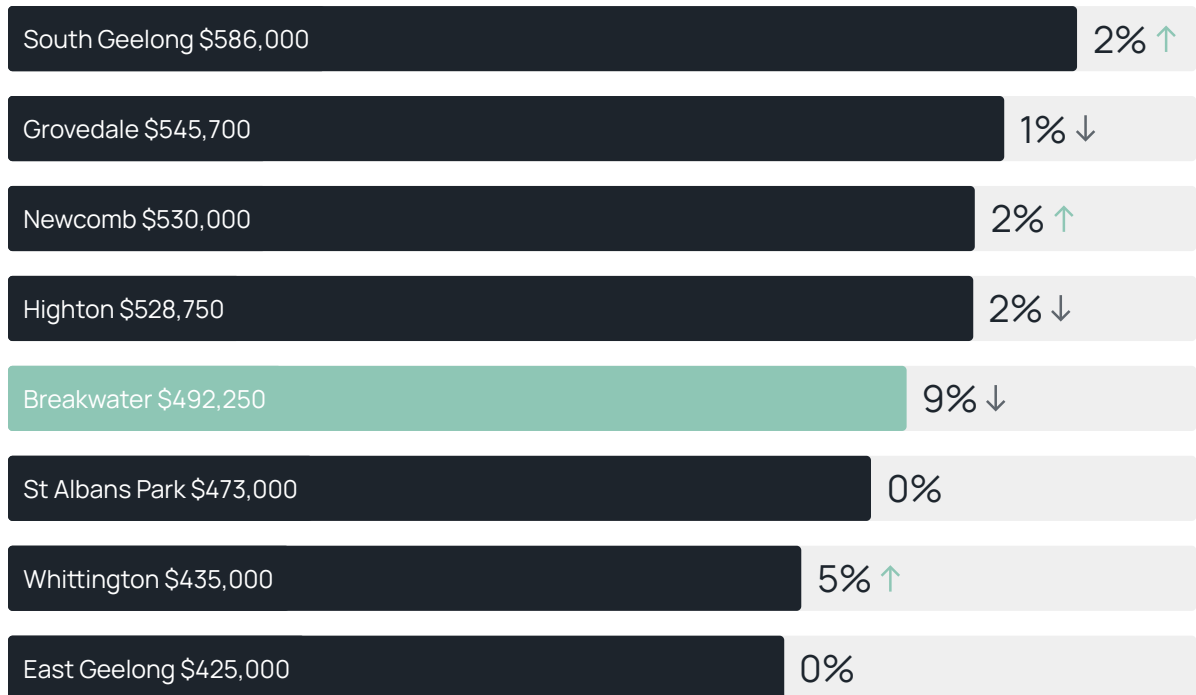
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$600k	0.00% ↓	\$529k	0.00% ↓

Breakwater monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Private 100%

Median days on market⁵

House

Unit

12 days

33 days

Jellis Craig average inspection attendance per listing⁶

15 groups

Average hold period¹

House

Unit

8.2 years

6.2 years

Dwelling type⁷

● Houses 84% ● Units 16%

Ownership⁷

● Owned outright 30% ● Mortgaged 31% ● Rented 39%

Population⁷

1,060

Median age⁷

40 years

Median household size⁷

2.1 people

Median asking rent per week¹

House

Unit

\$470

\$445

Rental yield⁸

House

Unit

4.3%

4.39%

Recent Breakwater sales⁵

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
 198 St Albans Road Breakwater	3	House	\$635,000	14 Oct 2026
 39 Hitchcock Street Breakwater	3	House	\$567,500	19 Sep 2026
 3 Tucker Street Breakwater	3	House	\$590,000	05 Sep 2026
 15 Hitchcock Street Breakwater	3	House	\$650,000	01 Aug 2026
 26 Young Street Breakwater	3	House	\$616,000	24 Jul 2026
 1/6 Solomon Court Breakwater	3	House	\$517,500	14 Jul 2026
 76 Breakwater Road Breakwater	4	House	\$650,000	09 Jul 2026
 49 Tucker Street Breakwater	4	House	\$680,000	18 Jun 2026
 20 Tanner Street Breakwater	3	House	\$700,000	27 Apr 2026
 27 Tucker Street Breakwater	2	House	\$545,000	24 Apr 2026

BREAKWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 41 Fidge Crescent Breakwater	3	House	\$675,000	21 Apr 2026
 11 Fellmongers Road Breakwater	3	House	\$600,000	11 Apr 2026
 4 Cosgrove Street Breakwater	0	Residential_land	\$520,115	01 Apr 2026
 4/58 Tucker Street Breakwater	3	Unit	\$581,000	13 Mar 2026
 34 Hitchcock Street Breakwater	3	House	\$613,500	13 Mar 2026
 1/51 Tucker Street Breakwater	3	Unit	\$590,000	16 Feb 2026
 8 Hodges Court Breakwater	3	House	\$628,000	04 Feb 2026
 13 Hitchcock Street Breakwater	3	House	\$565,000	30 Dec 2025
 22 Young Street Breakwater	3	House	\$520,000	23 Dec 2025
 7 Higgins Court Breakwater	3	House	\$660,000	12 Dec 2025

BREAKWATER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Tanner Street Breakwater	3	House	\$550,000	09 Dec 2025
 10/1 Holman Court Breakwater	2	Apartment	\$335,000	08 Dec 2025
 2/3 Tanner Street Breakwater	3	Townhouse	\$540,000	01 Dec 2025
 5/1 Holman Court Breakwater	2	Unit	\$330,000	27 Nov 2025
 2 Hodges Court Breakwater	3	House	\$480,000	18 Nov 2025
 8 Higgins Court Breakwater	3	House	\$655,000	18 Nov 2025
 30 Fidge Crescent Breakwater	3	House	\$623,000	13 Nov 2025
 44 Fidge Crescent Breakwater	3	House	\$630,000	07 Nov 2025



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by  **PropTrack**

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).