



Breakwater

Suburb Report



Your connection to property insights



JellisCraig

BREAKWATER SUBURB REPORT

Median house price¹

Median

\$600k

Quarterly price change

3.00% ↑

Median unit price¹

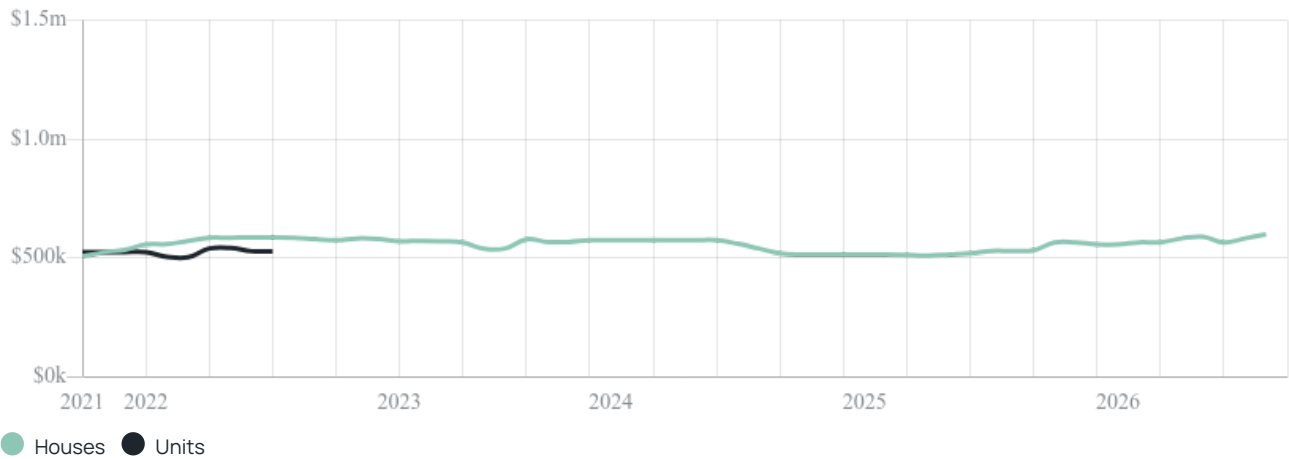
Median

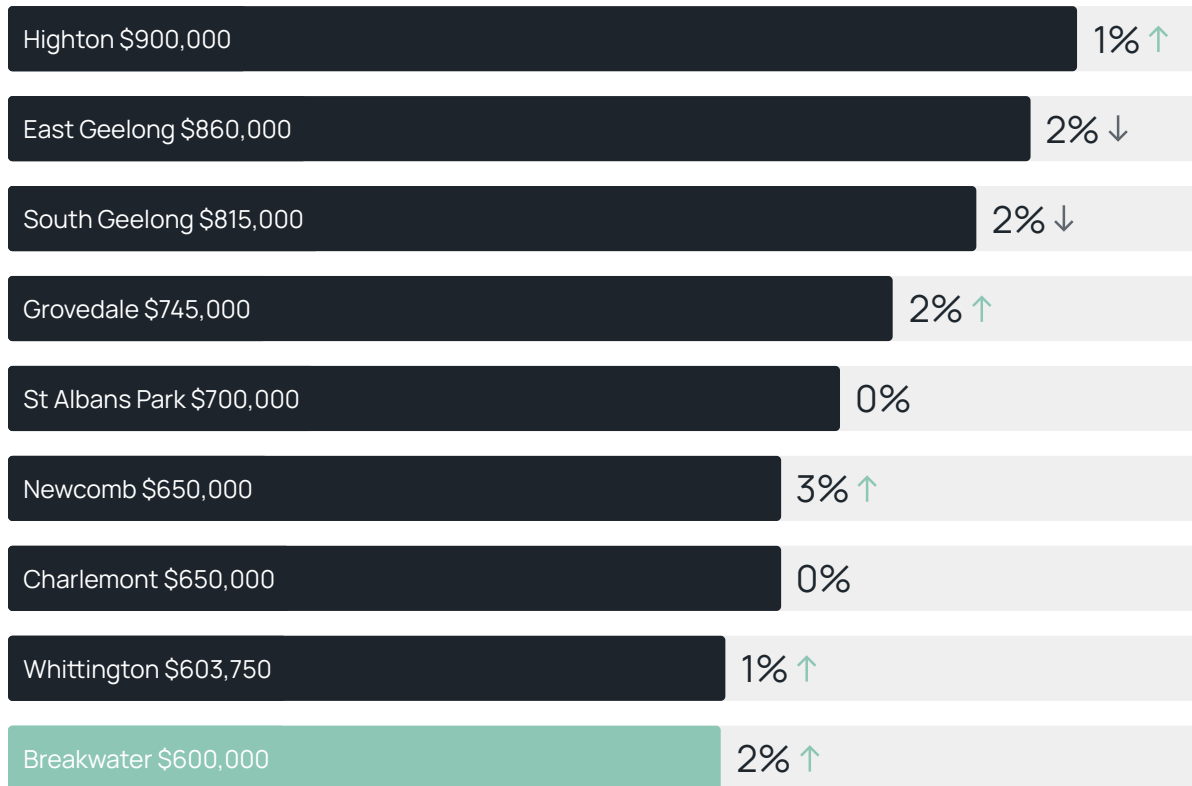
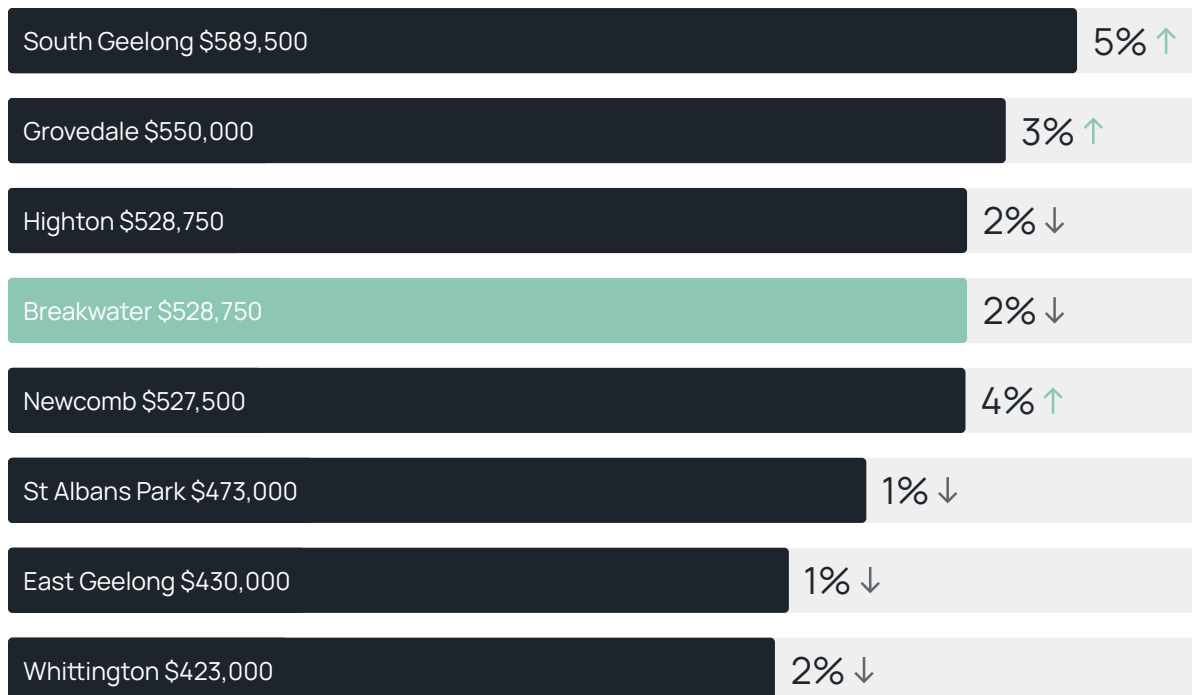
\$529k

Quarterly price change

0.00% ↓

Breakwater quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

House

Unit

12 days

33 days

Jellis Craig average inspection attendance per listing⁴

15 groups

Average hold period¹

House

Unit

8.5 years

5.8 years

Dwelling type⁵

● Houses 84% ● Units 16%

Ownership⁵

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

Population⁵

1,060

Median asking rent per week¹

Unit

\$470

\$445

Median age⁵

40 years

Rental yield¹

House

Unit

4.14%

4.23%

Median household size⁵

2.1 people

Recent Breakwater sales²

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
 39 Hitchcock Street Breakwater	3	House	\$580,000	19 Sep 2026
 3 Tucker Street Breakwater	3	House	Undisclosed	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
 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
 41 Fidge Crescent Breakwater	3	House	\$675,000	21 Apr 2026
 11 Fellmongers Road Breakwater	3	House	\$600,000	11 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 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
 12 Tanner Street Breakwater	3	House	\$550,000	09 Dec 2025
 10/1 Holman Court Breakwater	2	Apartment	\$335,000	08 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 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
 36 Cosgrove Street Breakwater	3	House	\$575,000	30 Oct 2025
 20 McAllister Street Breakwater	3	House	\$520,000	29 Oct 2025
 13 Fellmongers Road Breakwater	3	House	\$700,000	17 Oct 2025
 24 Hitchcock Street Breakwater	3	House	\$620,000	15 Oct 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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