



# Seaholme Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

SEAHOLME SUBURB REPORT

## Median house price<sup>1</sup>

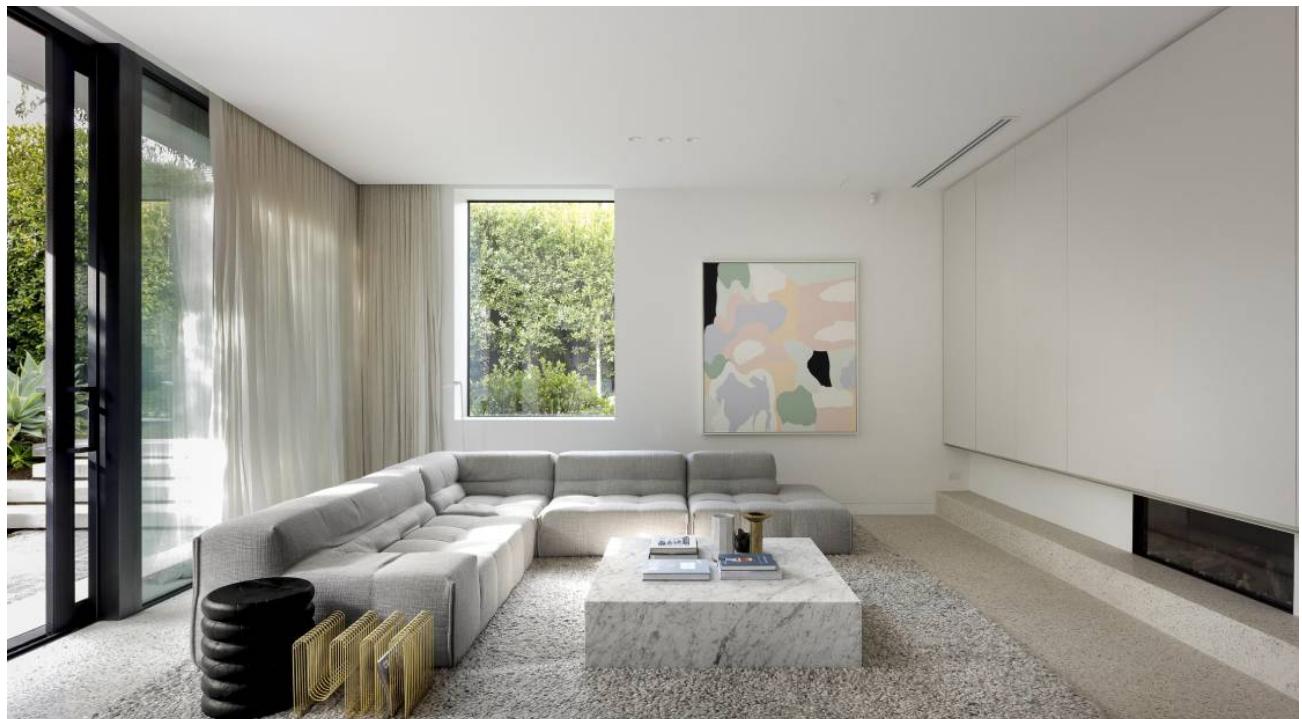
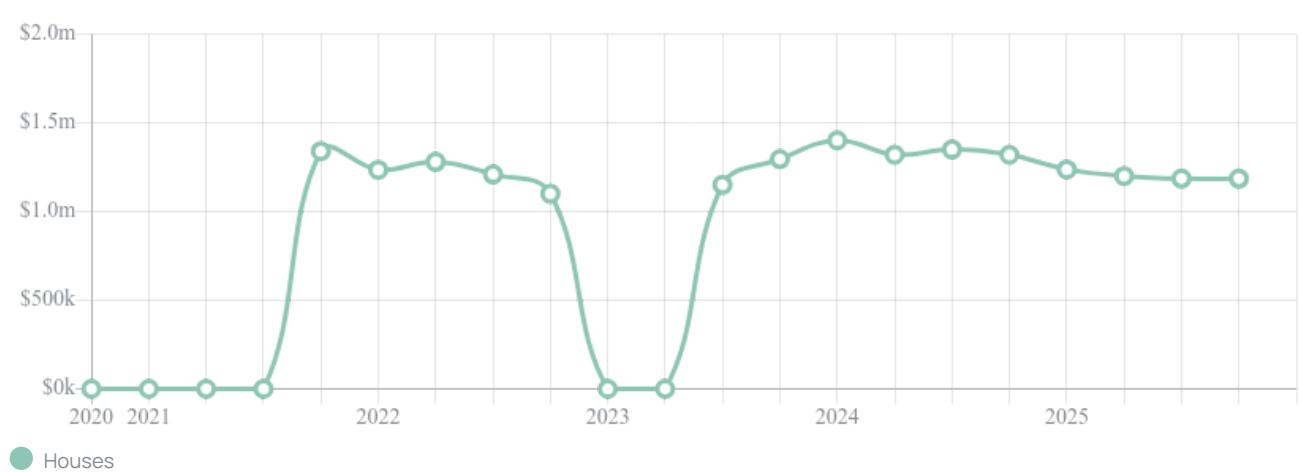
Median

**\$1.19m**

Quarterly price change

**0.00% ↓**

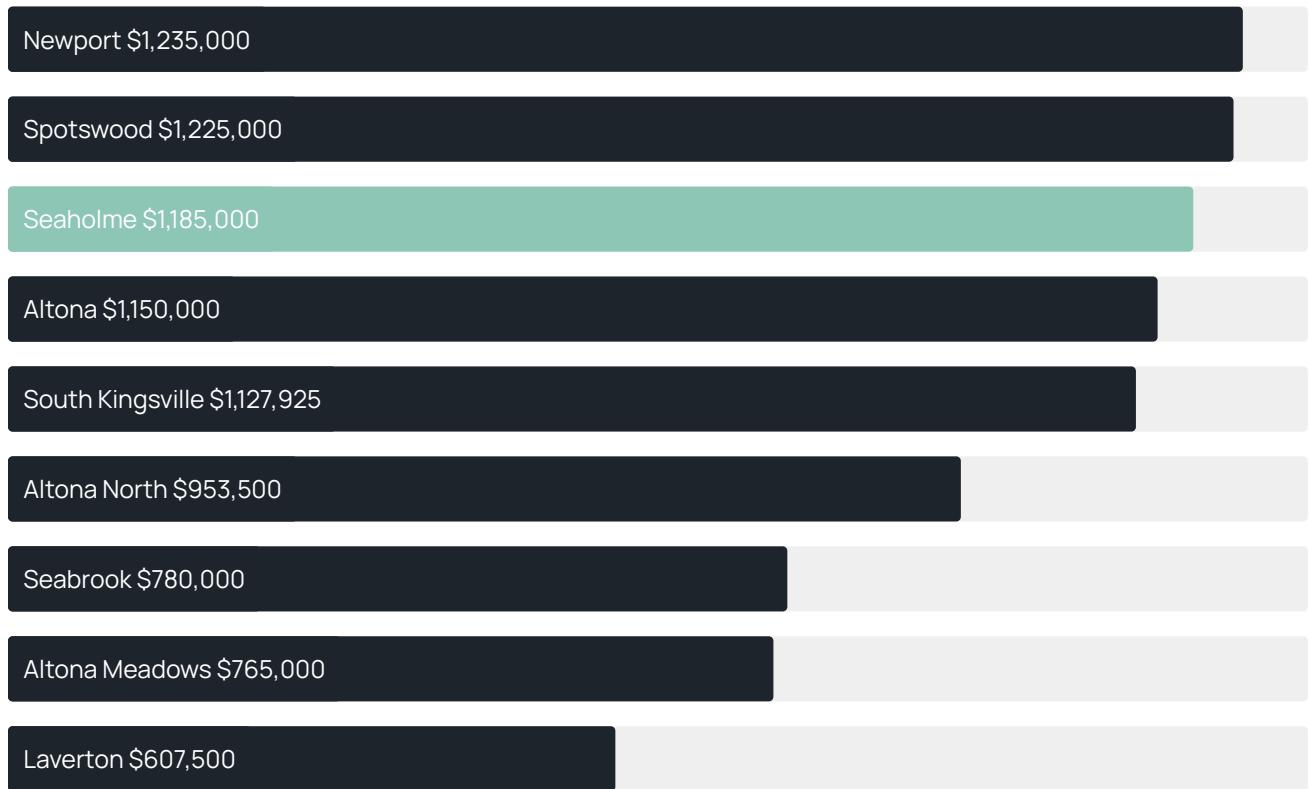
## Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## SEAHOLME SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

SEAHOLME SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 40%  
● Private 60%

## Auction clearance rate<sup>3</sup>

100%

Jellis Craig average inspection attendance per listing<sup>4</sup>

groups

## Average hold period<sup>1</sup>

6.2 years

# Insights

## Dwelling type<sup>5</sup>



● Houses 81% ● Units 19%

## Ownership<sup>5</sup>



● Owned outright 47% ● Mortgaged 34% ● Rented 18%

## Population<sup>5</sup>

2,067

## Median asking rent<sup>1</sup>

\$680 per week

## Median age<sup>5</sup>

43 years

## Rental yield<sup>1</sup>

2.89%

## Median household size<sup>5</sup>

2.5 people

## SEAHOLME SUBURB REPORT

### Recent Seaholme sales

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

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  3 Garden Gr<br>Seaholme       | 5        | Townhouse           | \$2,485,000 | 04 Dec 2025 |
|  1 Parkside Cr<br>Seaholme     | 4        | House               | \$1,385,000 | 15 Nov 2025 |
|  2c Garden Gr<br>Seaholme      | 3        | Townhouse           | \$1,340,000 | 11 Nov 2025 |
|  2b Acacia Av<br>Seaholme     | 4        | Flat/Unit/Apartment | \$1,221,000 | 07 Nov 2025 |
|  1 High St<br>Seaholme       | 3        | House               | \$885,000   | 18 Oct 2025 |
|  3/4 Acacia Av<br>Seaholme   | 2        | Townhouse           | \$775,000   | 18 Oct 2025 |
|  18 Seaview Cr<br>Seaholme   | 4        | House               | \$1,670,000 | 14 Oct 2025 |
|  1 Gloucester Ct<br>Seaholme | 3        | House               | \$1,350,000 | 09 Oct 2025 |
|  35 Esplanade<br>Seaholme    | 3        | House               | \$2,610,000 | 17 Sep 2025 |
|  1 Garden Gr<br>Seaholme     | 3        | House               | \$1,850,000 | 11 Sep 2025 |

# Sold Properties

## SEAHOLME SUBURB REPORT

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  30 Waters Dr<br>Seaholme      | 3        | House     | \$985,000   | 20 Aug 2025 |
|  2a Stirling Av<br>Seaholme    | 3        | House     | \$1,185,000 | 13 Aug 2025 |
|  11A Sussex St<br>Seaholme     | 7        | House     | \$1,500,000 | 26 Jul 2025 |
|  49 Simmons Dr<br>Seaholme     | 4        | House     | \$1,443,000 | 26 Jul 2025 |
|  34 Noordenne Av<br>Seaholme  | 4        | House     | \$960,000   | 20 Jul 2025 |
|  19A Sussex St<br>Seaholme   | 4        | House     | \$1,235,000 | 05 Jul 2025 |
|  3/14 Jurga Ct<br>Seaholme   | 1        | Unit      | \$350,000   | 25 Jun 2025 |
|  94 Simmons Dr<br>Seaholme   | 4        | House     | \$899,000   | 14 Jun 2025 |
|  2/20 Millers Rd<br>Seaholme | 3        | Unit      | \$800,000   | 29 May 2025 |
|  1/79 Waters Dr<br>Seaholme  | 3        | Townhouse | \$1,040,000 | 15 May 2025 |

# Sold Properties

## SEAHOLME SUBURB REPORT

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  5 Nissen Ct<br>Seaholme            | 3        | House     | \$1,000,000 | 01 May 2025 |
|  8 Waters Dr<br>Seaholme            | 3        | House     | \$1,090,000 | 24 Apr 2025 |
|  7 Waratah St<br>Seaholme           | 3        | House     | \$1,240,000 | 17 Apr 2025 |
|  22 Waters Dr<br>Seaholme           | 3        | House     | \$1,020,000 | 15 Apr 2025 |
|  25 Waratah St<br>Seaholme         | 5        | House     | \$1,710,000 | 08 Apr 2025 |
|  3/24 Noordenne<br>Av<br>Seaholme | 2        | Unit      | \$606,000   | 07 Apr 2025 |
|  20 Station St<br>Seaholme        | 3        | House     | \$1,185,000 | 03 Apr 2025 |
|  74a Simmons Dr<br>Seaholme       | 3        | Townhouse | \$1,312,500 | 02 Apr 2025 |
|  38 Queen St<br>Seaholme          | 5        | Townhouse | \$1,710,000 | 01 Mar 2025 |
|  36 Waters Dr<br>Seaholme         | 3        | House     | \$935,000   | 08 Feb 2025 |



**Jellis Craig Williamstown**  
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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.

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Data is current as of PDF generation date 01/02/2026

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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