



Seaholme

# Suburb Report



Your connection to property insights



**JellisCraig**

SEAHOLME SUBURB REPORT

Median house price<sup>1</sup>

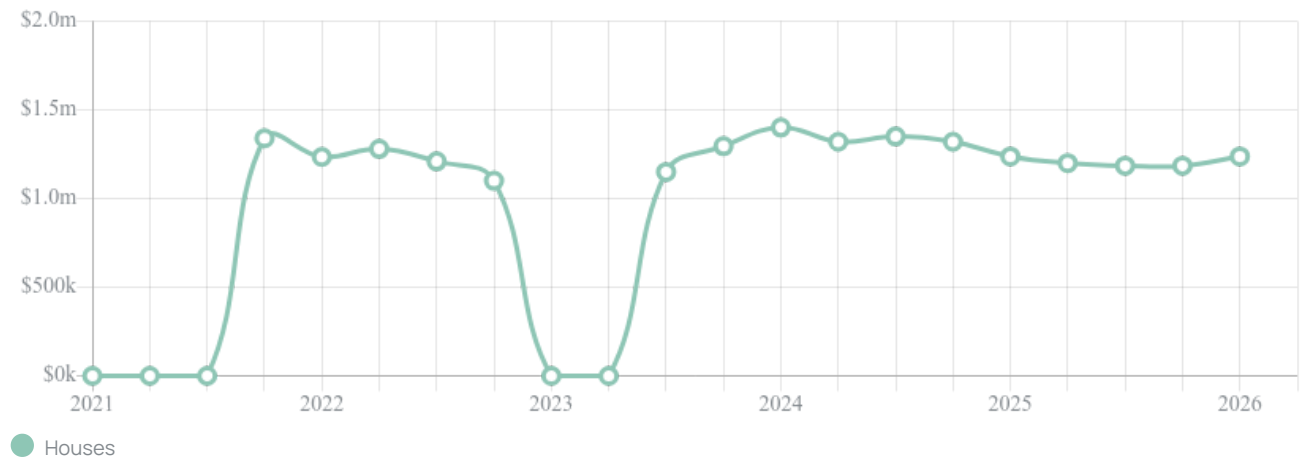
Median

\$1.24m

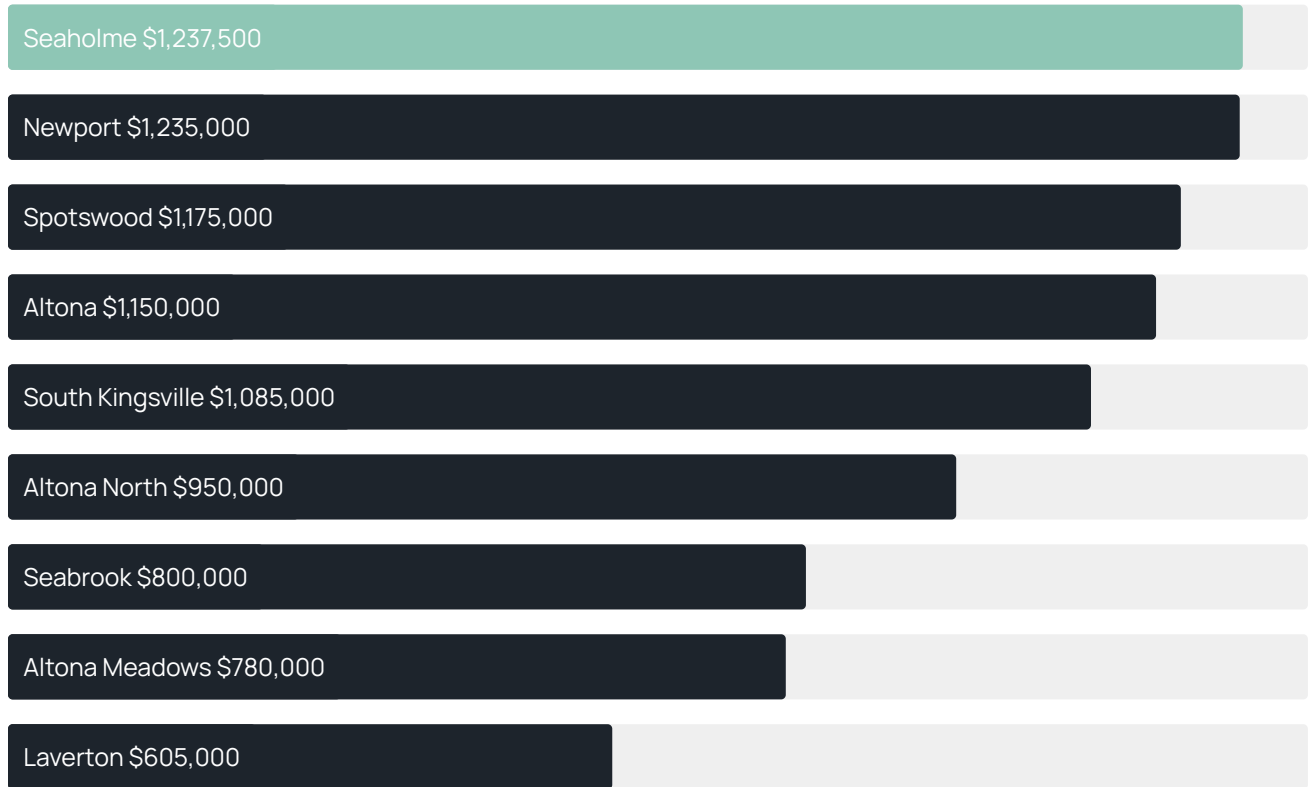
Quarterly price change

4.43% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 25%
- Private 75%

Auction clearance rate<sup>3</sup>

100%

Average hold period<sup>1</sup>

6.2 years

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








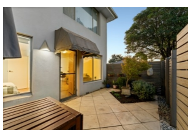

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2/77 Waters Dr Seaholme	3	Townhouse	\$855,000	20 May 2026
 2b Waratah St Seaholme	4	House	\$1,235,000	14 May 2026
 6/24 Noordenne Av Seaholme	2	Townhouse	\$575,000	28 Apr 2026
 28a Seaview Cr Seaholme	3	House	\$1,350,000	20 Apr 2026
 1/14 Millers Rd Seaholme	3	Townhouse	\$1,156,000	01 Apr 2026
 6 Nissen Ct Seaholme	3	House	\$982,500	28 Mar 2026
 73 Waters Dr Seaholme	3	House	\$965,000	28 Feb 2026
 36 Queen St Seaholme	5	House	\$1,880,000	24 Feb 2026
 10 Sussex St Seaholme	4	House	\$1,455,000	18 Feb 2026
 31a Civic Pde Seaholme	4	House	\$1,500,000	17 Feb 2026

## SEAHOLME SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Noordenne Av Seaholme	3	House	\$1,030,000	16 Dec 2025
 3 Garden Gr Seaholme	5	Townhouse	\$2,485,000	04 Dec 2025
 1 Parkside Cr Seaholme	4	House	\$1,385,000	15 Nov 2025
 2c Garden Gr Seaholme	3	Townhouse	\$1,340,000	11 Nov 2025
 2b Acacia Av Seaholme	4	Flat/Unit/Apartment	\$1,221,000	07 Nov 2025
 1 High St Seaholme	3	House	\$885,000	18 Oct 2025
 3/4 Acacia Av Seaholme	2	Townhouse	\$775,000	18 Oct 2025
 18 Seaview Cr Seaholme	4	House	\$1,670,000	14 Oct 2025
 1 Gloucester Ct Seaholme	3	House	\$1,350,000	09 Oct 2025
 35 Esplanade Seaholme	3	House	\$2,610,000	17 Sep 2025

## SEAHOLME SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Garden Gr Seaholme	3	House	\$1,850,000	11 Sep 2025
 30 Waters Dr Seaholme	3	House	\$985,000	20 Aug 2025
 2a Stirling Av Seaholme	3	House	\$1,185,000	13 Aug 2025
 11A Sussex St Seaholme	7	House	\$1,500,000	26 Jul 2025
 49 Simmons Dr Seaholme	4	House	\$1,443,000	26 Jul 2025
 34 Noordenne Av Seaholme	4	House	\$960,000	20 Jul 2025
 19A Sussex St Seaholme	4	House	\$1,235,000	05 Jul 2025
 3/14 Jurga Ct Seaholme	1	Unit	\$350,000	25 Jun 2025
 94 Simmons Dr Seaholme	4	House	\$899,000	14 Jun 2025



**Jellis Craig Williamstown**  
84 Ferguson Street, Williamstown  
03 8387 0000

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 01/06/2026

- 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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