Seaholme

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$1.21m

Monthly median price change[2]

-3.01% ↓

Median unit price

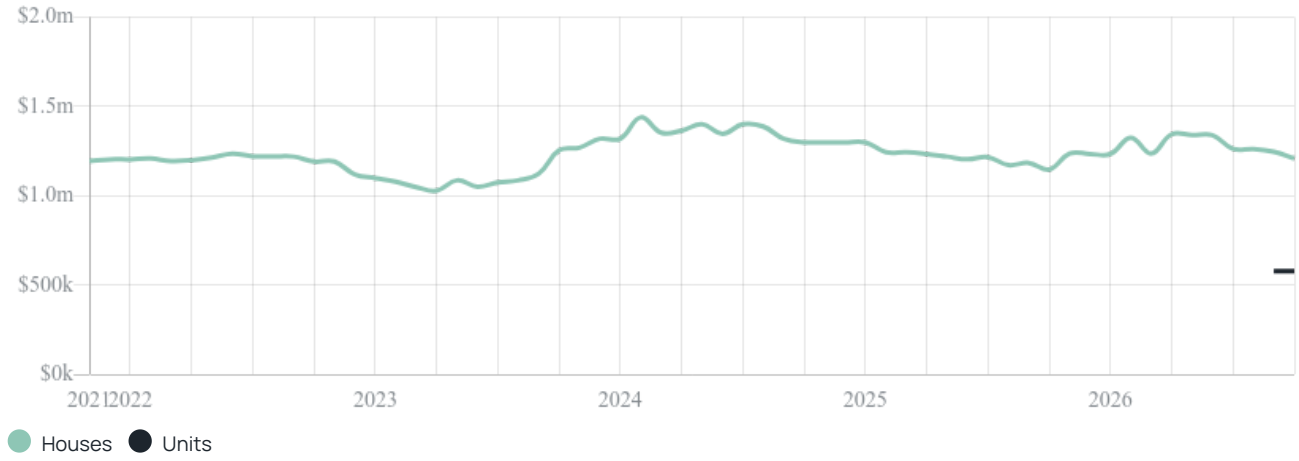
Median[1]

$580k

Monthly median price change[2]

0.00% ↓

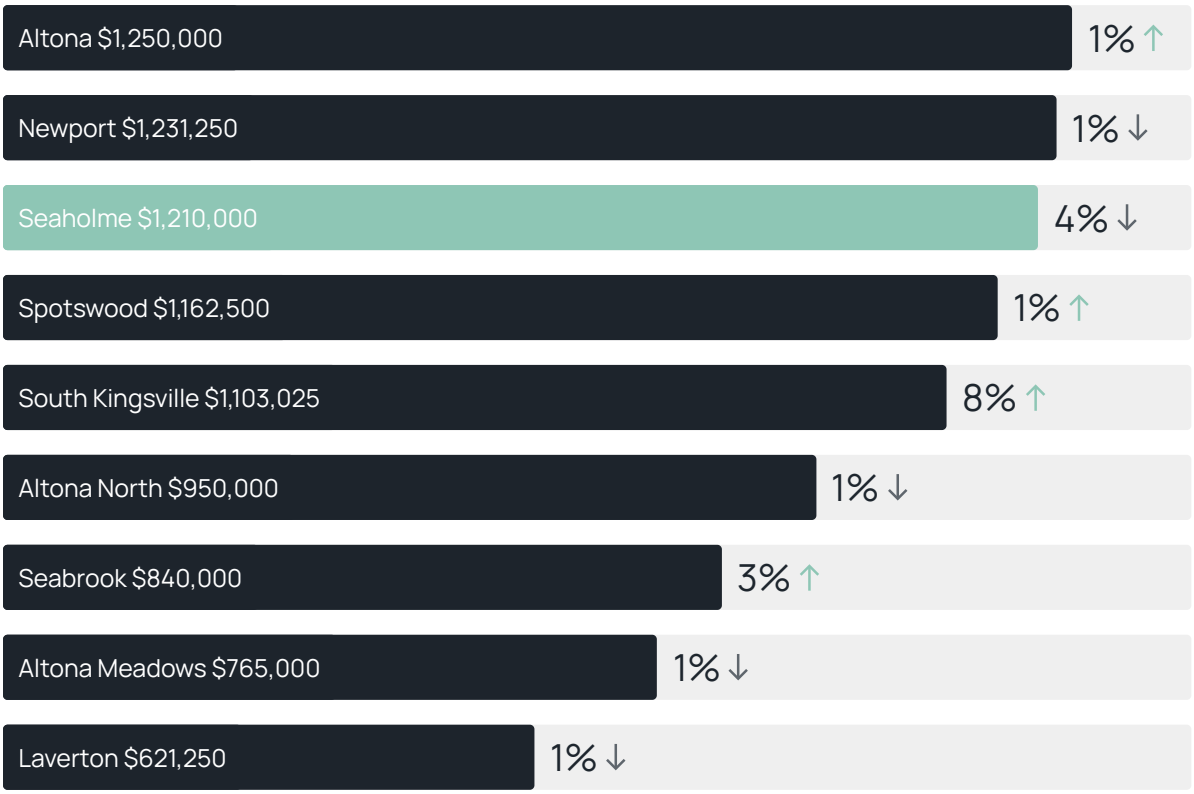
Seaholme monthly median property prices[3]



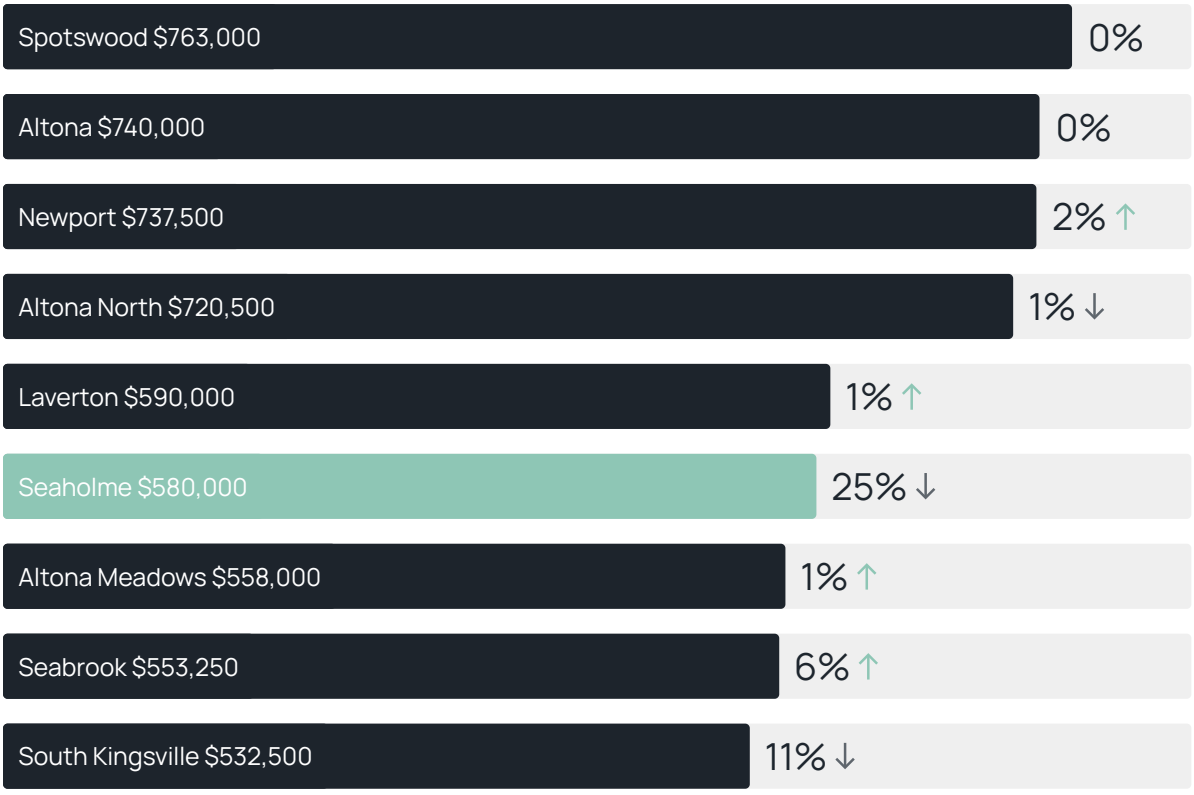


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

34%

Median days on market[5]

House	Unit
32 days	32 days

Jellis Craig average inspection attendance per listing[6]

39 groups

Average hold period[1]

House	Unit
14.1 years	8.9 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

2,067

Median age[7]

43 years

Median household size[7]

2.5 people

Median asking rent per week[1]

House	Unit
$715	$500

Rental yield[8]

House	Unit
3.06%	4.17%

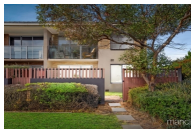
Sold Properties

Recent Seaholme sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	35 Simmons Drive Seaholme	4	House	Undisclosed	11 Nov 2026
	10 Jurga Court Seaholme	4	House	$1,150,888	22 Oct 2026
	10 Station Street Seaholme	4	House	$1,700,000	19 Oct 2026
	3/24 Noordenne Avenue Seaholme	2	Townhouse	$599,000	16 Oct 2026
	18 Waratah Street Seaholme	2	Unit	$865,000	10 Oct 2026
	8 Leicester Square Seaholme	4	House	$1,100,000	05 Oct 2026
	5 Jurga Court Seaholme	4	House	$1,000,000	05 Oct 2026
	1/27 Noordenne Avenue Seaholme	1	Unit	$347,000	30 Sep 2026
	4/24 Noordenne Avenue Seaholme	2	Unit	$580,000	29 Sep 2026
	10a Parkside Crescent Seaholme	3	Townhouse	$1,150,000	23 Sep 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 10 Parkside Crescent Seaholme	3	House	$1,210,000	11 Sep 2026
 1A Waters Drive Seaholme	4	Townhouse	$1,135,000	31 Aug 2026
 1 Leicester Square Seaholme	4	House	$1,185,000	28 Aug 2026
 7 Stirling Avenue Seaholme	3	House	$1,029,000	04 Aug 2026
 1/77 Waters Drive Seaholme	3	Townhouse	$830,000	27 Jul 2026
 9 Parkside Crescent Seaholme	3	House	$1,263,000	25 Jul 2026
 5/30-32 Civic Parade Seaholme	3	Townhouse	$825,000	10 Jul 2026
 1/66 Simmons Drive Seaholme	2	Unit	$560,000	23 Jun 2026
 58 Waters Drive Seaholme	3	House	$990,000	11 Jun 2026
 2C Waratah Street Seaholme	4	Townhouse	$1,260,000	10 Jun 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 2/77 Waters Drive Seaholme	3	Townhouse	$855,000	20 May 2026
 18 Cambridge Street Seaholme	4	House	$1,340,000	20 May 2026
 2B Waratah Street Seaholme	4	House	$1,235,000	14 May 2026
 6/24 Noordenne Avenue Seaholme	2	Townhouse	$575,000	28 Apr 2026
 1/14 Millers Road Seaholme	3	Townhouse	$1,156,000	26 Apr 2026
 28A Seaview Crescent Seaholme	3	House	$1,350,000	20 Apr 2026
 6/66 Simmons Drive Seaholme	2	Unit	$515,000	09 Apr 2026
 8/66 Simmons Drive Seaholme	2	Unit	$495,000	09 Apr 2026
 35 Beach Street Seaholme	2	House	$3,050,000	01 Apr 2026
 6 Nissen Court Seaholme	3	House	$982,500	28 Mar 2026

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.

Data is current as of PDF generation date 15/11/2026

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

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