



Seaholme

Suburb Report



Your connection to property insights



JellisCraig

SEAHOLME SUBURB REPORT

Median house price¹

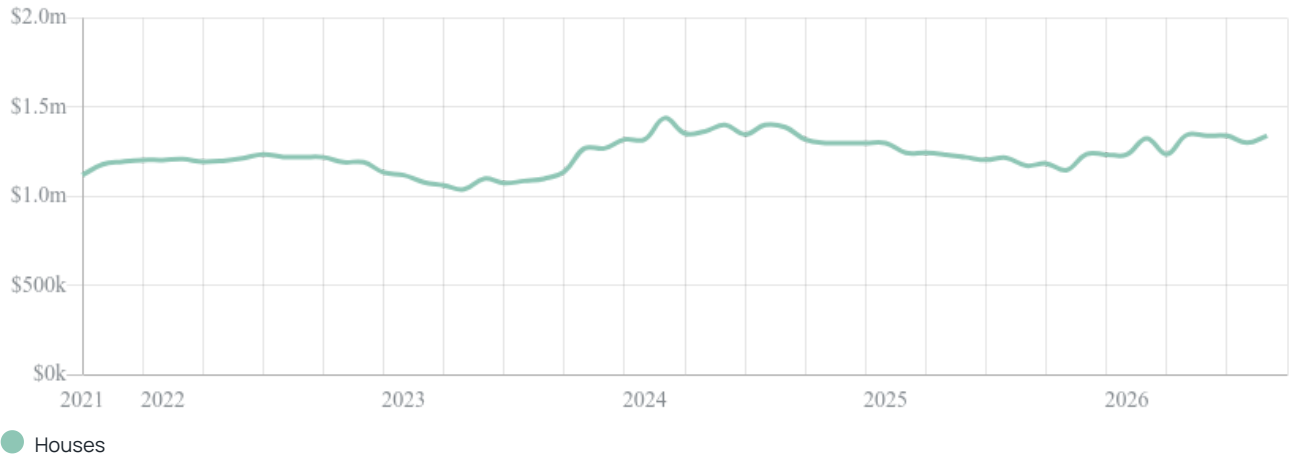
Median

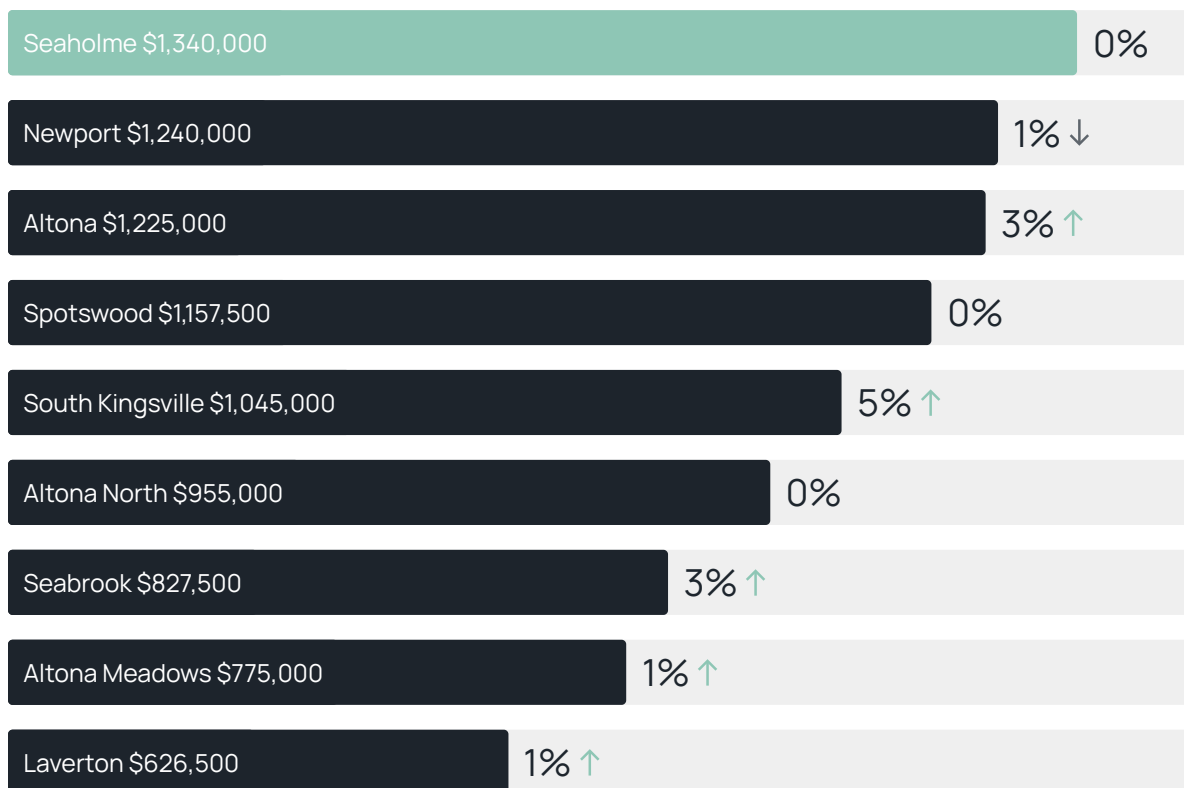
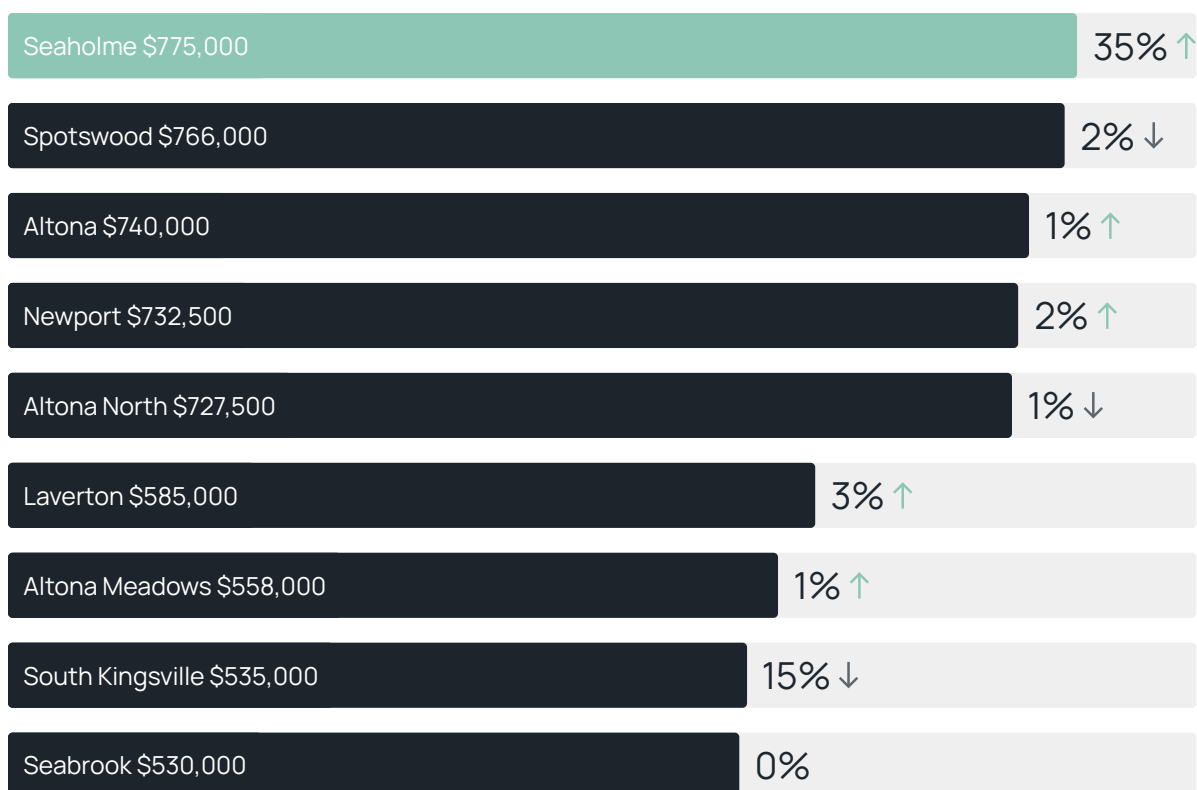
\$1.34m

Quarterly price change

2.96% ↑

Seaholme quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 37%
● Private 63%

Auction clearance rate³

66.67%

Median days on market³

House

Unit

32 days

31 days

Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

House

Unit

12.4 years

9.6 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 45% ● Mortgaged 32% ● Rented 23%

Population⁵

2,067

Median asking rent per week¹

Unit

\$690

\$425

Median age⁵

43 years

Rental yield¹

House

Unit

3.12%

4.19%

Median household size⁵

2.5 people

Recent Seaholme 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
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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

SEAHOLME SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/66 Simmons Drive Seaholme	2	Unit	\$495,000	09 Apr 2026
 Sold Pre-Market! mancini REAL ESTATE 35 Beach Street Seaholme	2	House	\$3,050,000	01 Apr 2026
 6 Nissen Court Seaholme	3	House	\$982,500	28 Mar 2026
 73 Waters Drive Seaholme	3	House	\$965,000	28 Feb 2026
 36 Queen St Seaholme	5	House	\$1,880,000	24 Feb 2026
 10 Sussex Street Seaholme	4	House	\$1,455,000	18 Feb 2026
 2 Noordenne Avenue Seaholme	3	House	\$1,030,000	17 Dec 2025
 3 Garden Grove Seaholme	5	Townhouse	\$2,485,000	04 Dec 2025
 1B James Avenue Seaholme	2	Unit	\$720,000	19 Nov 2025
 1 Parkside Crescent Seaholme	4	House	\$1,385,000	15 Nov 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.

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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