



Seddon

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SEDDON SUBURB REPORT

Median house price¹

Median

\$1.12m

Quarterly price change

0.08% 

Median unit price¹

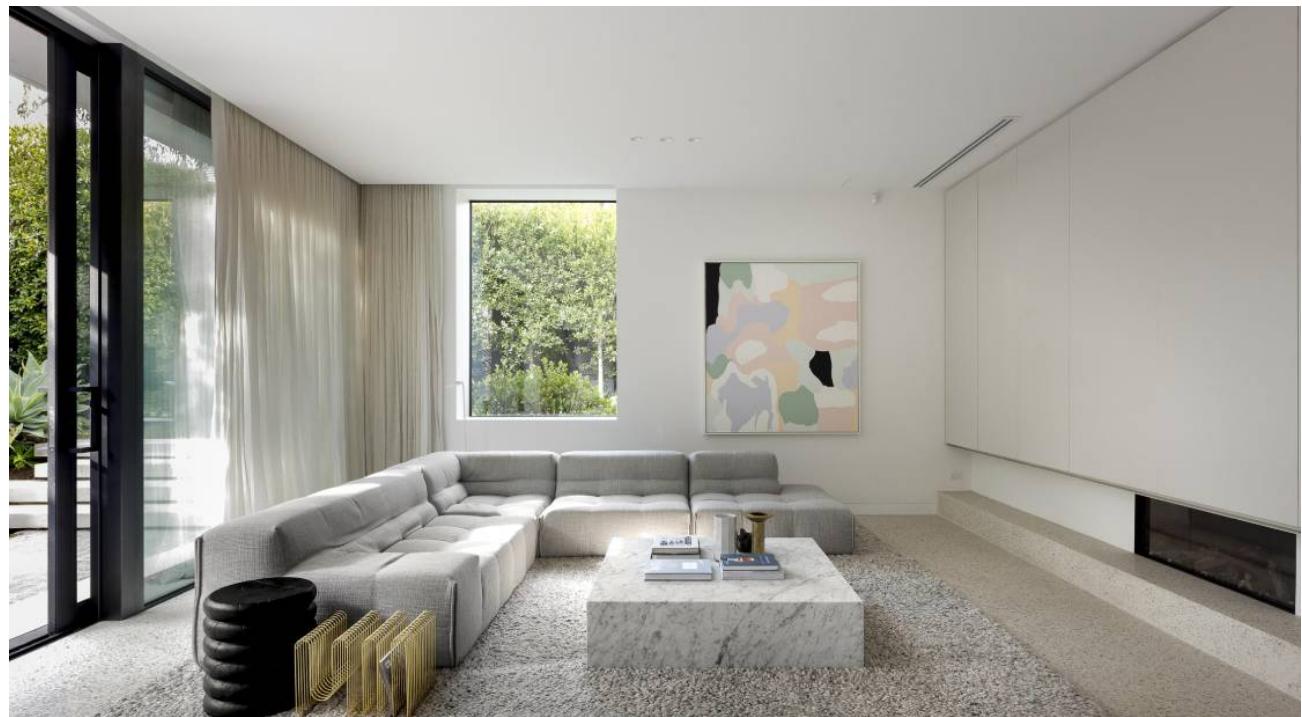
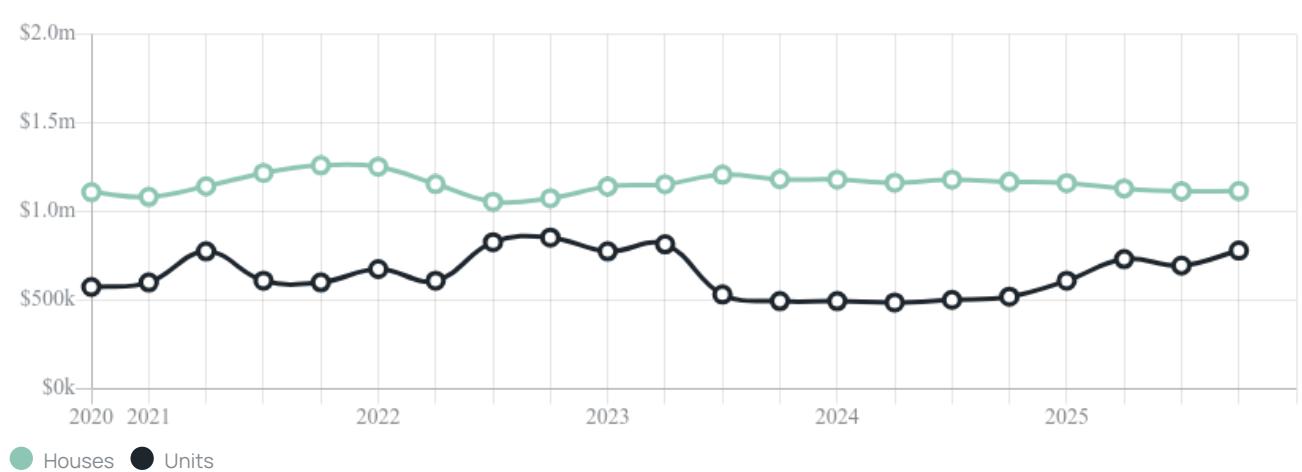
Median

\$780k

Quarterly price change

12.23% 

Quarterly price change¹



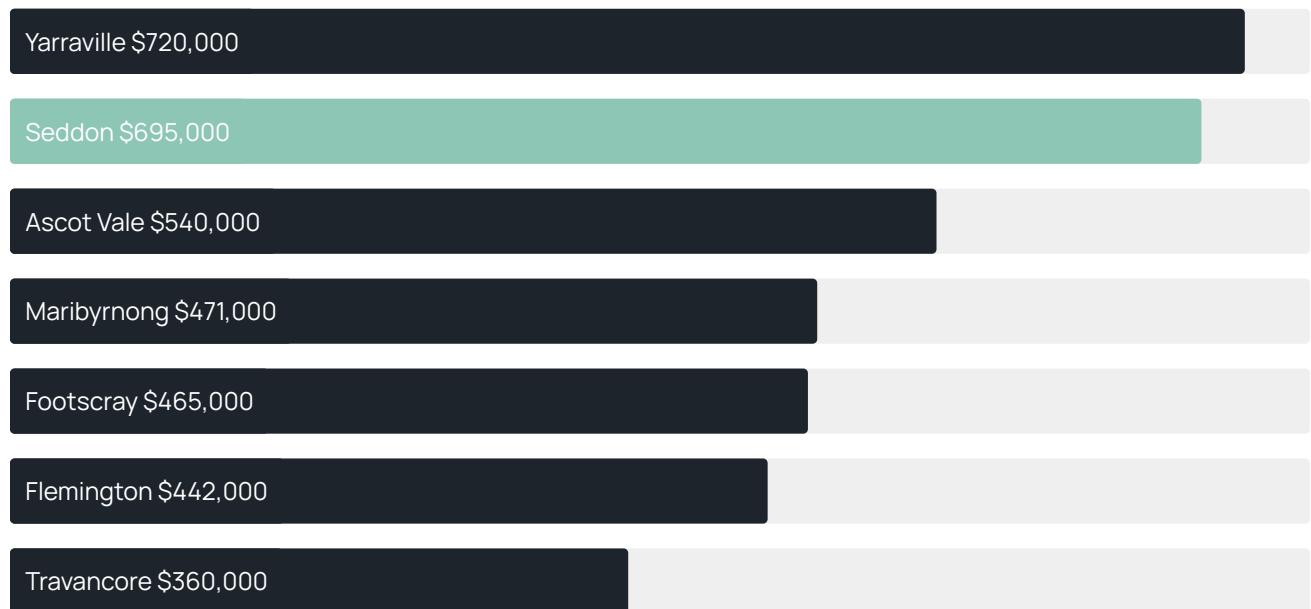
Surrounding Suburbs

SEDDON SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SEDDON SUBURB REPORT

Sale method²



● Auction 48%
● Private 52%

Auction clearance rate³

66.67%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

6.7 years

Insights

Dwelling type⁵



● Houses 67% ● Units 33%

Ownership⁵



● Owned outright 25% ● Mortgaged 40% ● Rented 35%

Population⁵

5,143

Median age⁵

36 years

Median asking rent¹

\$680 per week

Rental yield¹

2.87%

Median household size⁵

2.4 people

SEDDON SUBURB REPORT

Recent Seddon 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

Address	Bedrooms	Type	Price	Sold
 74a Windsor St Seddon	4	House	\$1,350,000	19 Jan 2026
 17/181-183 Geelong Rd Seddon	1	Apartment	\$245,000	16 Jan 2026
 5 Bourke St Seddon	3	House	\$1,250,000	20 Dec 2025
 32 Tennyson St Seddon	3	House	\$1,280,000	16 Dec 2025
 10 Arran St Seddon	2	House	\$830,000	12 Dec 2025
 18 Bell St Seddon	3	House	\$1,015,000	11 Dec 2025
 7 Seddon St Seddon	3	House	\$1,858,000	06 Dec 2025
 95 Pilgrim St Seddon	2	House	\$850,000	04 Dec 2025
 12 Bell St Seddon	2	House	\$1,250,000	04 Dec 2025
 15 Margaret St SEDDON	3	House	\$860,000	03 Dec 2025

Sold Properties

SEDDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	1/72 Albert St Seddon	2	Strata Unit/Flat	\$750,000
	48 Pilgrim St Seddon	3	House	\$1,115,000
	5/21 Bellairs Av Seddon	2	Strata Unit/Flat	\$470,000
	56 Windsor St Seddon	2	House	\$830,000
	29/181 Geelong Rd SEDDON	1	Apartment	\$333,000
	3/138 Charles St Seddon	2	Townhouse	\$940,000
	3/136 Charles St Seddon	2	Strata Unit/Flat	\$940,000
	2/2a Lyons St Seddon	2	Townhouse	\$955,000
	106 Albert St Seddon	3	House	\$1,002,000
	147 Charles St Seddon	4	House	\$1,470,000

Sold Properties

SEDDON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23/294 Nicholson St Seddon	1	Apartment	\$330,000	13 Nov 2025
 1/17 Hotham St SEDDON	2	Townhouse	\$1,015,000	12 Nov 2025
 9 Admiral St Seddon	3	House	\$855,000	10 Nov 2025
 1/26 Emma St Seddon	3	Townhouse	\$1,020,000	06 Nov 2025
 12/245 Nicholson St Seddon	2	Apartment	\$605,000	05 Nov 2025
 1/297 Nicholson St Seddon	2	Townhouse	\$895,000	25 Oct 2025
 29 Rennie St Seddon	2	Townhouse	\$1,020,000	25 Oct 2025
 9 Bute St SEDDON	5	House	\$1,881,000	22 Oct 2025
 215 Buckley St Seddon	3	House	\$945,000	18 Oct 2025
 16 Bell St Seddon	3	House	\$1,562,000	18 Oct 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 01/02/2026

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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