

Suburb Report

Seddon VIC 3011



Seddon VIC 3011



The size of Seddon is approximately 0.9 square kilometres.

It has 4 parks covering nearly 1.4% of total area.

The population of Seddon in 2011 was 4,851 people.

By 2016 the population was 5,125 showing a population growth of 5.6% in the area during that time.

The predominant age group in Seddon is 30-39 years.

Households in Seddon are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments.

In general, people in Seddon work in a professional occupation.

In 2011, 60.3% of the homes in Seddon were owner-occupied compared with 57% in 2016.



House
Current Median

\$927,500



Unit
Current Median

\$702,000



Listings
last month

8

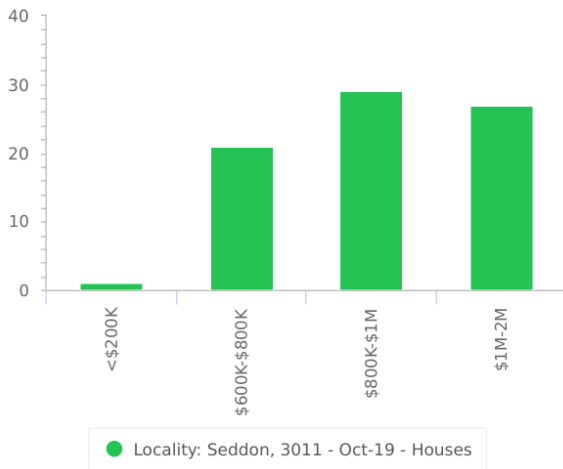
Recent Activity

Total sales
last 12 months

91



Number Sold by Price (12 months)

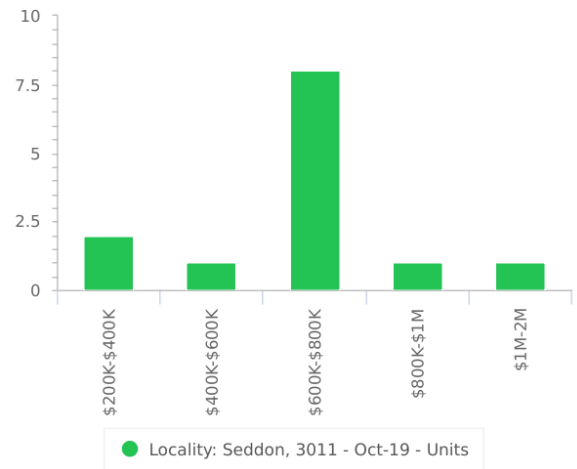


Why is recent activity important to me?

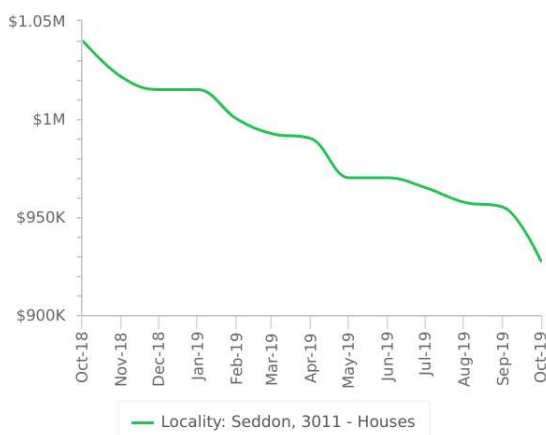
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



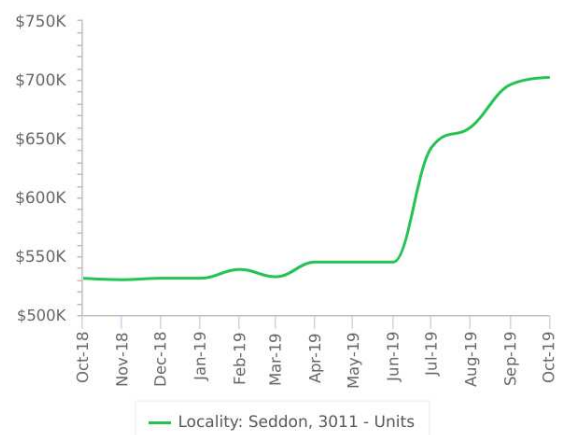
Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



Recent Sales

HOUSE

3 BED 1 BATH 1 CAR

49 HOBBS STREET
SEDDON VIC 3011

\$950,000

11/12/19



HOUSE

3 BED 1 BATH 1 CAR

162 CHARLES STREET
SEDDON VIC 3011

\$1,265,000

30/11/19



HOUSE

4 BED 2 BATH 2 CAR

6 BELLAIRS AVENUE
SEDDON VIC 3011

\$1,355,000

08/01/20



HOUSE

2 BED 1 BATH 1 CAR

25 BROWNING STREET
SEDDON VIC 3011

\$960,000

07/12/19



HOUSE

3 BED 2 BATH 1 CAR

175 CHARLES STREET
SEDDON VIC 3011

\$1,285,000

07/12/19



HOUSE

2 BED 1 BATH 1 CAR

6 EMMA STREET
SEDDON VIC 3011

\$852,000

30/11/19



UNIT

3 BED 2 BATH 2 CAR

112 STATION ROAD
SEDDON VIC 3011

\$1,070,000

13/11/19

HOUSE

3 BED 1 BATH 0 CAR

10 STAFF STREET
SEDDON VIC 3011

\$1,024,000

22/11/19

UNIT

2 BED 1 BATH 1 CAR

8/251 NICHOLSON STREET
SEDDON VIC 3011

\$447,000

27/11/19



HOUSE

3 BED 1 BATH 1 CAR

32 HOTHAM STREET
SEDDON VIC 3011

\$1,383,000

09/11/19



HOUSE

2 BED 1 BATH 0 CAR

7 DANE STREET
SEDDON VIC 3011

\$1,090,000

28/10/19



HOUSE

3 BED 1 BATH 1 CAR

13 WALTER STREET
SEDDON VIC 3011

\$860,000

01/11/19

Recent Listings



UNIT

2 BED 1 BATH 1 CAR

5/117 ALBERT STREET
SEDDON VIC 3011

\$400,000 - \$440,000



HOUSE

3 BED 1 BATH 1 CAR

9 GLEDHILL STREET
SEDDON VIC 3011

AUCTION

HOUSE

2 BED 1 BATH 1 CAR

32 HAMILTON STREET
SEDDON VIC 3011

**STARTING FROM
\$750,000**



UNIT

2 BED 2 BATH CAR

2/72 PILGRIM STREET
SEDDON VIC 3011

\$890,000

UNIT

2 BED 2 BATH 1 CAR

54B EMMA STREET
SEDDON VIC 3011

AUCTION



LAND

1 BED 1 BATH 2 CAR

59-63 BUCKLEY STREET
SEDDON VIC 3011

CONTACT AGENT

Rental Statistics



Median Rental Price

\$560 /w



Rental Yield

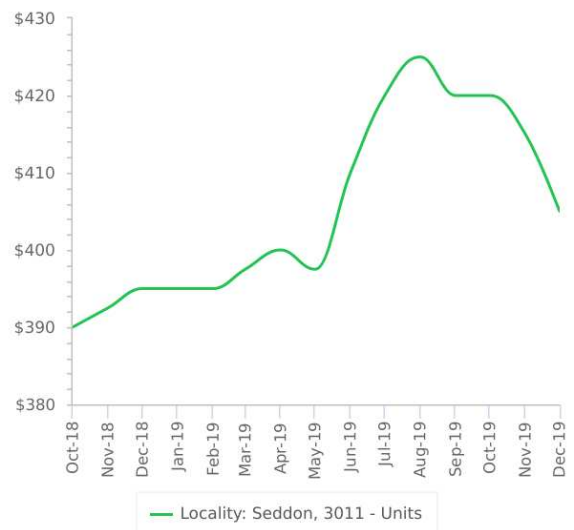
3.2%



Number of Rentals

154

Median Weekly Rent Trends





Compton Green
HOBSONS BAY t. 03 9397 1600
INNER WEST t. 03 9314 1188

comptongreen.com.au

Prepared on 21 Jan 2020 by

Sales results and median prices are based on the latest statistical period available (1 Nov - 31 Oct 2019).

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