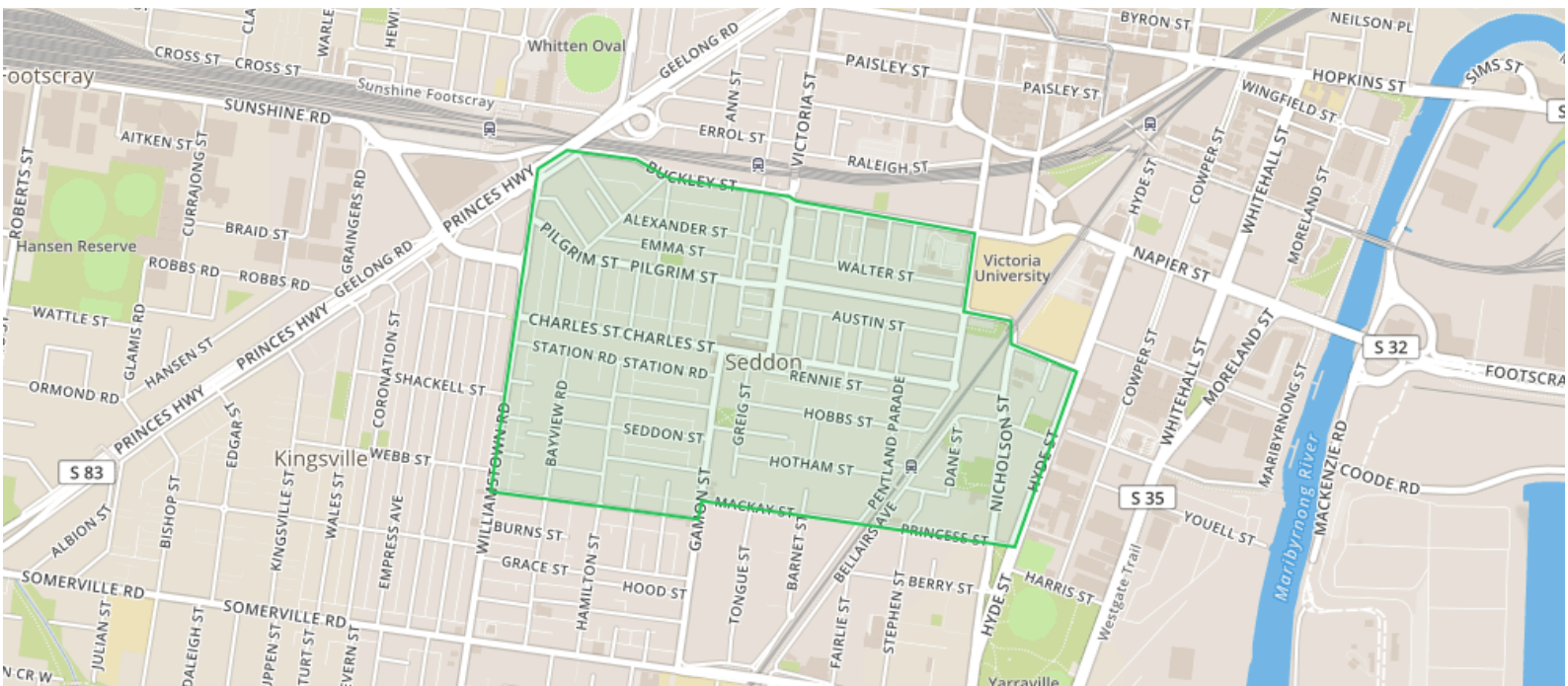


Suburb Report

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

\$965,000



Unit
Current Median

\$660,000



Listings
last month

19

Recent Activity

Total sales
last 12 months

93

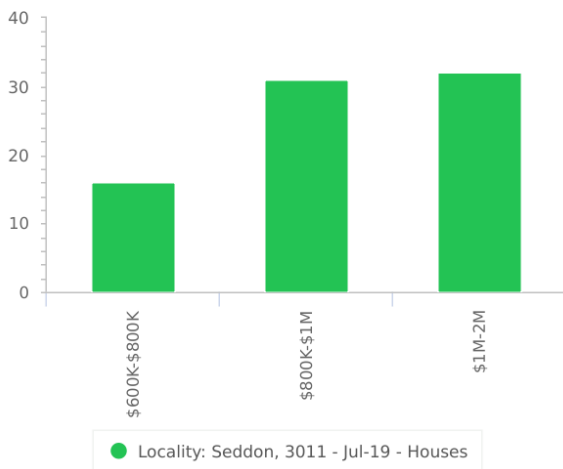


Why is recent activity important to me?

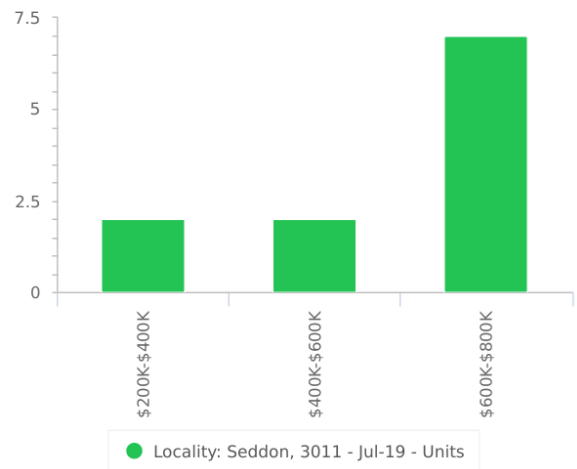
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



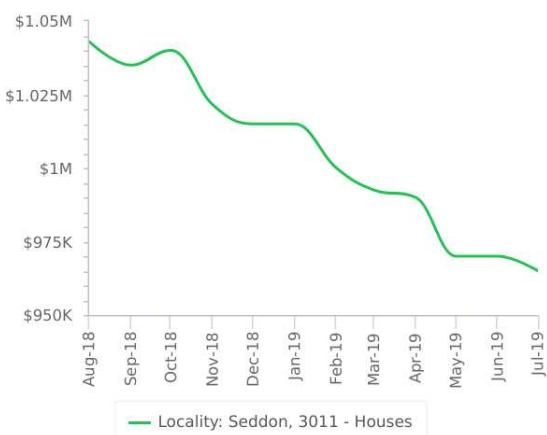
Number Sold by Price (12 months)



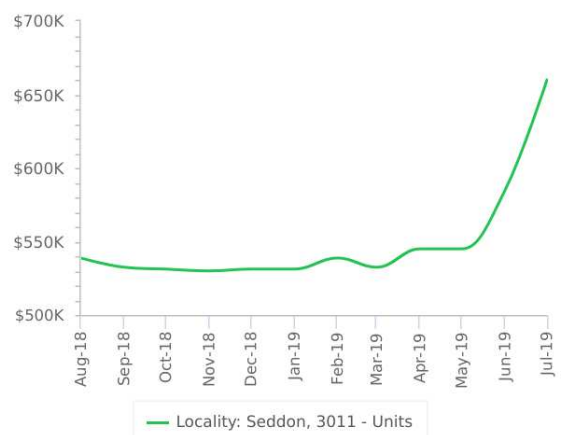
Number Sold by Price (12 months)



Median Sale Price (12 months)



Median Sale Price (12 months)



Recent Sales

HOUSE
 3 BED 1 BATH 0 CAR
 41 AUSTIN STREET
 SEDDON VIC 3011
\$950,000
 19/10/19



HOUSE
 3 BED 1 BATH 2 CAR
 43 WILLIAMSTOWN ROAD
 SEDDON VIC 3011
\$926,000
 09/10/19

HOUSE
 3 BED 1 BATH 1 CAR
 9 BILSTON STREET
 SEDDON VIC 3011
\$900,000
 26/10/19



hockingstuart



HOUSE
 3 BED 1 BATH 1 CAR
 9 STAFF STREET
 SEDDON VIC 3011
\$960,000
 19/10/19

Powered by DIARIT



Oct 19



UNIT
 3 BED 1 BATH 2 CAR
 1 BRISTOW STREET
 SEDDON VIC 3011
\$913,500
 12/10/19



UNIT
 2 BED 1 BATH 1 CAR
 7/21 BELLAIRS AVENUE
 SEDDON VIC 3011
\$482,000
 05/10/19



HOUSE

2 BED 2 BATH 1 CAR

22 LILY STREET
SEDDON VIC 3011

\$750,000

28/09/19

HOUSE

3 BED 1 BATH 3 CAR

54 HYDE STREET
SEDDON VIC 3011

\$990,000

05/10/19

HOUSE

4 BED 2 BATH 1 CAR

12 BILSTON STREET
SEDDON VIC 3011

\$1,080,000

05/10/19



14/19-27 Hobbs Street, Seddon
Sep 19
CoreLogic



UNIT

2 BED 1 BATH 1 CAR

14/19-27 HOBBS STREET
SEDDON VIC 3011

\$690,000

25/09/19

UNIT

2 BED 1 BATH 1 CAR

5/181-183 GEELONG ROAD
SEDDON VIC 3011

\$350,500

16/09/19

UNIT

2 BED 2 BATH 1 CAR

20 SCOTT STREET
SEDDON VIC 3011

\$858,000

24/09/19

Recent Listings



HOUSE

4 BED 2 BATH 1 CAR

58 HOBBS STREET
SEDDON VIC 3011

\$2,200,000 - \$2,300,000

HOUSE

4 BED 2 BATH 2 CAR

6 BELLAIRS AVENUE
SEDDON VIC 3011

**\$1,250,000 -
\$1,375,000**



HOUSE

3 BED 1 BATH CAR

10 STAFF STREET
SEDDON VIC 3011

AUCTION



HOUSE

3 BED 1 BATH 2 CAR

11 WILLIAM STREET
SEDDON VIC 3011

AUCTION

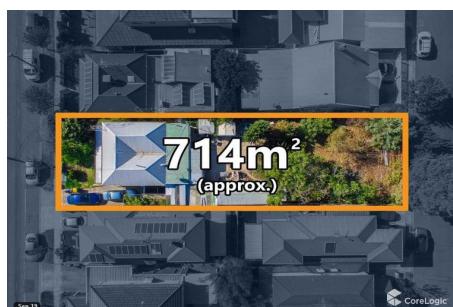
LAND

1 BED 1 BATH 2 CAR

59-63 BUCKLEY

STREET
SEDDON VIC 3011

CONTACT



HOUSE

3 BED 1 BATH 1 CAR

137 CHARLES STREET
SEDDON VIC 3011

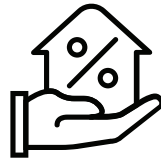
**\$2,000,000 -
\$2,200,000**

Rental Statistics



Median Rental Price

\$565 /w



Rental Yield

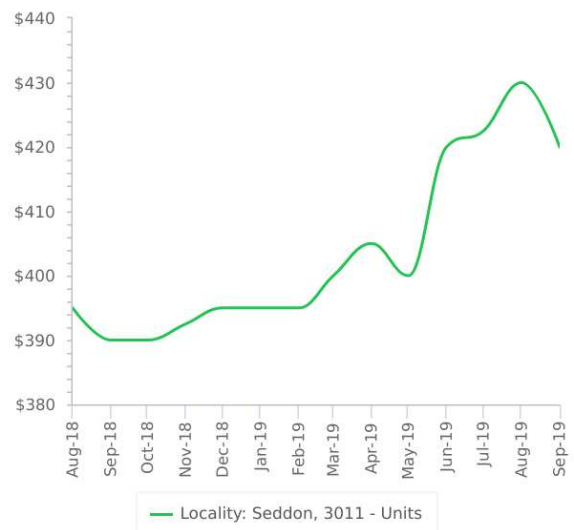
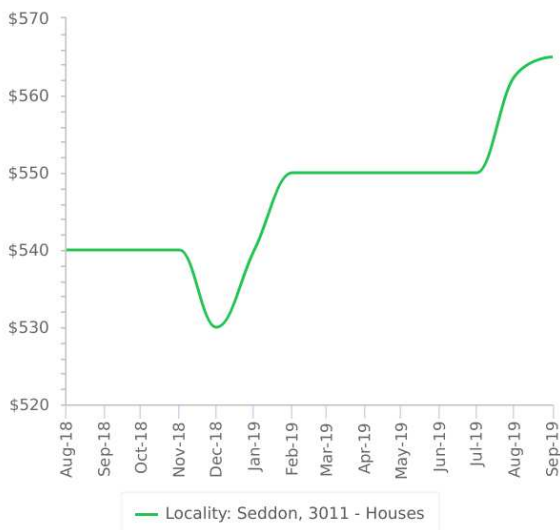
3.19%



Number of Rentals

149

Median Weekly Rent Trends





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

comptongreen.com.au

Prepared on 1 Nov 2019 by

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

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