



It's hard to believe we're already in April and that Easter is just around the corner! For those travelling over the break, we hope you have a wonderful Easter period with your family.

The Melbourne property market is showing early signs of recovery, with prices rising 0.7% this quarter – a positive shift following a 1.3% decline in the previous quarter. The median house price across Melbourne now sits at \$895,000.

As always, it's important to keep a close eye on the local market, especially as median prices in our specific areas remain well above the broader Melbourne average.



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SUBURB	CURRENT	PREVIOUS	MTHLY %	2025 CHANGE %	12 MTH LOW	ALL TIME HIGH	PEAK CHANGE%
Seaford	\$826,300	\$821,200	0.6%	-1.0%	\$821,200	\$919,700	-11.3%
Carrum Downs	\$712,600	\$710,200	0.3%	0.6%	\$697,000	\$742,300	-4.2%
Skye	\$797,500	\$802,000	-0.6%	0.8%	\$763,300	\$810,700	-1.1%
Langwarrin	\$855,000	\$865,000	-1.2%	-0.1%	\$824,000	\$897,000	-4.9%
Frankston	\$734,800	\$737,300	-0.3%	0.5%	\$724,000	\$805,600	-9.6%
Frankston South	\$1,160,000	\$1,139,300	1.8%	-3.2%	\$1,031,800	\$1,244,400	-7.3%

Seaford

The property market in Seaford has shown positive trends in recent months. The median house price in Seaford is approximately \$826,300, reflecting a 0.6% increase from the previous month. This is still shy of the all-time median price high of \$919,700, suggesting potential for continued growth in the area. In the past month, 26 homes were sold, a significant jump from just 12 in the month prior, indicating a marked increase in market activity and buyer interest.

Well-presented and renovated properties are outperforming the broader market, with many buyers valuing homes that require no immediate work or renovations. These properties are in high demand, as they offer a convenient, move-in-ready option for those who want to avoid the hassle of undertaking renovations themselves. Lower-value properties are also moving relatively quickly, driven by strong demand from first-time homebuyers and investors who are attracted to the affordability and potential for long-term growth in the area.

The rental market in Seaford remains strong, with rental yields for houses around 3.83% and an average weekly rent of \$575, indicating that demand for rentals is healthy.

Overall, Seaford's property market is performing well, with rising prices, increased sales, and a diverse range of properties that cater to both first-time buyers and investors. The combination of well-maintained homes, affordable options, and attractive rental yields continues to position Seaford as an appealing market for both buyers and renters.

The market is still good when you get everything right

When it comes to selling your home, understanding the current market dynamics in your suburb is crucial. Despite the challenges at the higher end of the market, there is still strong buyer demand.

If you get the three key factors right, you will give yourself the best chance of a successful campaign:

Pricing: This is the most critical. You can have the best marketing strategy and perfectly presented home, but if the price is unrealistic, the result will suffer.

Marketing: A tailored and well-executed strategy that targets the right buyers.

Presentation: First impressions matter — well-presented homes always attract more interest.

Incorrect pricing can lead to a frustrating experience, especially if the agent over-promises and then spends the campaign conditioning you to reduce your expectations.

Remember — you only get one chance to launch your property correctly. Your best opportunity to maximise your price is typically within the first 30–40 days on market.

If you're considering a move in 2025, we're here to guide you through it with the right strategy from day one.



Recent results



41 Emanuel Drive, Seaford
SOLD \$1,002,000



20 Benelong Crescent, Seaford
SOLD \$1,040,000



10 Greenshank Court, Carrum Downs
SOLD \$755,000

Thinking of selling and need expert advice?

Feel free to scan the QR code below to schedule your appointment or contact me on 0409 333 695. We're here to guide you through every step of your transition and look forward to assisting you!



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Property Consultant

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