

JellisCraig

SEABROOK

Suburb Report

Know your neighbourhood.



SEABROOK SUBURB REPORT

Median House Price*

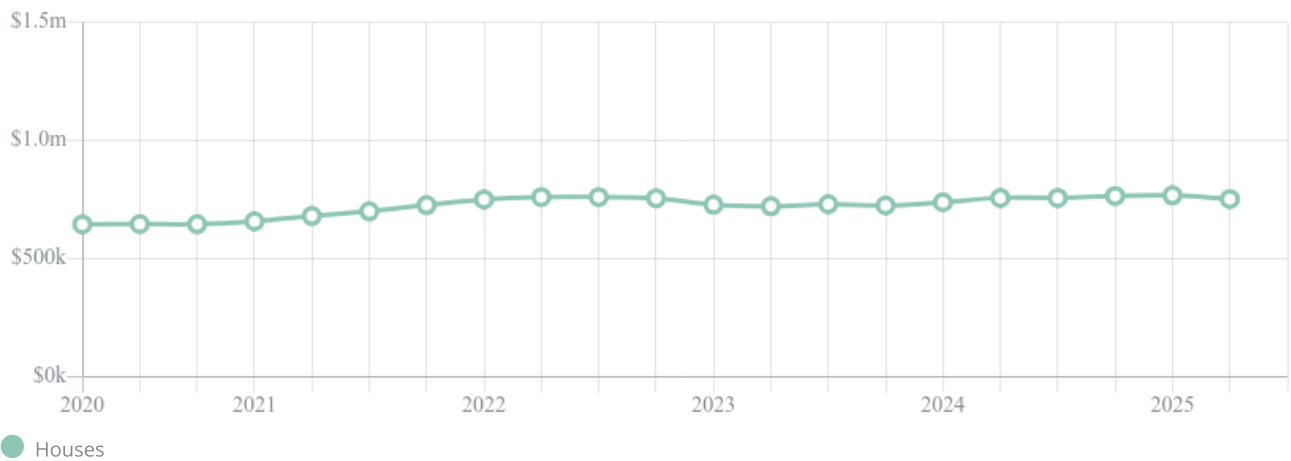
Median

\$752k

Quarterly Price Change

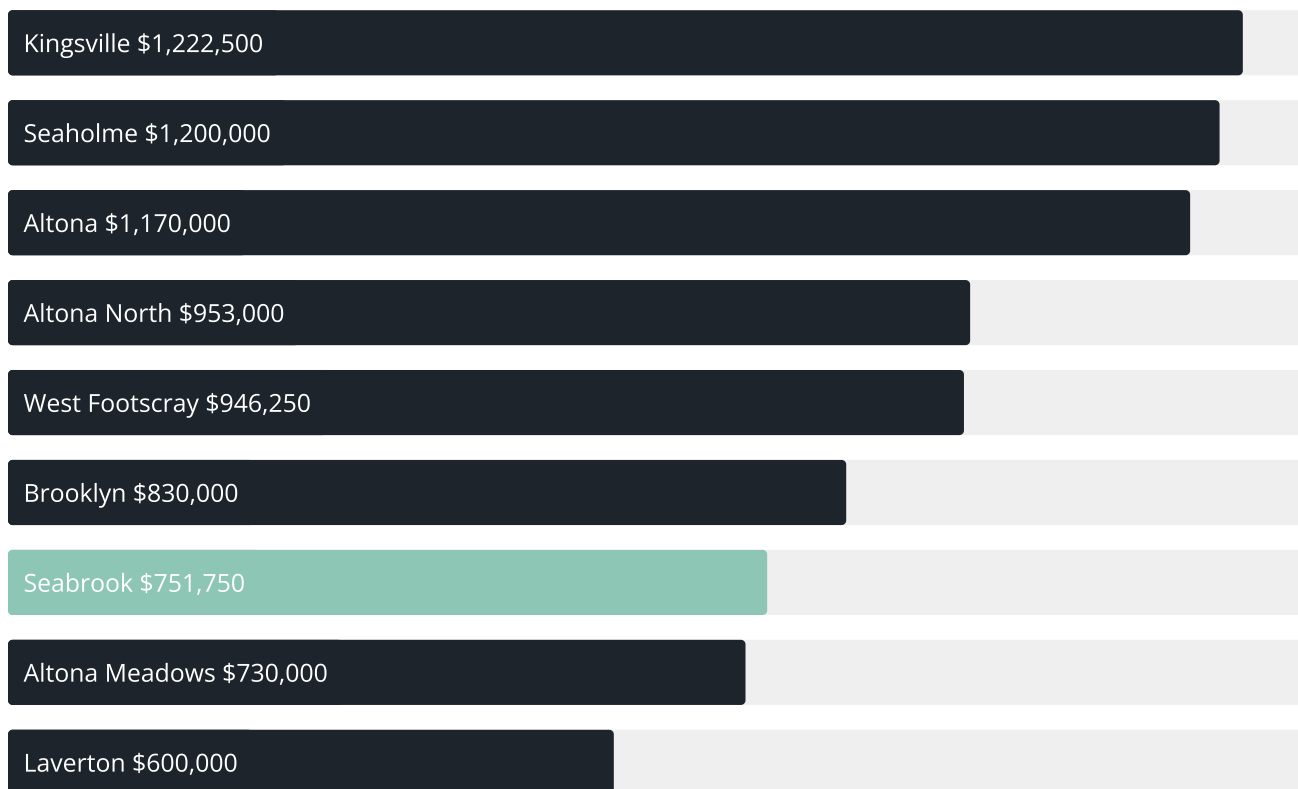
-2.05% ↓

Quarterly Price Change*

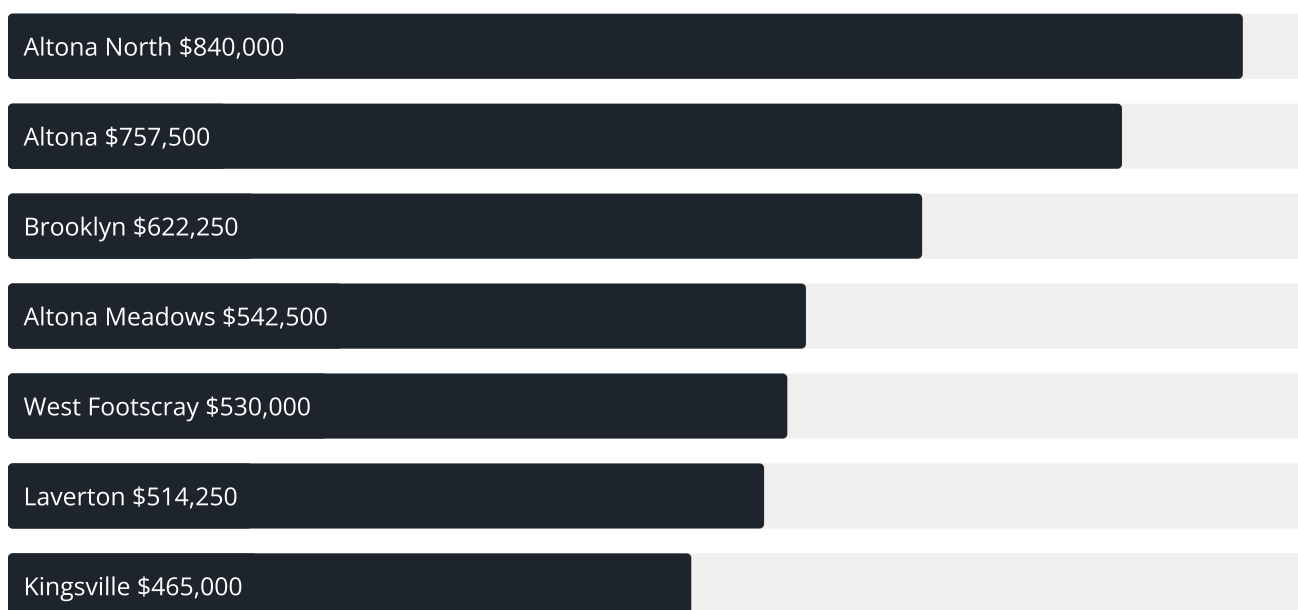


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Median House Sale Price^{*}



Median Unit Sale Price^{*}



SEABROOK SUBURB REPORT

Sale Method^{*}

● Auction 10%
● Private 90%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

42 days

Average Hold Period^{*}

8.5 years

Dwelling Type[^]

● Houses 97% ● Units 3%

Ownership[^]

● Owned Outright 37% ● Mortgaged 46% ● Rented 17%

Population[^]

4,952

Median Asking Rent per week^{*}

\$510

Median Age[^]

37 years

Rental Yield^{*}











3.46%

Median Household Size[^]











2.9 people

SEABROOK SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 72 Canonbury Ccl Seabrook	3	House	\$760,000	01 Aug 2025
 8 Catherine Rd Seabrook	3	House	\$720,000	25 Jun 2025
 23/23-29 Catherine Rd SEABROOK	3	House	\$550,000	16 Jun 2025
 18 Yolanta Ct Seabrook	3	House	\$691,000	14 Jun 2025
 132a Seabrook Blvd Seabrook	2	House	\$525,000	27 May 2025
 6 The Terrace Seabrook	5	House	\$1,200,000	27 May 2025
 70 Point Cook Rd Seabrook	5	House	\$790,000	26 May 2025
 17 John August Wlk Seabrook	3	House	\$840,000	02 May 2025
 5 Catherine Rd Seabrook	3	House	\$725,000	01 May 2025
 14 Samuel Evans Ct Seabrook	4	House	\$950,000	30 Apr 2025

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Catherine Rd Seabrook	3	House	\$710,000	29 Apr 2025
 25 Truganina Av Seabrook	3	House	\$780,000	17 Apr 2025
 17a Shane Av SEABROOK	3	Townhouse	\$590,000	02 Apr 2025
 1a Tintern Ct Seabrook	3	House	\$700,000	01 Apr 2025
 25 Mintaro Way Seabrook	3	House	\$720,000	01 Apr 2025
 2 Rachael Ct Seabrook	3	House	\$745,000	01 Apr 2025
 8 Seaside Cl SEABROOK	4	House	\$780,000	19 Mar 2025
 1 Maron Cl Seabrook	3	House	\$742,300	18 Mar 2025
 9 Samuel Evans Ct Seabrook	3	House	\$820,000	20 Feb 2025
 4 Labassa Way Seabrook	4	House	\$754,000	13 Feb 2025

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Address	Bedrooms	Type	Price	Sold
 14 Carole Ct SEABROOK	4	House	\$930,000	07 Feb 2025
 44 Shane Av Seabrook	3	House	\$616,650	06 Feb 2025
 2 George Benjamin Ct Seabrook	3	House	\$680,000	04 Feb 2025
 7 Anchor Ct Seabrook	4	House	\$945,000	03 Feb 2025
 10 Shane Av Seabrook	4	House	\$855,000	28 Jan 2025
 49 Mintaro Way Seabrook	3	House	\$800,000	27 Jan 2025
 65 St Anthony Ct Seabrook	3	House	\$765,000	21 Jan 2025
 5 Cotterell Way Seabrook	4	House	\$830,000	21 Jan 2025
 2/21 Esther Ct Seabrook	2	Flat/Unit/Apartment	\$500,000	21 Jan 2025
 122 Shane Av Seabrook	3	House	\$701,500	20 Jan 2025



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jellisraig.com.au

Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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