

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

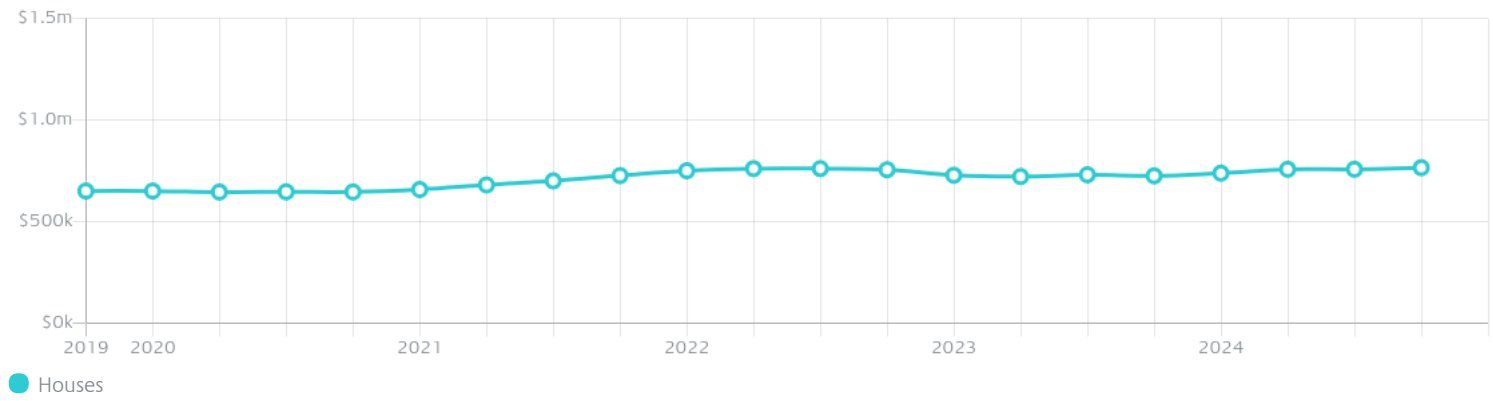
Median

\$765k

Quarterly Price Change

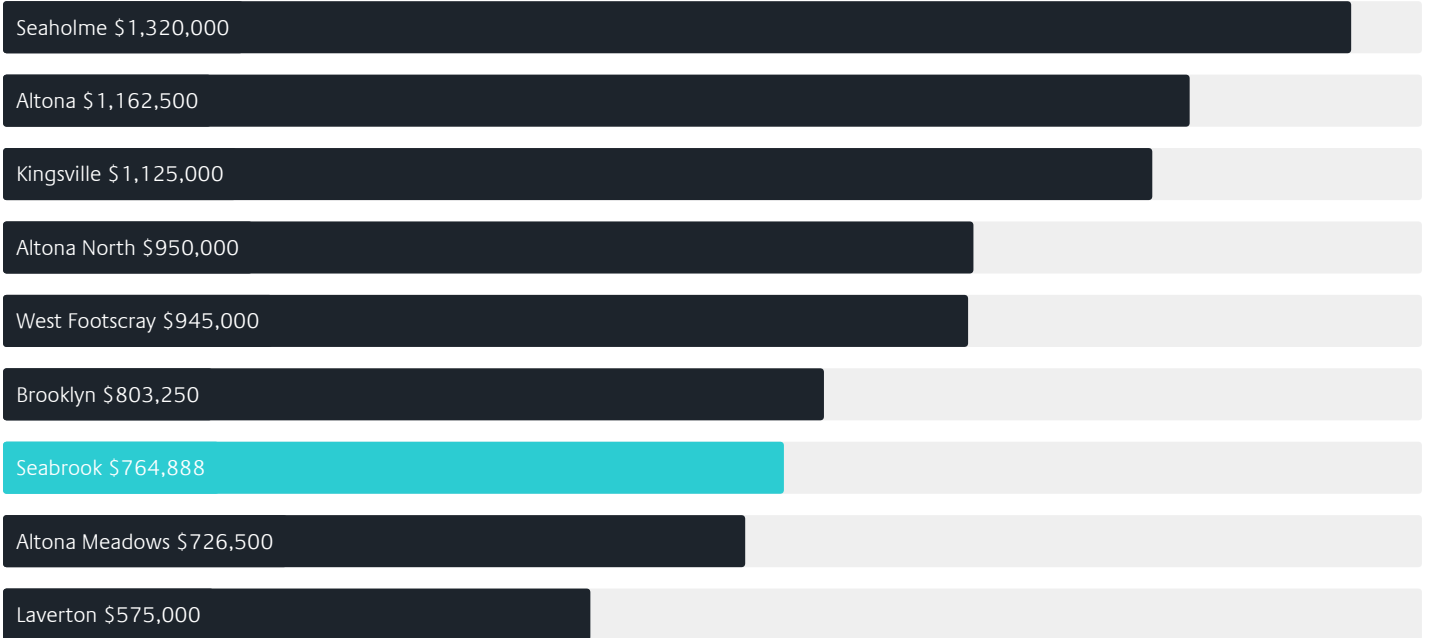
1.04% ↑

Quarterly Price Change*

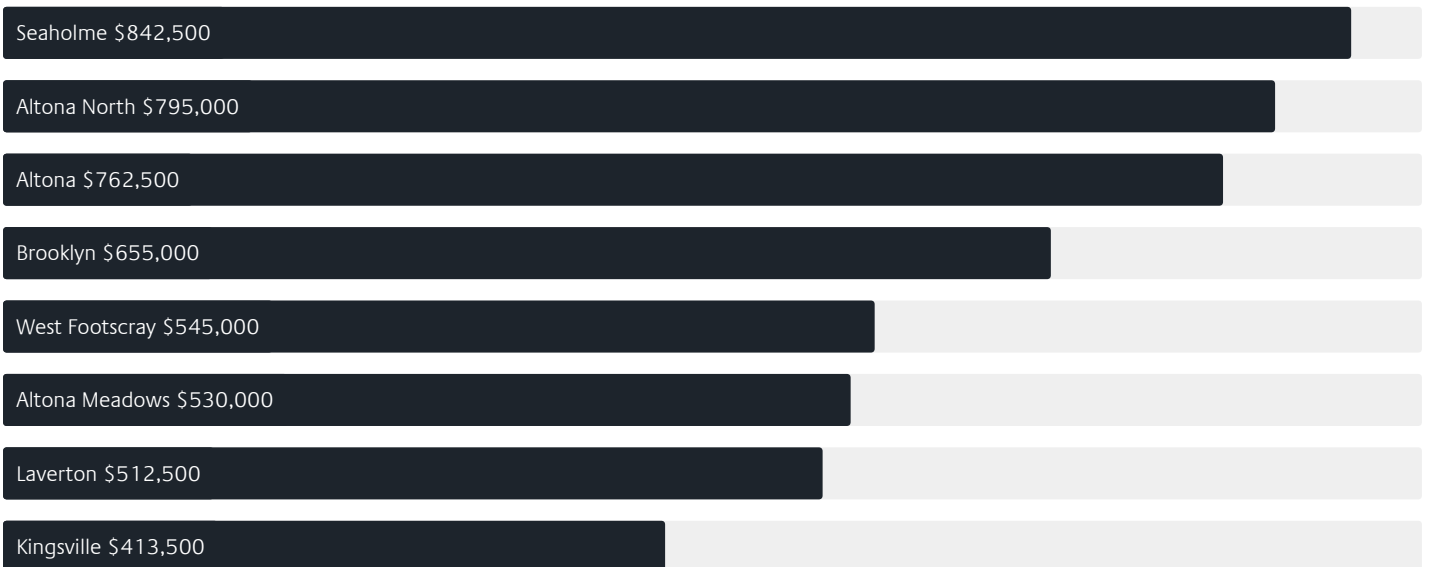


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 14%
● Private 86%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

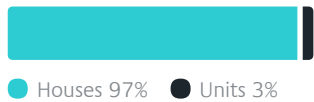
48 days

Average Hold Period^{*}

8.5 years

Insights

Dwelling Type[^]



● Houses 97% ● Units 3%

Ownership[^]



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

Population[^]

4,952

Median Asking Rent per week^{*}

\$505

Median Age[^]

37 years

Rental Yield^{*}













3.46%

Median Household Size[^]










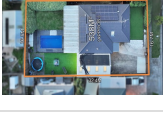
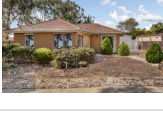

2.9 people

Sold Properties~









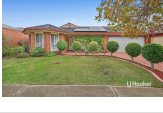

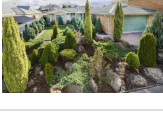

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  122 Shane Av Seabrook | 3 | House | \$701,500 | 20 Jan 2025 |
|  74 Canonbury Ccl Seabrook | 3 | House | \$685,000 | 24 Dec 2024 |
|  19 Gundowring Dr Seabrook | 4 | House | \$1,100,000 | 17 Dec 2024 |
|  13 John Lecky Rd Seabrook | 3 | House | \$770,000 | 10 Dec 2024 |
|  15 St Anthony Ct Seabrook | 4 | House | \$840,000 | 07 Dec 2024 |
|  9 Marlin Tce Seabrook | 4 | House | \$820,000 | 02 Dec 2024 |
|  10 Anchor Ct Seabrook | 4 | House | \$910,000 | 25 Nov 2024 |
|  130 Seabrook Blvd Seabrook | 3 | House | \$778,000 | 22 Nov 2024 |
|  15 Samuel Evans Ct Seabrook | 5 | House | \$860,000 | 11 Nov 2024 |
|  7 Staples Way Seabrook | 4 | House | \$800,000 | 11 Nov 2024 |
|  8 Burswood Ct Seabrook | 3 | House | \$700,000 | 25 Oct 2024 |
|  9 Teatree Pl Seabrook | 4 | House | \$805,000 | 22 Oct 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-----------|-------------|
|  67 Canonbury Ccl SEABROOK | 3 | House | \$720,000 | 20 Oct 2024 |
|  18 Ann Pl Seabrook | 3 | House | \$610,000 | 03 Oct 2024 |
|  4 Monivae Ct Seabrook | 4 | House | \$735,000 | 16 Sep 2024 |
|  24 Gundowring Dr SEABROOK | 3 | House | \$800,000 | 12 Sep 2024 |
|  3 Allington Pl Seabrook | 4 | House | \$825,000 | 12 Sep 2024 |
|  132 Seabrook Blvd Seabrook | 3 | House | \$700,000 | 11 Sep 2024 |
|  43 Mintaro Way Seabrook | 4 | House | \$749,500 | 07 Sep 2024 |
|  45 Seabrook Blvd Seabrook | 3 | House | \$763,800 | 04 Sep 2024 |
|  3 Burswood Ct Seabrook | 4 | House | \$720,000 | 30 Aug 2024 |
|  68 Shane Av Seabrook | 3 | House | \$718,000 | 30 Aug 2024 |
|  63 Shane Av Seabrook | 4 | House | \$775,000 | 27 Aug 2024 |
|  14 John Lecky Rd SEABROOK | 4 | House | \$885,000 | 26 Aug 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-----------|-------------|
|  30 Truganina Av Seabrook | 3 | House | \$790,000 | 22 Aug 2024 |
|  3 George Benjamin Ct Seabrook | 3 | House | \$740,000 | 19 Aug 2024 |
|  11 Carole Ct Seabrook | 4 | House | \$710,000 | 16 Aug 2024 |
|  16 Anglers Ct Seabrook | 4 | House | \$785,000 | 13 Aug 2024 |
|  60 Canonbury Ccl Seabrook | 4 | House | \$752,500 | 12 Aug 2024 |
|  77 Shane Av Seabrook | 3 | House | \$564,500 | 07 Aug 2024 |
|  4 Mark Ct Seabrook | 3 | House | \$585,000 | 01 Aug 2024 |
|  4 Simpson Way Seabrook | 3 | House | \$831,000 | 26 Jul 2024 |
|  3 Spindrift Way Seabrook | 4 | House | \$880,000 | 25 Jul 2024 |
|  2/1 Chelmsford Pl Seabrook | 2 | Unit | \$479,000 | 17 Jul 2024 |
|  12 John Lecky Rd SEABROOK | 3 | House | \$700,000 | 06 Jul 2024 |
|  28 William Mcpherson Cr Seabrook | 3 | House | \$685,000 | 01 Jul 2024 |



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03 8387 0000

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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