

JellisCraig

SEABROOK

Suburb Report

Know your neighbourhood.



SEABROOK SUBURB REPORT

Median House Price*

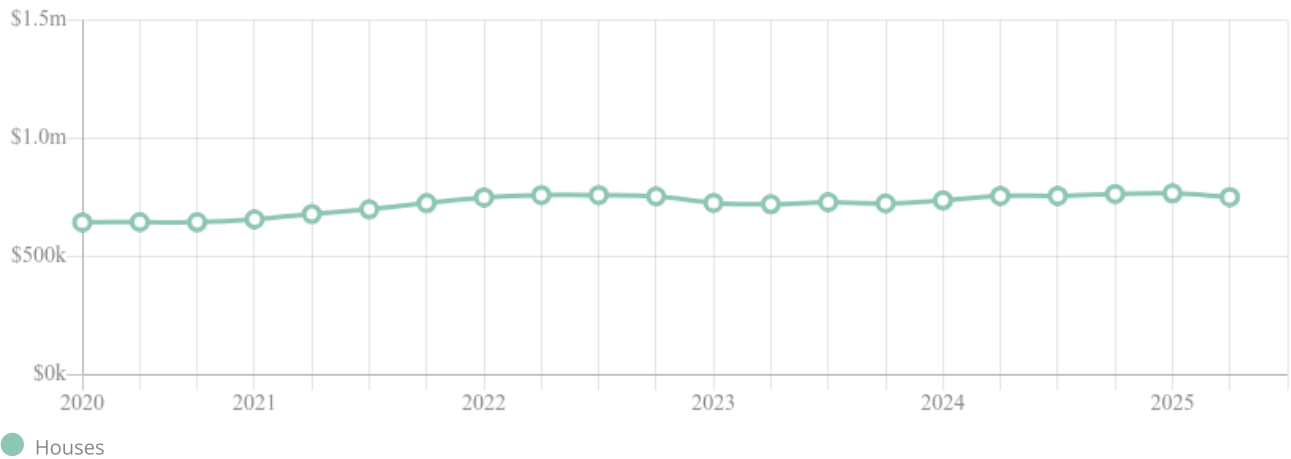
Median

\$752k

Quarterly Price Change

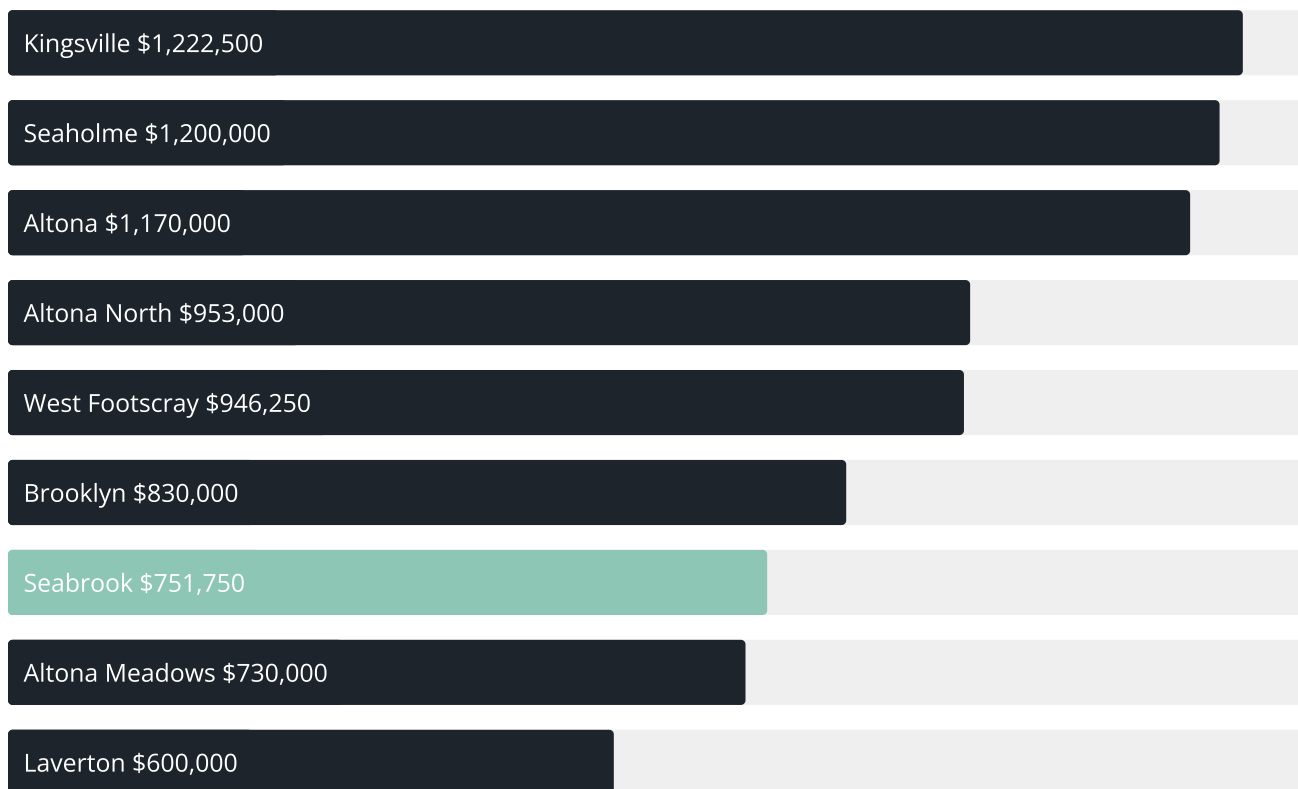
-2.05% ↓

Quarterly Price Change*

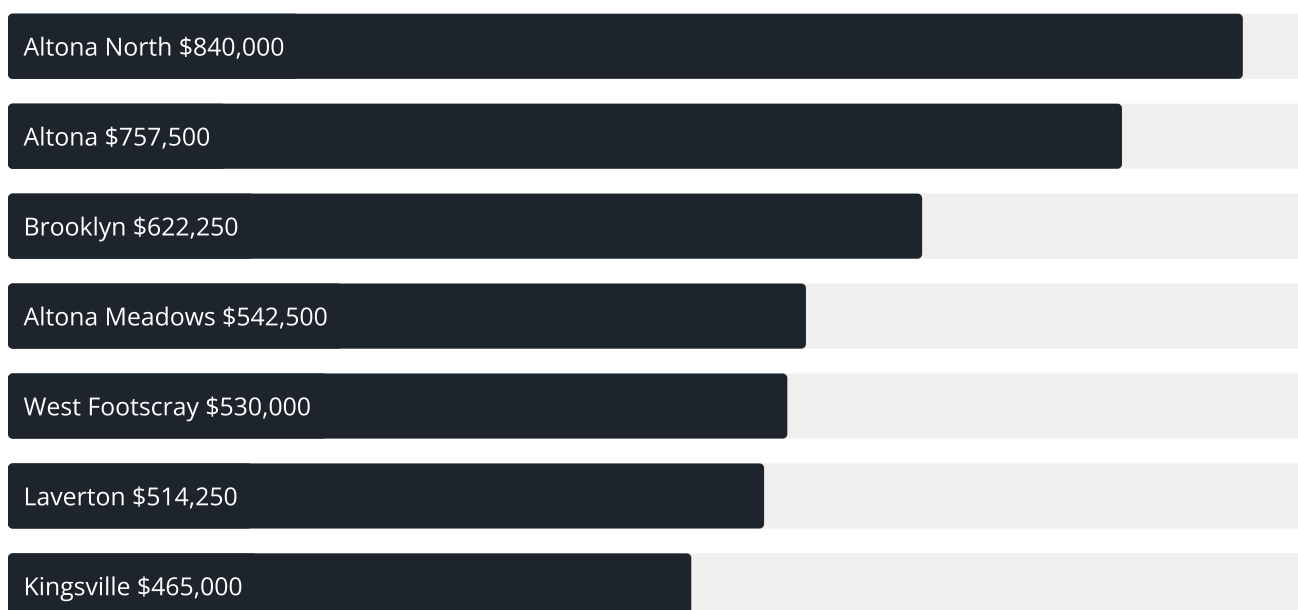


SEABROOK SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



SEABROOK SUBURB REPORT

Sale Method*



● Auction 20%

● Private 80%

Auction Clearance Rate*

100%

Median Days on Market^

36 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*





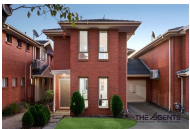





3.46%

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 48 Canonbury Ccl Seabrook	3	House	\$800,000	27 Aug 2025
 146 Shane Av Seabrook	3	House	\$650,000	09 Aug 2025
 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
 17 St Anthony Ct Seabrook	3	House	\$840,500	12 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

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Irrewarra Ct Seabrook	3	House	\$390,000	09 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jellisrcraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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