



Seabrook

Suburb Report



Your connection to property insights



JellisCraig

SEABROOK SUBURB REPORT

Median house price¹

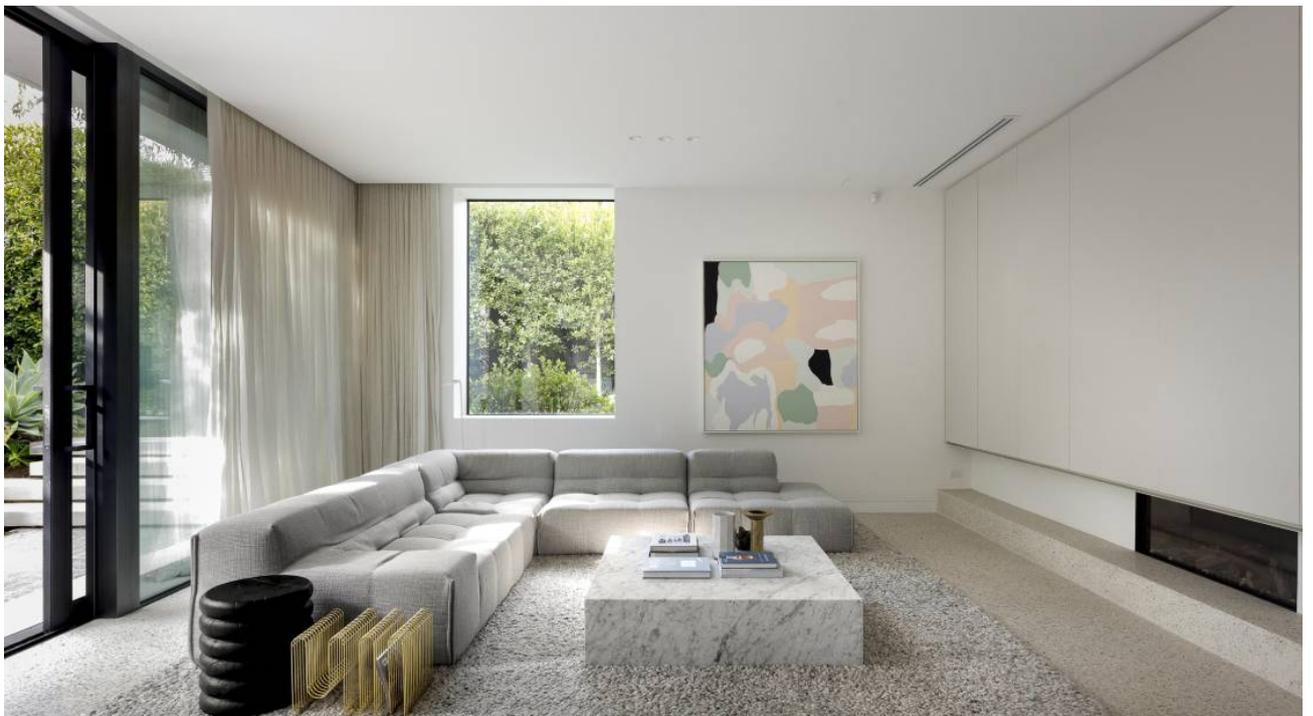
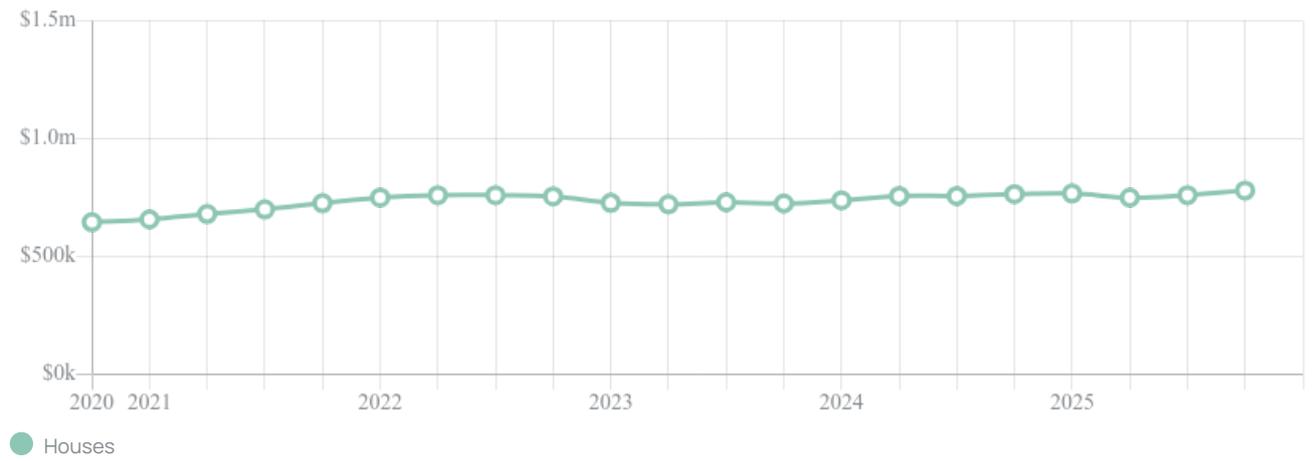
Median

\$780k

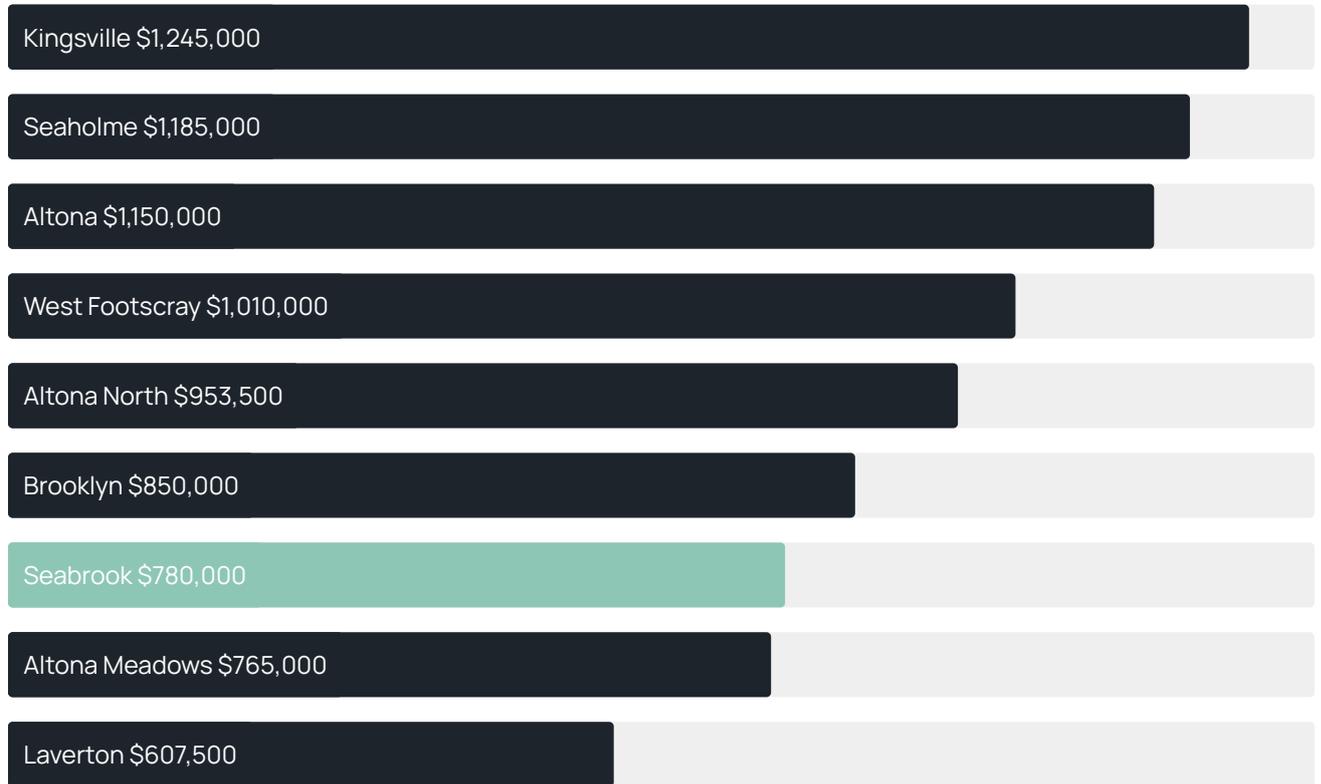
Quarterly price change

2.63% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 13%
- Private 88%

Median days on market³

26 days

Average hold period¹

8.5 years

Dwelling type⁵



- Houses 97%
- Units 3%

Ownership⁵



- Owned outright 37%
- Mortgaged 46%
- Rented 17%

Population⁵

4,952

Median asking rent¹

\$530 per week

Median age⁵

37 years

Rental yield¹

3.46%

Median household size⁵

2.9 people

SEABROOK SUBURB REPORT

Recent Seabrook sales

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

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-----------|-------------|
|  6 Irrewarra Ct Seabrook | 3 | House | \$950,000 | 30 Mar 2026 |
|  130 Shane Av Seabrook | 3 | House | \$875,000 | 04 Mar 2026 |
|  2 George Benjamin Ct Seabrook | 3 | House | \$770,000 | 24 Feb 2026 |
|  80 Shane Av Seabrook | 4 | House | \$820,000 | 19 Feb 2026 |
|  104 Shane Av Seabrook | 3 | House | \$750,000 | 12 Feb 2026 |
|  4 James Austin Way Seabrook | 3 | House | \$756,000 | 01 Feb 2026 |
|  74 Seabrook Blvd Seabrook | 4 | House | \$895,000 | 21 Jan 2026 |
|  2/25 Shane Av SEABROOK | 2 | Unit | \$515,000 | 09 Jan 2026 |
|  11 Canonbury Ccl Seabrook | 3 | House | \$750,000 | 29 Dec 2025 |
|  155 Seabrook Blvd Seabrook | 3 | House | \$805,000 | 18 Dec 2025 |

SEABROOK SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  67 Shane Av Seabrook | 4 | House | \$910,000 | 11 Dec 2025 |
|  6 Hope Pl Seabrook | 3 | House | \$690,000 | 10 Dec 2025 |
|  47 Seabrook Blvd Seabrook | 3 | House | \$773,000 | 06 Dec 2025 |
|  1 Rachael Ct Seabrook | 3 | House | \$630,000 | 06 Dec 2025 |
|  50 Canonbury Ccl Seabrook | 3 | House | \$840,000 | 26 Nov 2025 |
|  19/23-29 Catherine Rd Seabrook | 3 | Townhouse | \$545,000 | 22 Nov 2025 |
|  78 Seabrook Blvd Seabrook | 3 | House | \$868,000 | 19 Nov 2025 |
|  13 Bowood Ct Seabrook | 5 | House | \$1,177,000 | 15 Nov 2025 |
|  62 St Anthony Ct Seabrook | 4 | House | \$935,000 | 13 Nov 2025 |
|  13 Ann Pl Seabrook | 3 | House | \$880,000 | 13 Nov 2025 |

SEABROOK SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-----------|-------------|
|  72 Seabrook Blvd Seabrook | 5 | House | \$807,000 | 24 Oct 2025 |
|  14 Anglers Ct Seabrook | 3 | House | \$750,000 | 20 Oct 2025 |
|  12 Seaside Cl Seabrook | 4 | House | \$900,000 | 19 Oct 2025 |
|  14 Burswood Ct Seabrook | 2 | Unit | \$576,250 | 09 Oct 2025 |
|  16 Yolanta Ct Seabrook | 3 | House | \$815,000 | 08 Oct 2025 |
|  61 St Anthony Ct Seabrook | 3 | House | \$800,000 | 07 Oct 2025 |
|  27 Kingfisher Dr Seabrook | 4 | House | \$640,000 | 07 Oct 2025 |
|  54 Mintaro Way Seabrook | 3 | House | \$885,000 | 07 Oct 2025 |
|  26 William Leake Av Seabrook | 3 | House | \$740,000 | 06 Oct 2025 |
|  9 Andrew Chirnside Av Seabrook | 5 | House | \$912,000 | 29 Sep 2025 |



Jellis Craig Williamstown
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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