

JellisCraig

SEABROOK

Suburb Report

Know your neighbourhood.



SEABROOK SUBURB REPORT

Median House Price*

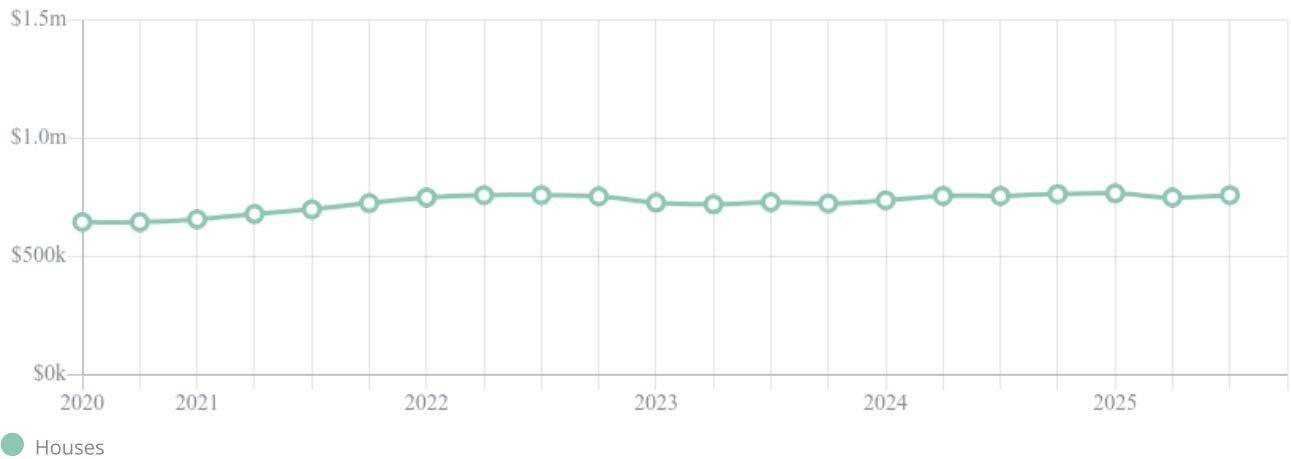
Median

\$760k

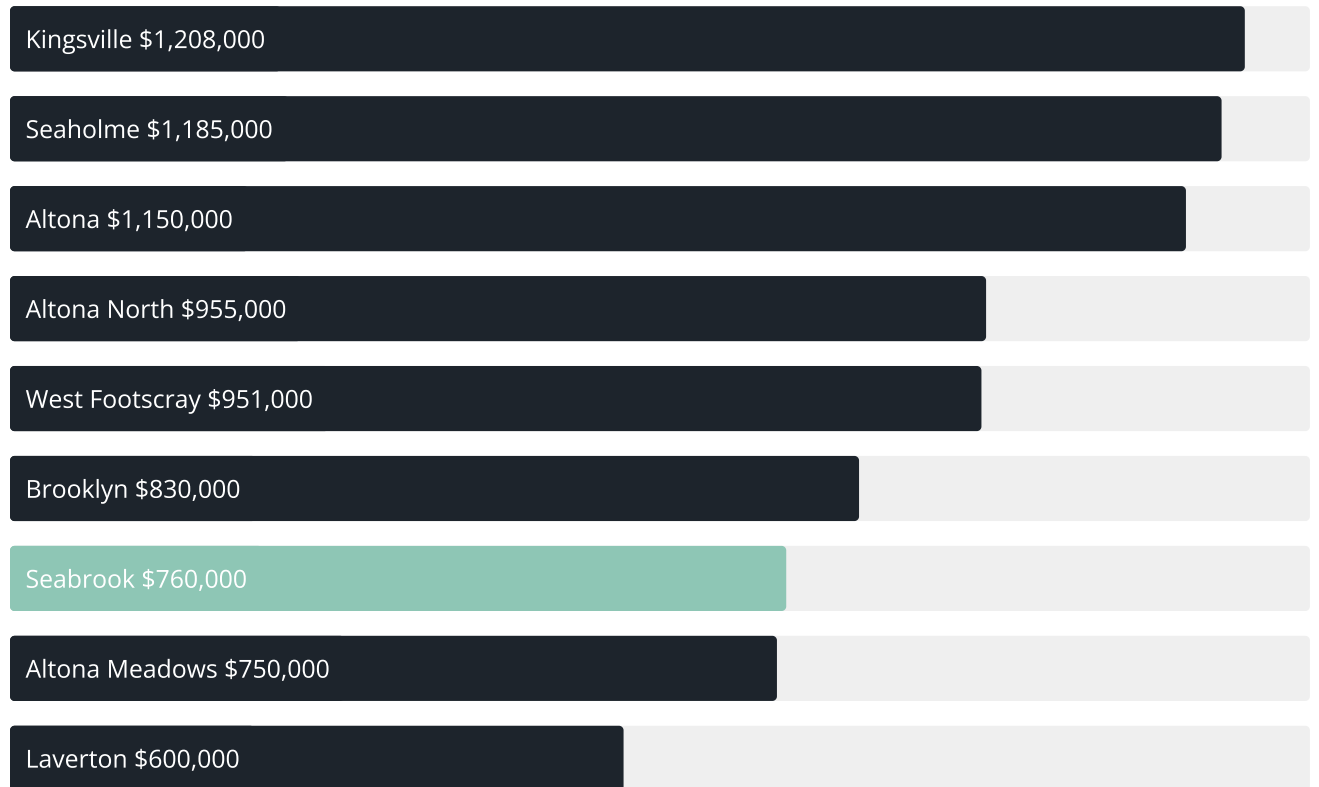
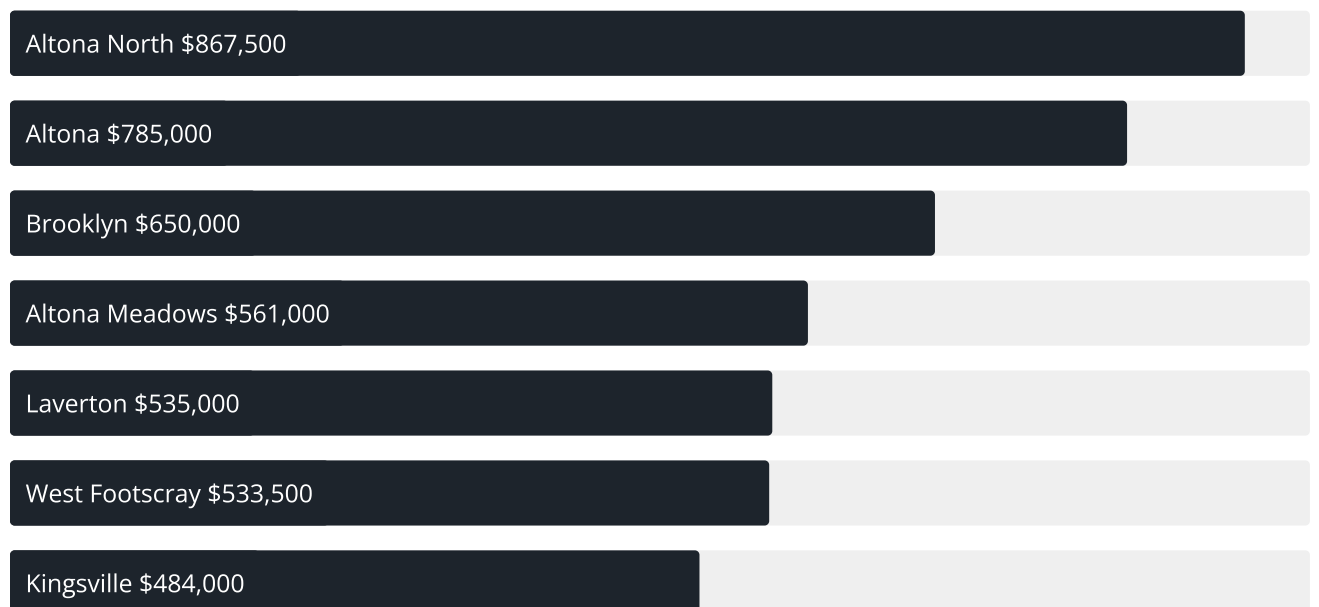
Quarterly Price Change

1.40% ↑

Quarterly Price Change*



SEABROOK SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SEABROOK SUBURB REPORT

Sale Method*



● Auction 11%
● Private 89%

Auction Clearance Rate*

100%

Median Days on Market^

27 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*








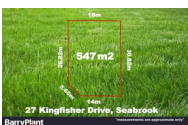


3.46%

Median Household Size^











2.9 people

SEABROOK SUBURB REPORT










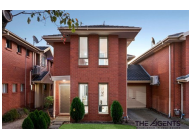
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 13 Bowood Ct Seabrook	5	House	\$1,177,000	15 Nov 2025
 62 St Anthony Ct Seabrook	4	House	\$935,000	13 Nov 2025
 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
 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

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Andrew Chirnside Av Seabrook	5	House	\$912,000	29 Sep 2025
 20 Shane Av Seabrook	4	House	\$1,006,000	23 Sep 2025
 6 Spinningdale Cl Seabrook	4	House	\$945,000	21 Sep 2025
 128 Point Cook Rd Seabrook	3	House	\$705,000	20 Sep 2025
 3 Deanside Cl Seabrook	3	House	\$870,000	12 Sep 2025
 1 The Robbins Seabrook	3	House	\$810,000	08 Sep 2025
 106 Seabrook Blvd Seabrook	3	House	\$630,000	29 Aug 2025
 6 Greylea Gr Seabrook	2	House	\$935,000	28 Aug 2025
 48 Canonbury Ccl Seabrook	3	House	\$800,000	27 Aug 2025
 10 William Mcpherson Cr Seabrook	2	House	\$750,000	13 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 138 Shane Av Seabrook	3	House	\$690,000	13 Aug 2025
 2/6 Catherine Rd Seabrook	2	House	\$520,000	12 Aug 2025
 10 Ravenswood Ct Seabrook	4	House	\$850,000	09 Aug 2025
 146 Shane Av Seabrook	3	House	\$650,000	09 Aug 2025
 72 Canonbury Ccl Seabrook	3	House	\$760,000	01 Aug 2025
 1 Rossccommon Pl Seabrook	4	House	\$750,000	26 Jul 2025
 113 Shane Av Seabrook	3	House	\$665,000	15 Jul 2025
 79 Seabrook Blvd Seabrook	3	House	\$600,000	05 Jul 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



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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