



Seabrook

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SEABROOK SUBURB REPORT

Median house price¹

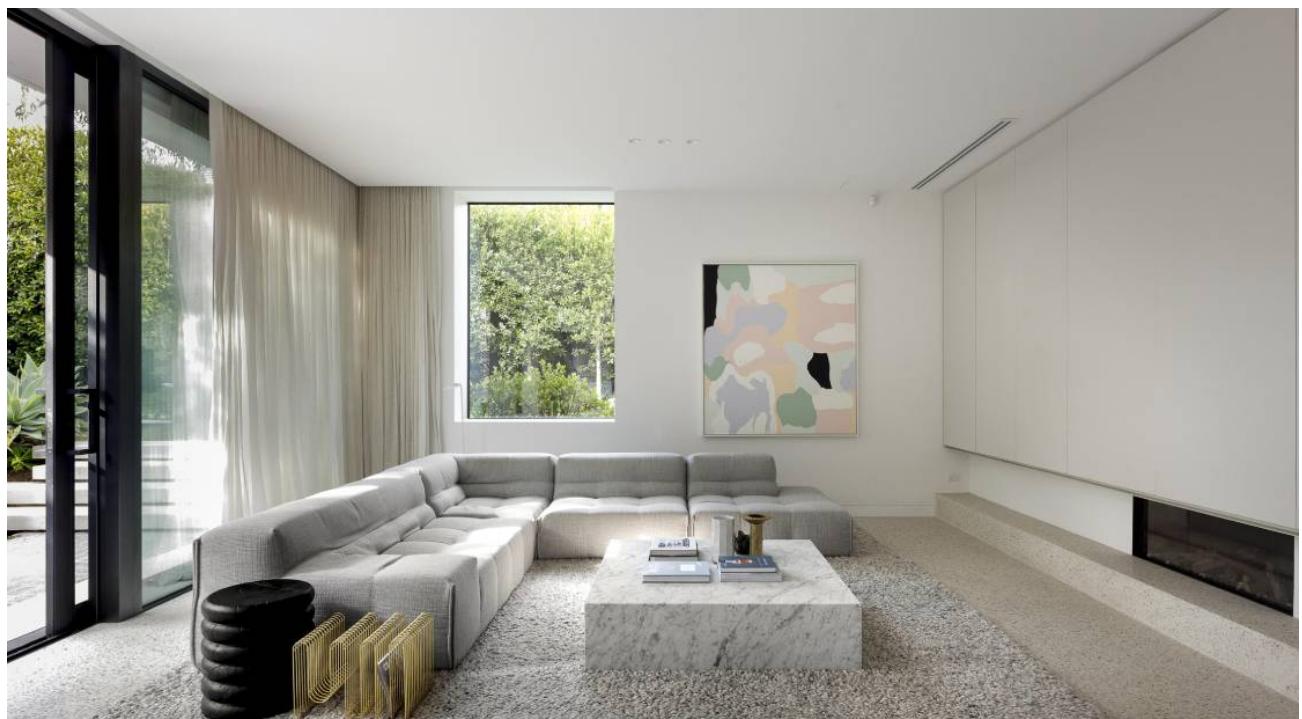
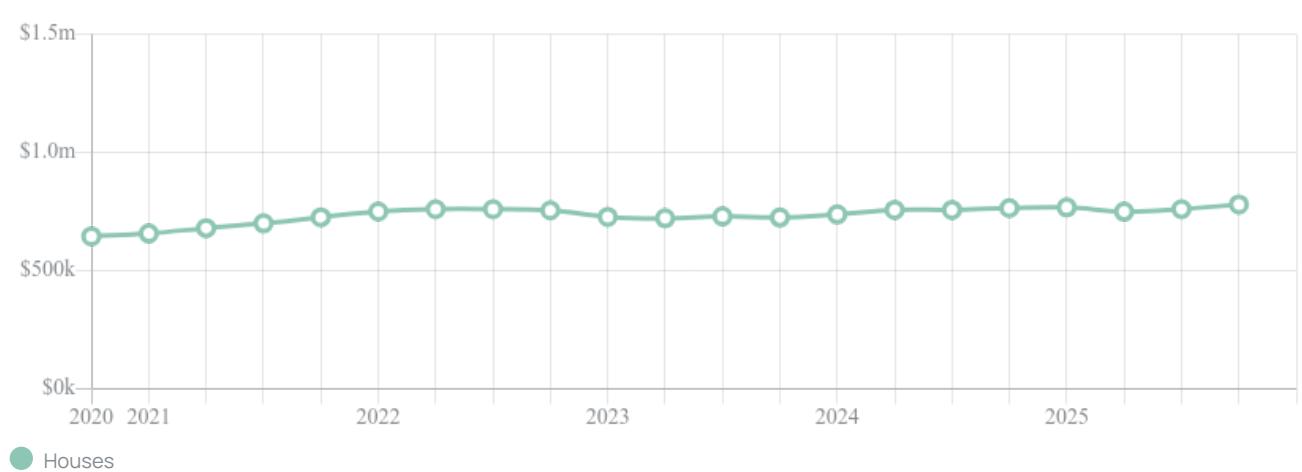
Median

\$780k

Quarterly price change

2.63% 

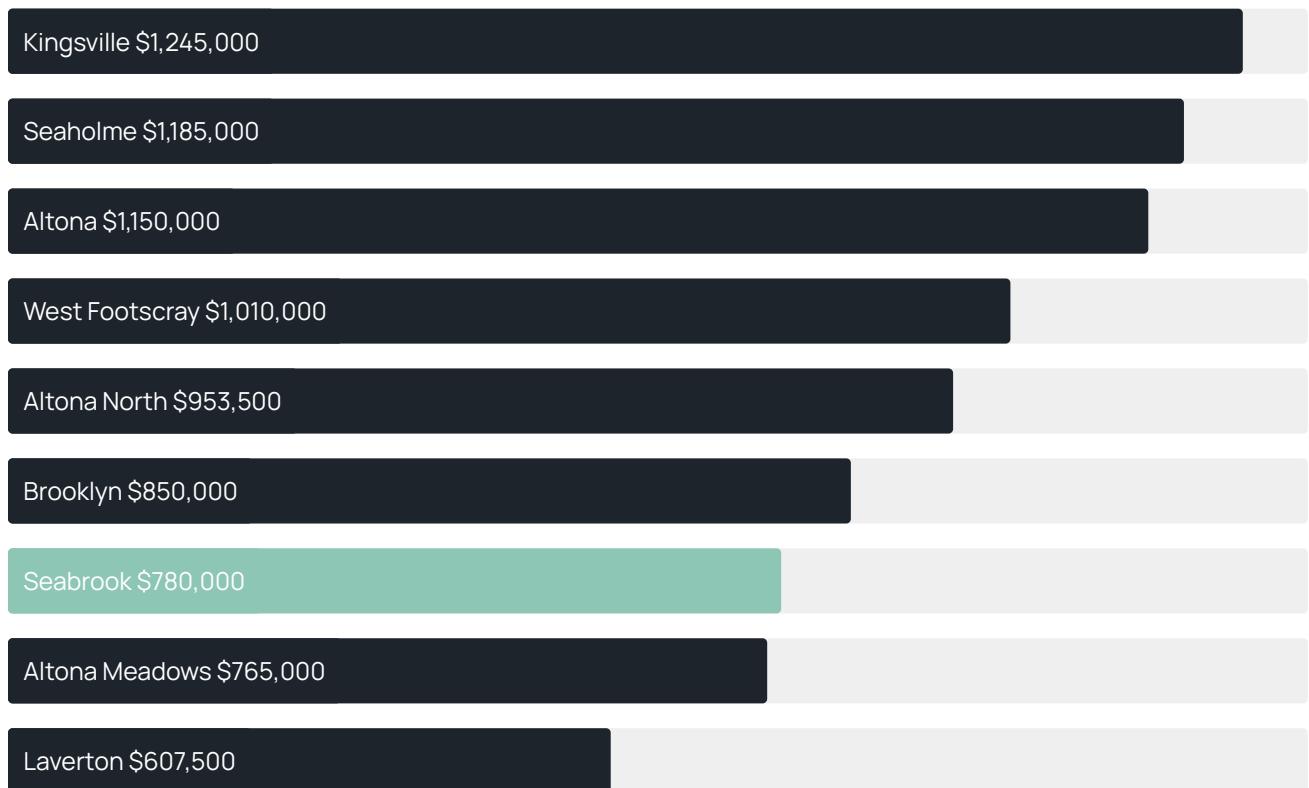
Quarterly price change¹



Surrounding Suburbs

SEABROOK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SEABROOK SUBURB REPORT

Sale method²



● Auction 14%
● Private 86%

Auction clearance rate³

100%

Median days on market³

25 days

Average hold period¹

8.5 years

Insights

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

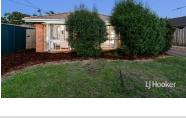
Recent Seabrook sales

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
 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 Cct Seabrook	3	House	\$750,000	29 Dec 2025
 155 Seabrook Blvd Seabrook	3	House	\$805,000	18 Dec 2025
 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
 19/23-29 Catherine Rd Seabrook	3	Townhouse	\$545,000	22 Nov 2025
 78 Seabrook Blvd Seabrook	3	House	\$868,000	19 Nov 2025

Sold Properties

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	5	House	\$1,177,000	15 Nov 2025
	4	House	\$935,000	13 Nov 2025
	3	House	\$880,000	13 Nov 2025
	5	House	\$807,000	24 Oct 2025
	3	House	\$750,000	20 Oct 2025
	4	House	\$900,000	19 Oct 2025
	2	Unit	\$576,250	09 Oct 2025
	3	House	\$815,000	08 Oct 2025
	3	House	\$800,000	07 Oct 2025
	4	House	\$640,000	07 Oct 2025

Sold Properties

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 34 Shane Av Seabrook	3	House	\$670,000	18 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



Jellis Craig Williamstown
84 Ferguson Street, 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 01/02/2026

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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