



Seabrook

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SEABROOK SUBURB REPORT

Median house price¹

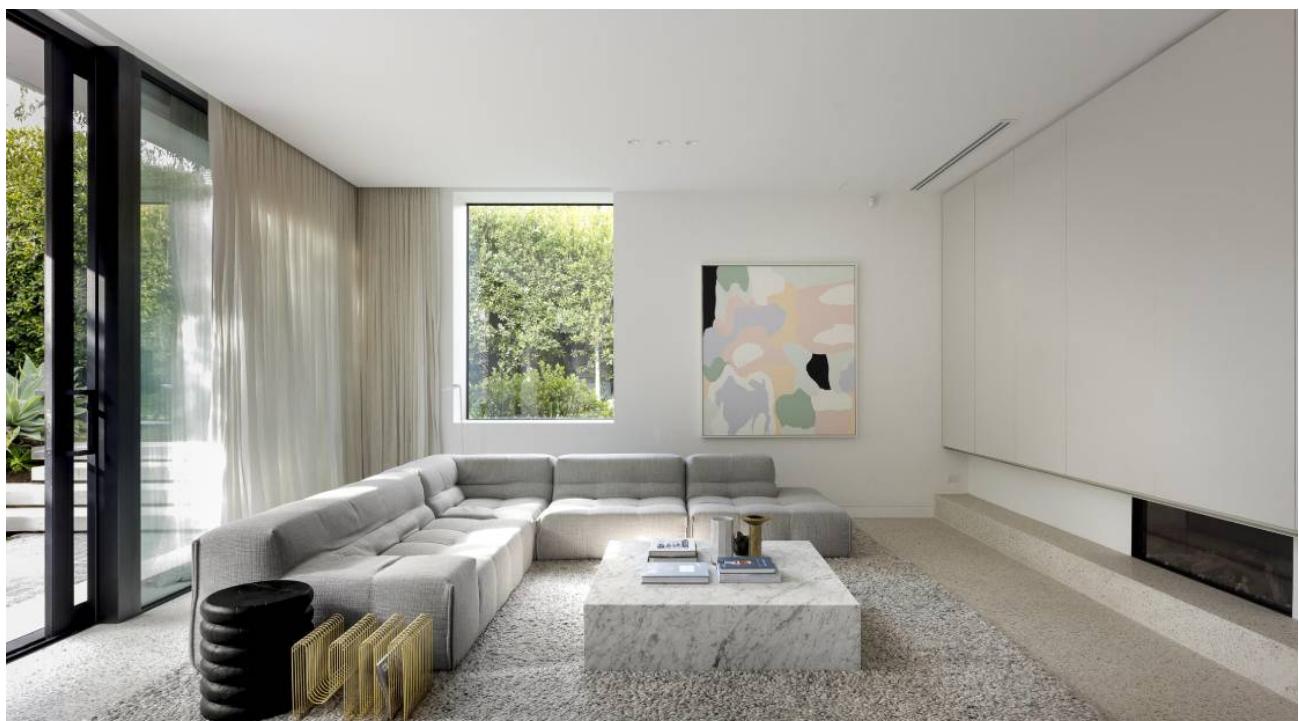
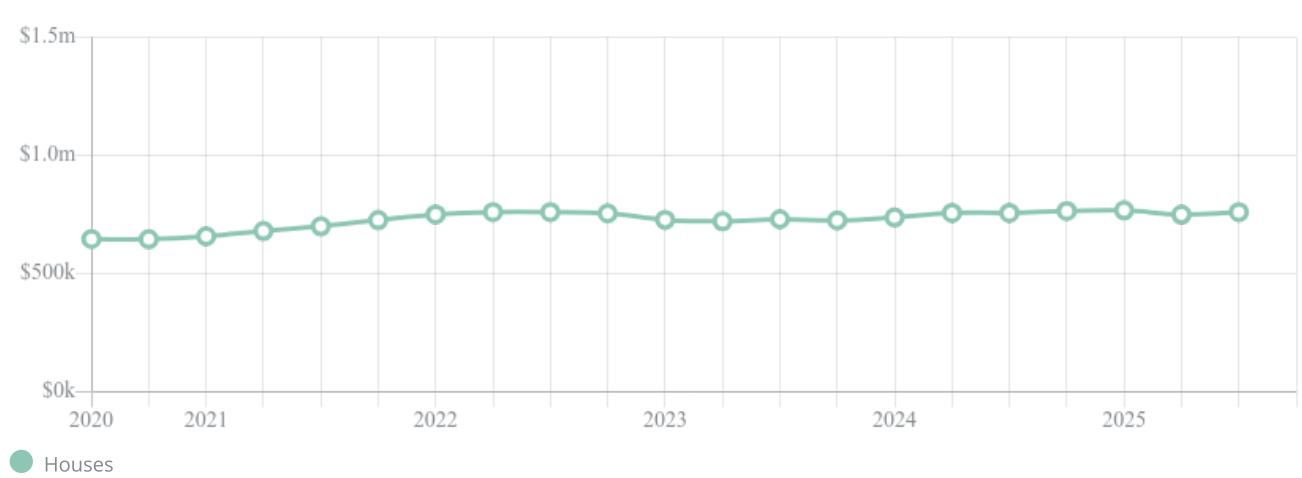
Median

\$760k

Quarterly price change

1.40% 

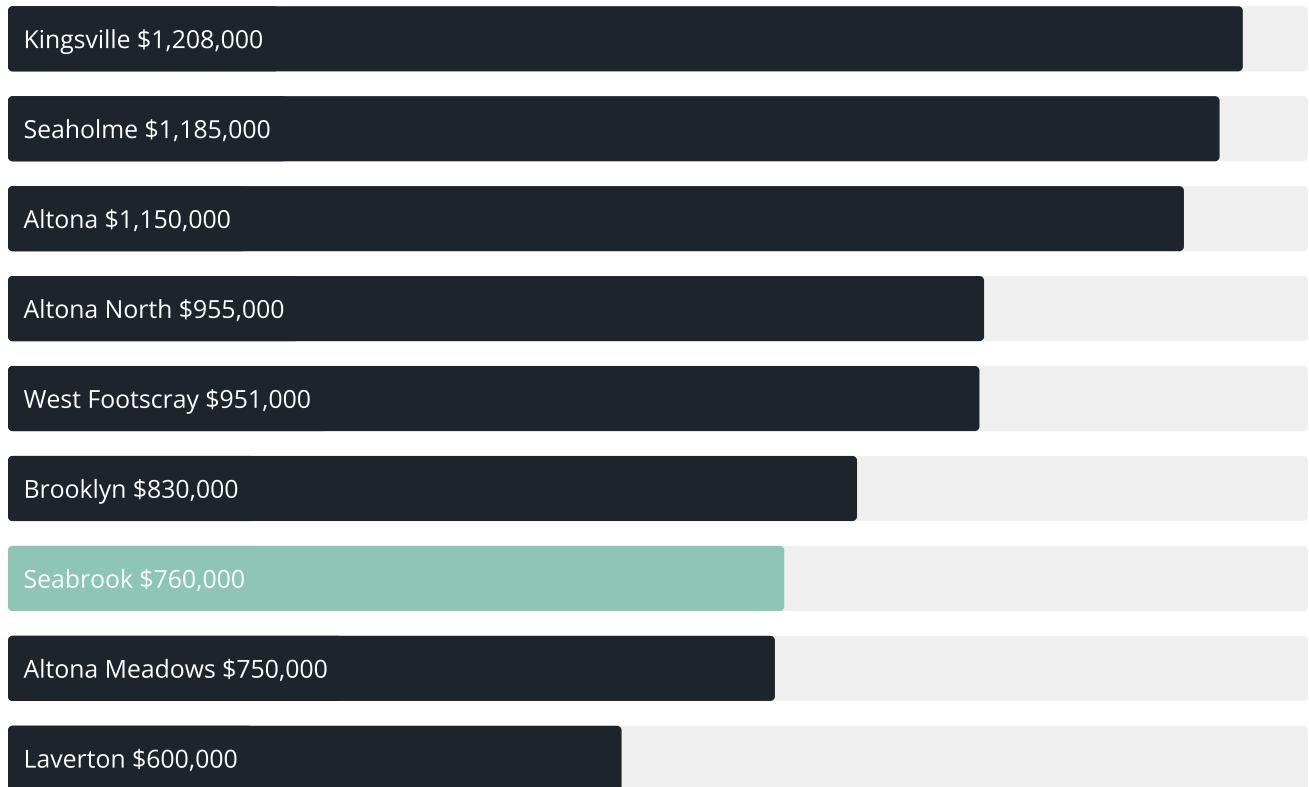
Quarterly price change¹



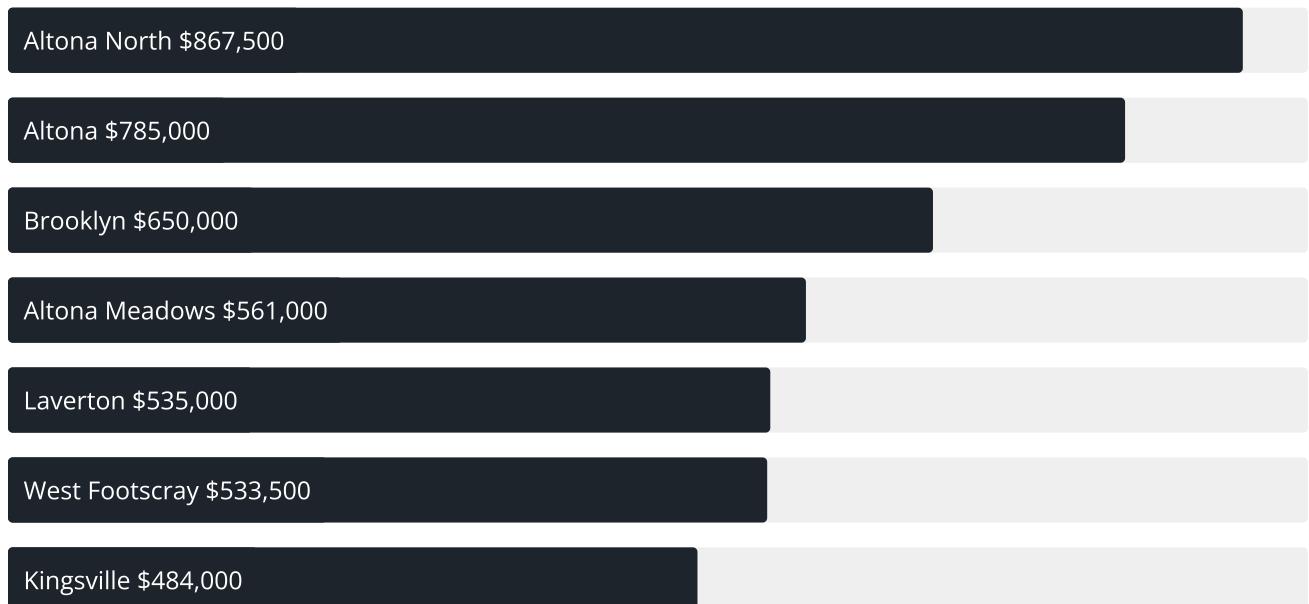
Surrounding Suburbs

SEABROOK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SEABROOK SUBURB REPORT

Sale method²



● Auction 18%
● Private 82%

Auction clearance rate³

100%

Median days on market³

28 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

\$510 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
 155 Seabrook Blvd Seabrook	3	House	\$805,000	18 Dec 2025
 67 Shane Av Seabrook	4	House	\$910,000	11 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
 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

Sold Properties

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



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 08/01/2026

- 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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