



Seabrook

Suburb Report



Your connection to property insights



JellisCraig

SEABROOK SUBURB REPORT

Median house price¹

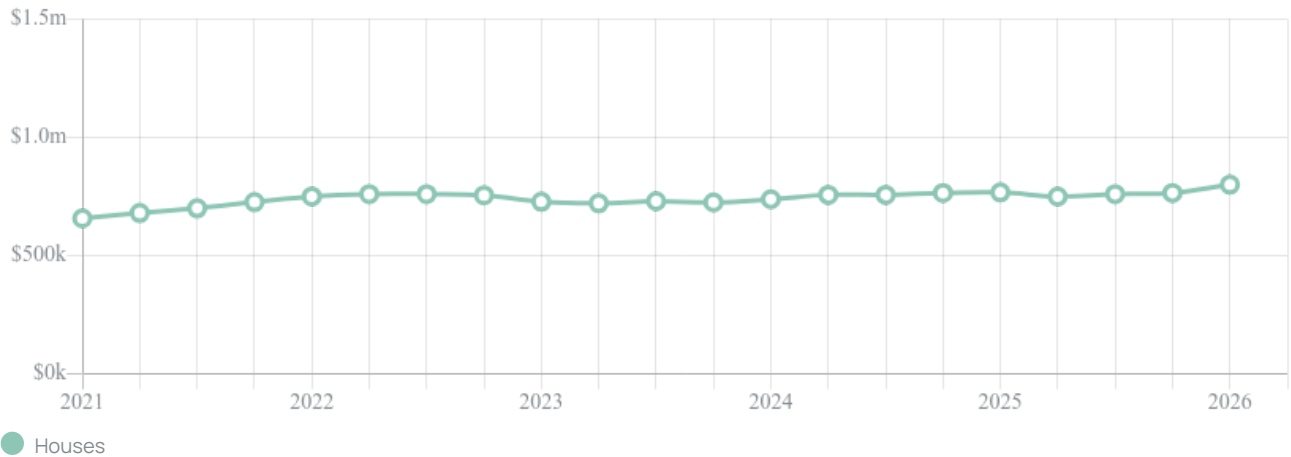
Median

\$800k

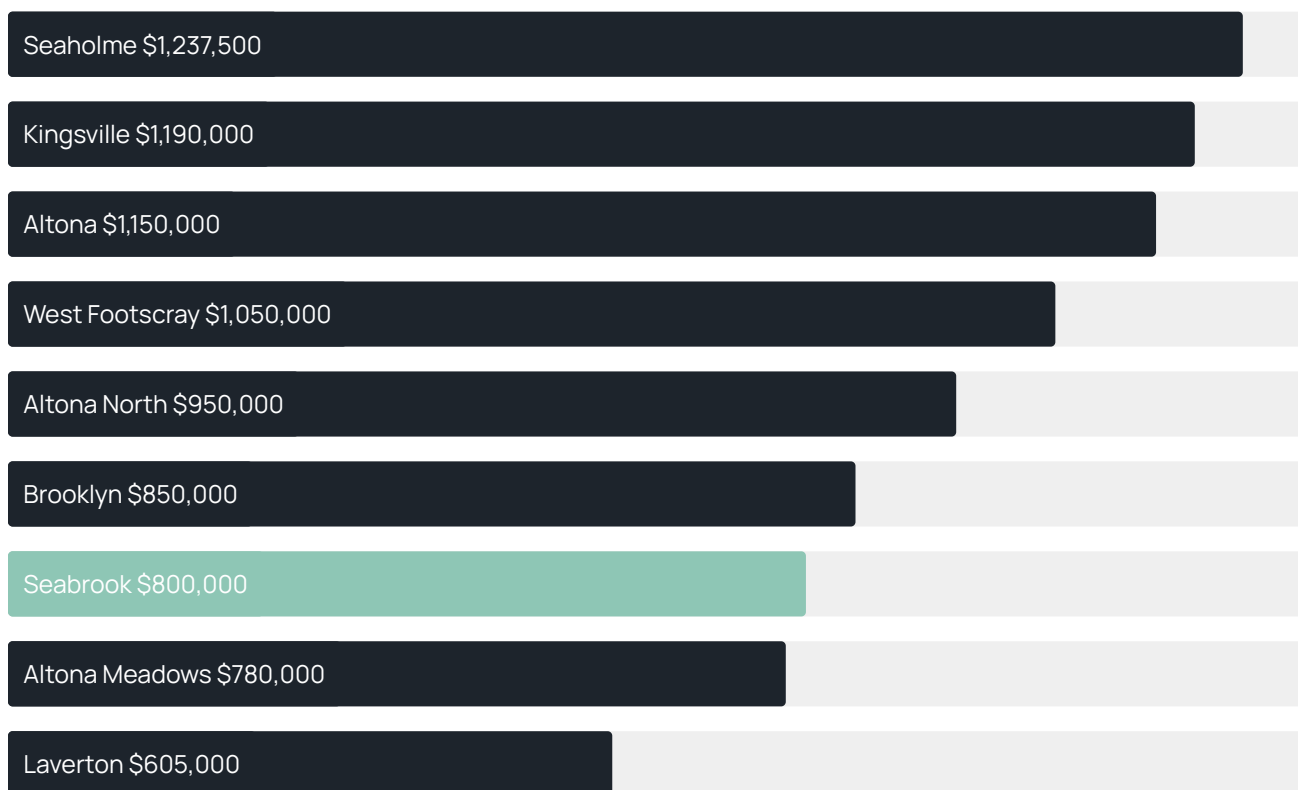
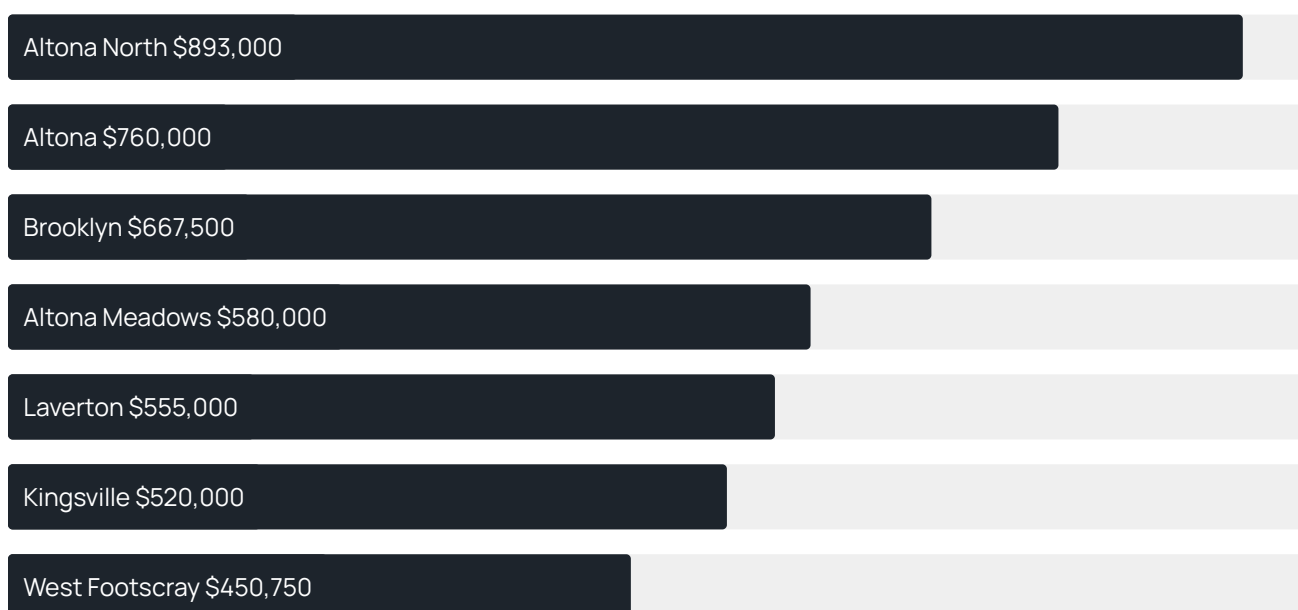
Quarterly price change

4.57% ↑

Quarterly price change¹



SEABROOK SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 20%
● Private 80%

Auction clearance rate³

100%

Median days on market³

35 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

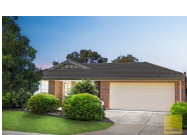
SEABROOK SUBURB REPORT

Recent Seabrook sales

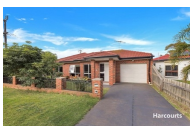
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 154 Shane Av Seabrook	4	House	\$817,000	10 Jun 2026
 1/106 Point Cook Rd Seabrook	2	Unit	\$490,000	06 Jun 2026
 6 Fleming Av Seabrook	5	House	\$999,000	03 Jun 2026
 13 Charles Swanston Way SEABROOK	4	House	\$897,000	01 Jun 2026
 5/23-29 Catherine Rd Seabrook	3	Townhouse	\$561,500	01 Jun 2026
 11 Ocean Gr Seabrook	4	House	\$875,000	19 May 2026
 153 Seabrook Blvd Seabrook	4	House	\$890,000	04 May 2026
 4 Mark Ct Seabrook	3	House	\$695,000	29 Apr 2026
 6 Irrewarra Ct Seabrook	3	House	\$950,000	30 Mar 2026
 75 Shane Av Seabrook	3	House	\$620,000	13 Mar 2026

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 57 Truganina Av Seabrook	4	House	\$835,000	13 Mar 2026
 14 The Robbins Seabrook	3	House	\$853,000	11 Mar 2026
 130 Shane Av Seabrook	3	House	\$875,000	04 Mar 2026
 21 Canonbury Ccl Seabrook	3	House	\$715,000	03 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
 3 Anchor Ct Seabrook	3	House	\$877,000	19 Jan 2026

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/25 Shane Av SEABROOK	2	Unit	\$515,000	09 Jan 2026
 11 Canonbury Ccl Seabrook	3	House	\$750,000	29 Dec 2025
 66a Point Cook Rd Seabrook	2	House	\$510,000	20 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
 50 Canonbury Ccl Seabrook	3	House	\$840,000	26 Nov 2025
 19/23-29 Catherine Rd Seabrook	3	Townhouse	\$545,000	22 Nov 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 01/07/2026

- 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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