



Seabrook

# Suburb Report



Your connection to property insights



**JellisCraig**

SEABROOK SUBURB REPORT

Median house price<sup>1</sup>

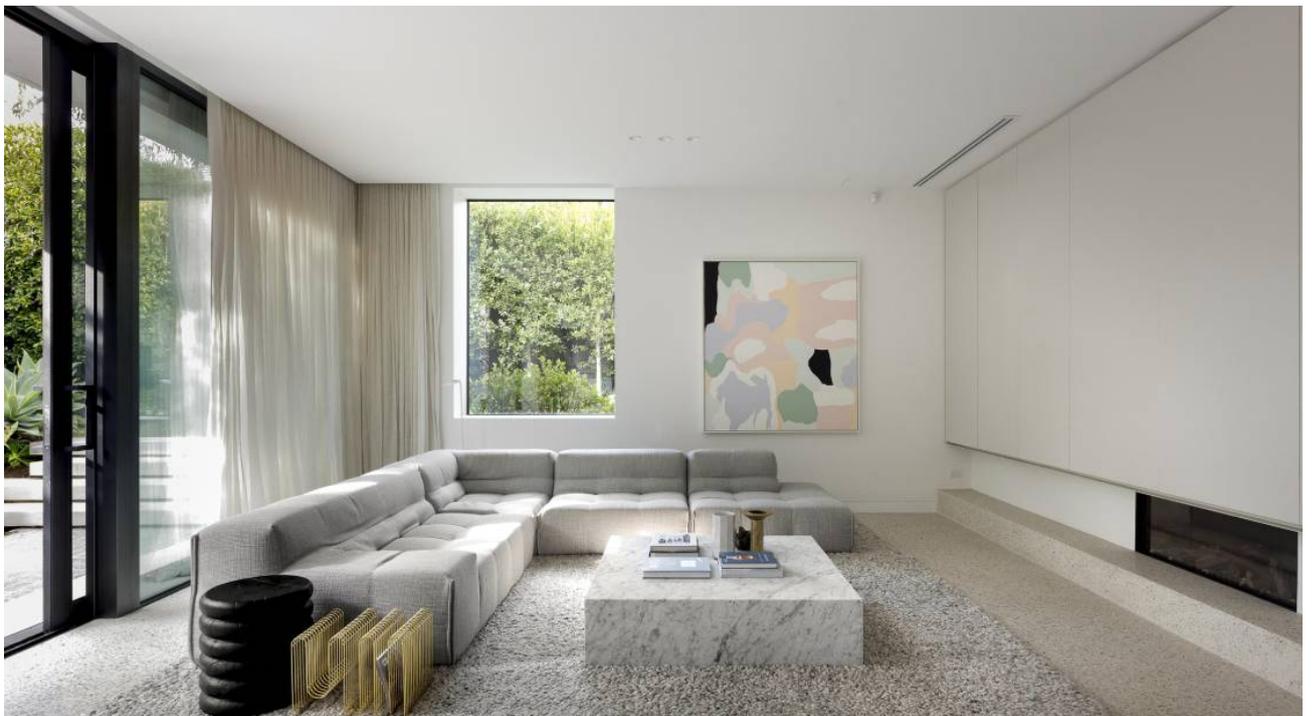
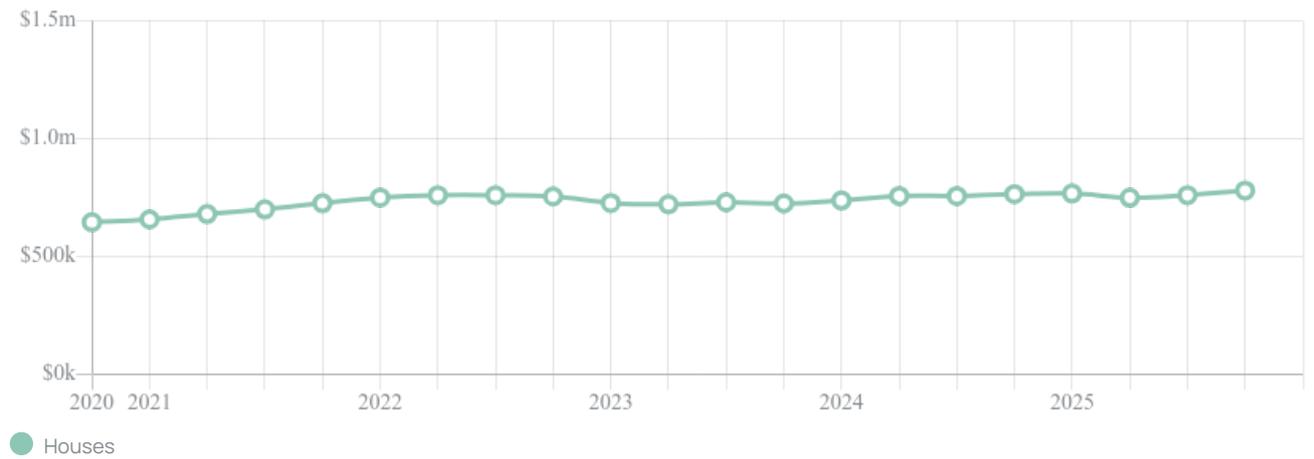
Median

\$780k

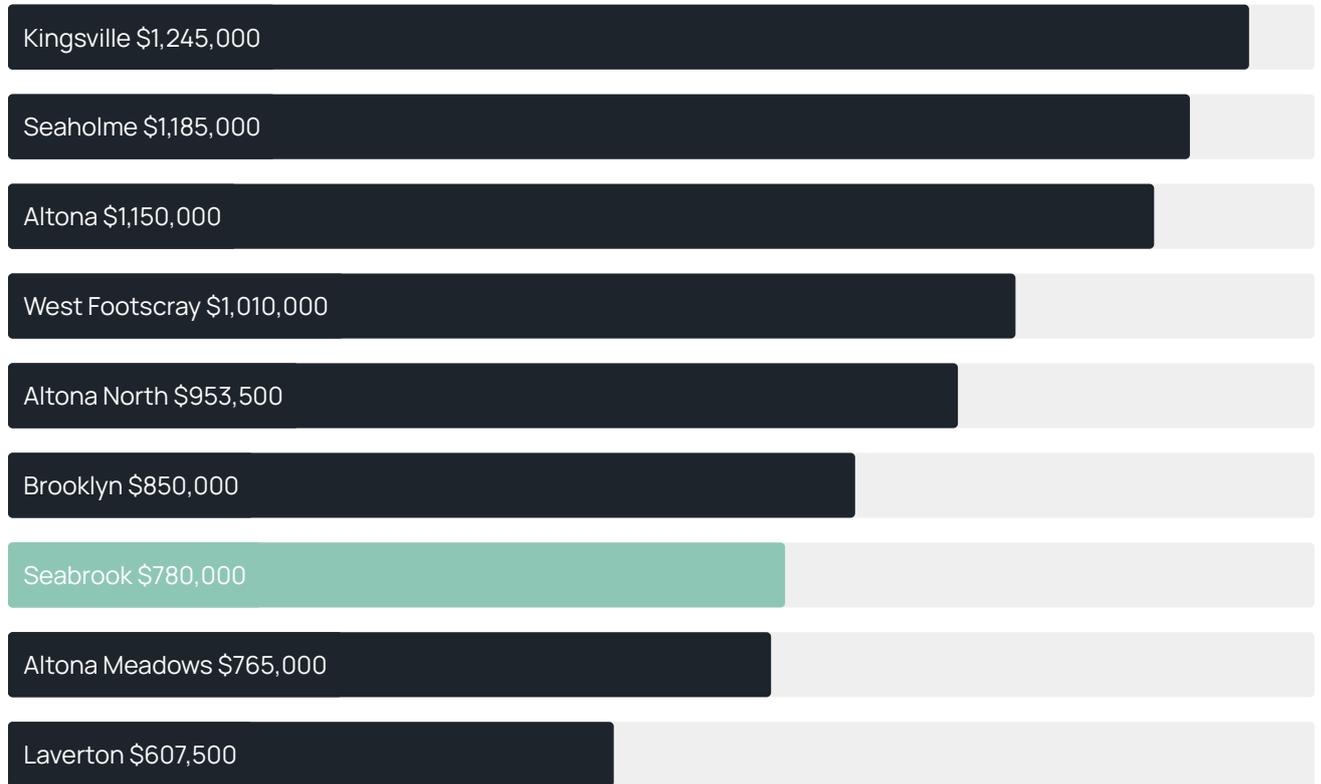
Quarterly price change

2.63% ↑

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 20%  
● Private 80%

Auction clearance rate<sup>3</sup>

50%

Median days on market<sup>3</sup>

27 days

Average hold period<sup>1</sup>

8.5 years

Dwelling type<sup>5</sup>



● Houses 97% ● Units 3%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

4,952

Median asking rent<sup>1</sup>

\$530 per week

Median age<sup>5</sup>

37 years

Rental yield<sup>1</sup>

3.46%

Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2 George Benjamin Ct Seabrook	3	House	\$770,000	24 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
 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

## SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

## 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 Chirside 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



**Jellis Craig Williamstown**  
84 Ferguson Street, Williamstown  
03 8387 0000

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.

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Data is current as of PDF generation date 01/03/2026

- 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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