



Seabrook

Suburb Report



Your connection to property insights



JellisCraig

SEABROOK SUBURB REPORT

Median house price¹

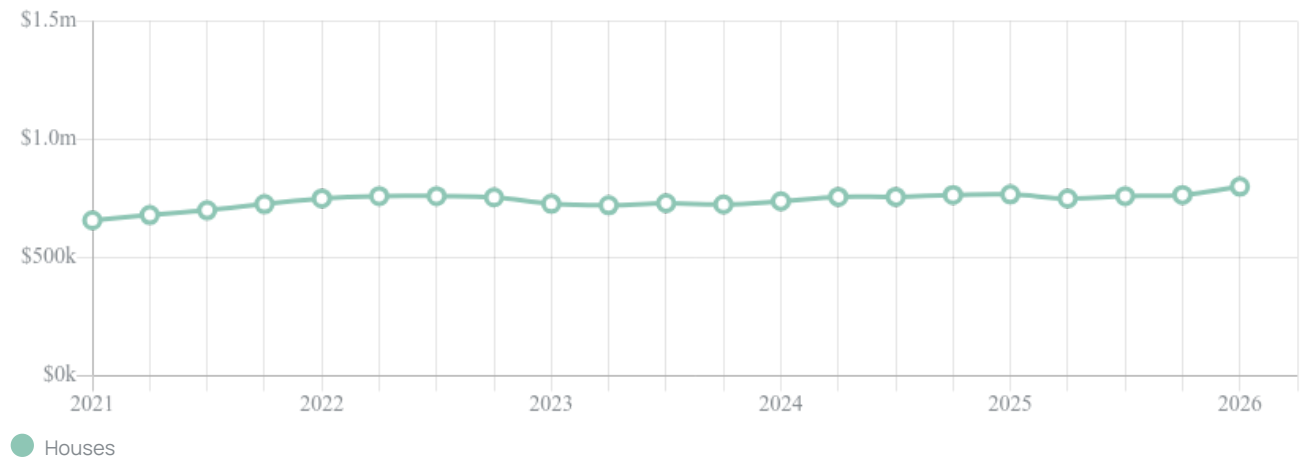
Median

\$800k

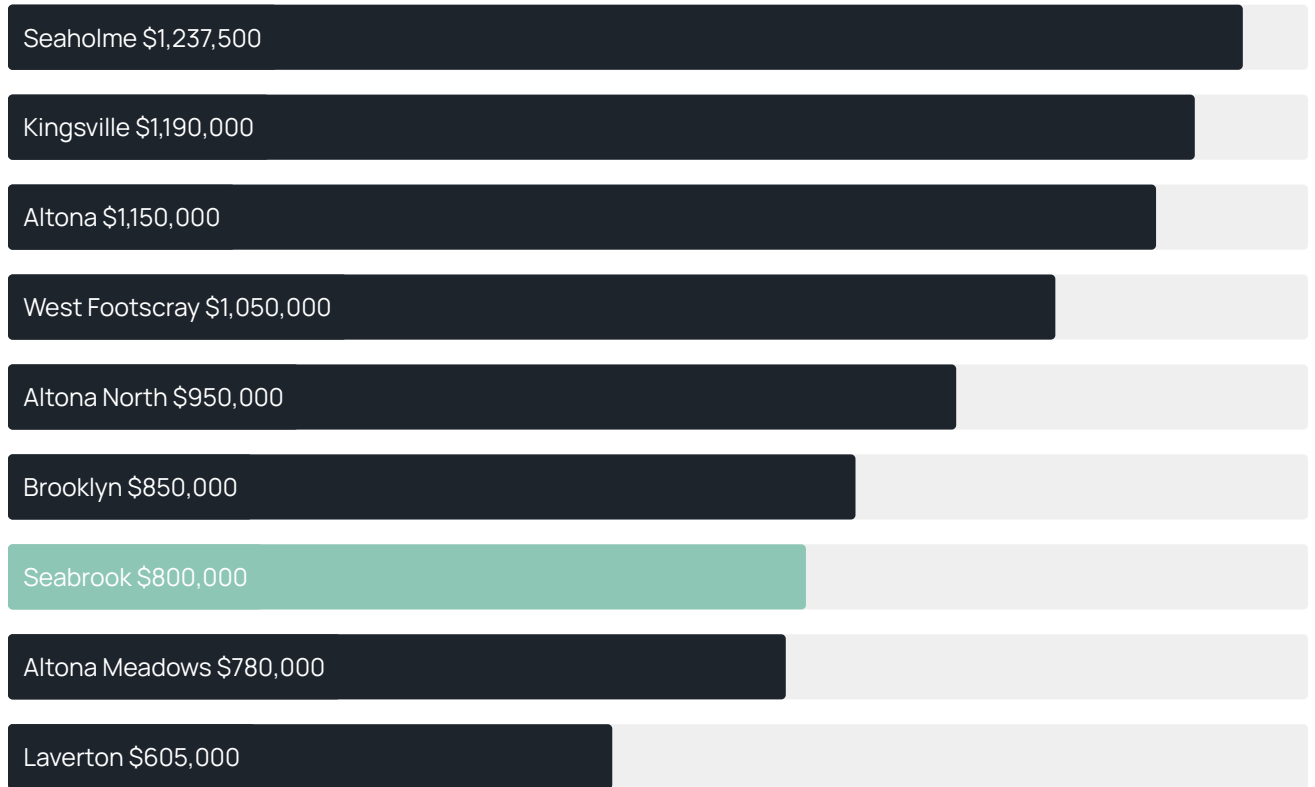
Quarterly price change

4.57% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 13%
- Private 88%

Median days on market³
18 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





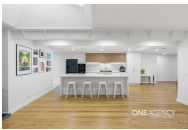
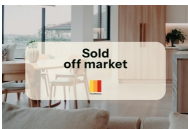

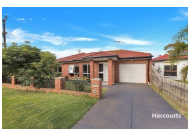


SEABROOK SUBURB REPORT

Recent Seabrook sales





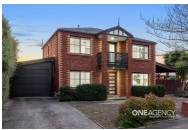





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6 Irrewarra Ct Seabrook	3	House	\$950,000	30 Mar 2026
 75 Shane Av Seabrook	3	House	\$620,000	13 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

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 61 St Anthony Ct Seabrook	3	House	\$800,000	07 Oct 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.

Data is current as of PDF generation date 01/05/2026

- 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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