Seabrook

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$820k

Monthly median price change[2]

-0.91% ↓

Median unit price

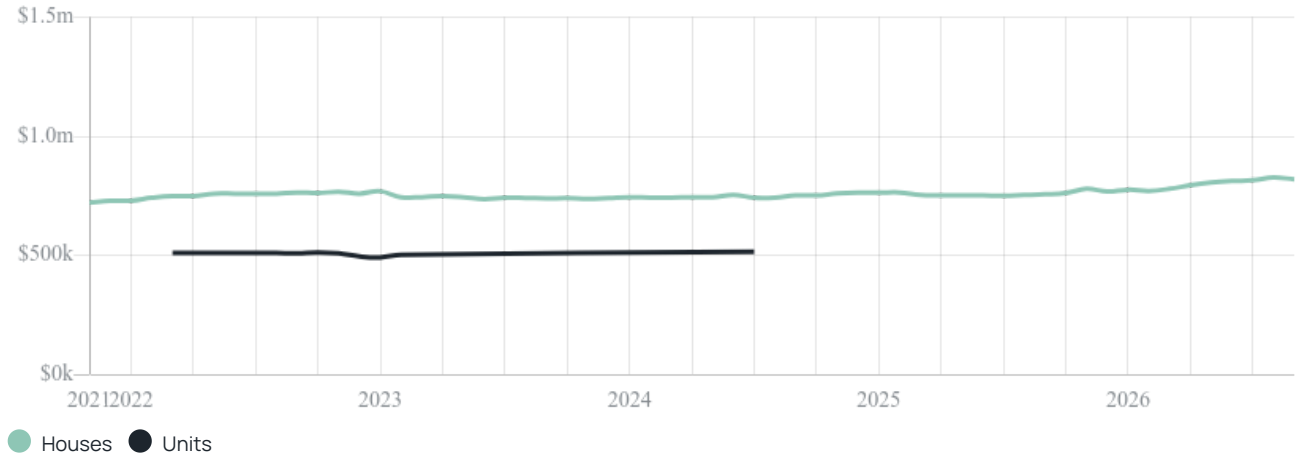
Median[1]

$517k

Monthly median price change[2]

2.68% ↑

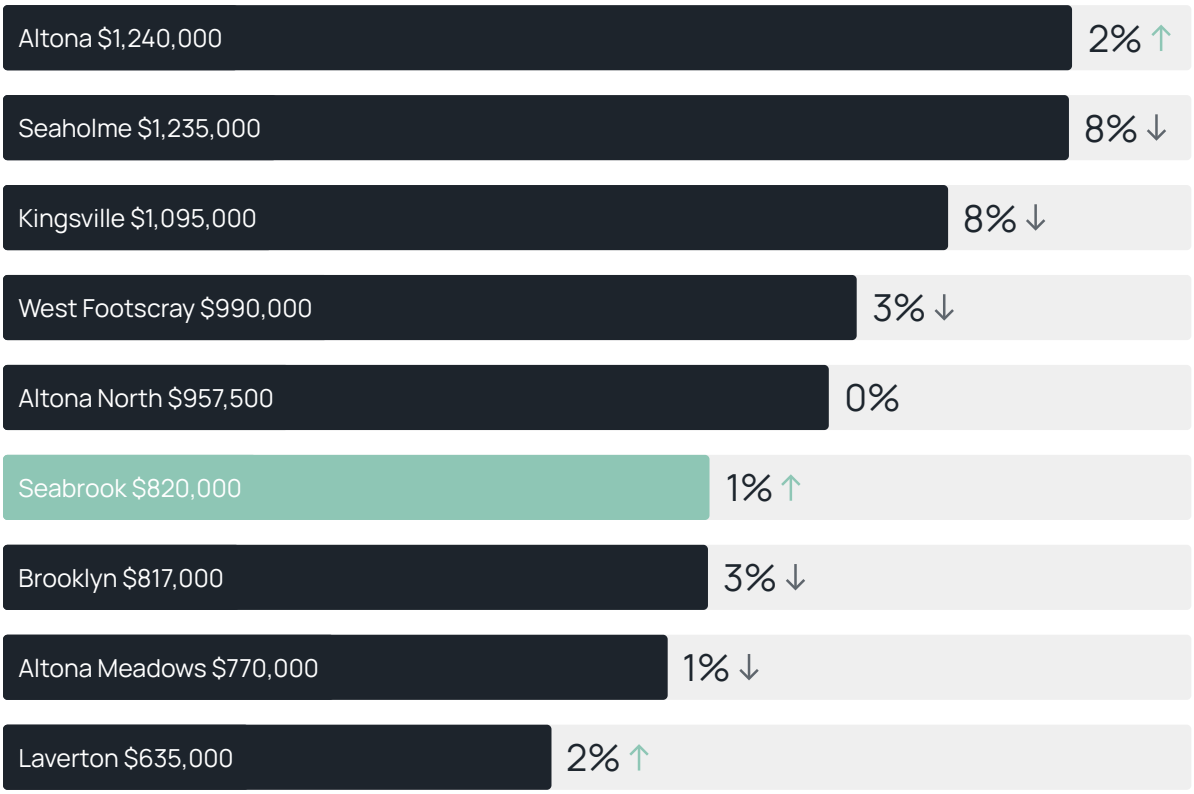
Seabrook monthly median property prices[3]



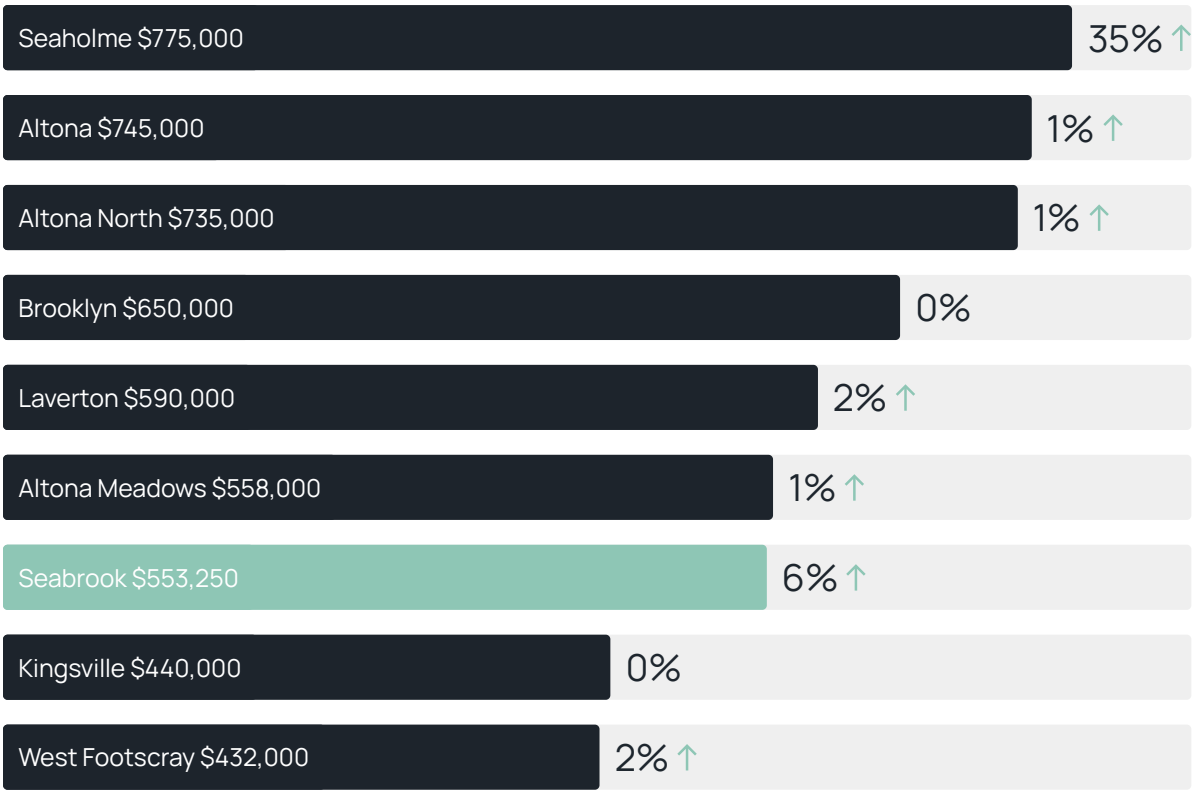


Surrounding Suburbs

Median house price[1,2]

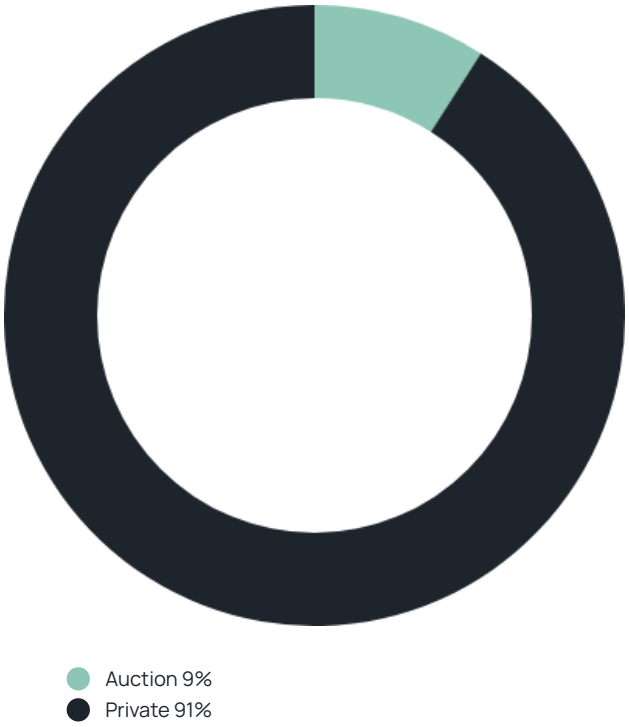


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
31 days	52 days

Average hold period[1]

House	Unit
10.4 years	11.8 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

4,952

Median age[7]

37 years

Median household size[7]

2.9 people

Median asking rent per week[1]

House	Unit
$530	$480

Rental yield[8]

House	Unit
3.99%	4.53%

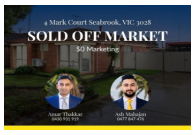
Sold Properties

Recent Seabrook sales[5]

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
	53 Truganina Avenue Seabrook	4	House	$885,000	29 Oct 2026
	2/107 Seabrook Boulevard Seabrook	3	Unit	$581,000	26 Oct 2026
	1B Glenelg Way Seabrook	3	Unit	$600,000	22 Oct 2026
	8 Teatree Place Seabrook	3	House	$841,000	30 Sep 2026
	1 Fleming Avenue Seabrook	4	House	$920,000	28 Sep 2026
	1/59 Canonbury Circle Seabrook	2	Unit	$580,000	18 Sep 2026
	70 Mintaro Way Seabrook	3	House	Undisclosed	17 Sep 2026
	1a Glenelg Way Seabrook	3	Villa	$591,000	11 Sep 2026
	4 Seabrook BLVD Seabrook	4	House	$880,000	04 Sep 2026
	36 Shane Avenue Seabrook	3	House	$705,000	04 Sep 2026

Address		Bedrooms	Type	Price	Sold
	9 William Leake Avenue Seabrook	6	House	$1,130,000	31 Aug 2026
	11 Kempton Court Seabrook	3	House	$740,000	18 Aug 2026
	3 Eva Court Seabrook	3	House	$742,500	18 Aug 2026
	unit 9/23-29 Catherine Road Seabrook	3	Townhouse	$580,000	17 Aug 2026
	32 Kingfisher Drive Seabrook	4	House	$840,000	13 Aug 2026
	14 The Terrace Seabrook	4	House	$930,000	07 Aug 2026
	57 Canonbury Circle Seabrook	3	House	$848,750	07 Aug 2026
	25 John August Walk Seabrook	5	House	$1,015,000	29 Jul 2026
	1 Yolanta Court Seabrook	3	House	$737,500	28 Jul 2026
	15A Canonbury Circle Seabrook	3	House	Undisclosed	27 Jul 2026

	Address	Bedrooms	Type	Price	Sold
	13 Haricot Court Seabrook	5	House	$842,000	16 Jul 2026
	17 Seaside Close Seabrook	3	House	$740,000	12 Jul 2026
	154 Shane Avenue Seabrook	4	House	$817,000	10 Jun 2026
	1/106 Point Cook Road Seabrook	2	Unit	$490,000	06 Jun 2026
	6 Fleming Avenue Seabrook	5	House	$999,000	03 Jun 2026
	4 Mark Court Seabrook	3	House	$695,000	03 Jun 2026
	5/23 - 29 Catherine Road Seabrook	3	Townhouse	$561,500	01 Jun 2026
	13 Charles Swanston Way Seabrook	4	House	$897,000	01 Jun 2026
	4 Eva Court Seabrook	3	House	$750,000	26 May 2026
	11 Ocean Grove Seabrook	4	House	$875,000	19 May 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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