



Seabrook

Suburb Report



Your connection to property insights



JellisCraig

SEABROOK SUBURB REPORT

Median house price¹

Median

\$828k

Quarterly price change

1.53% ↑

Median unit price¹

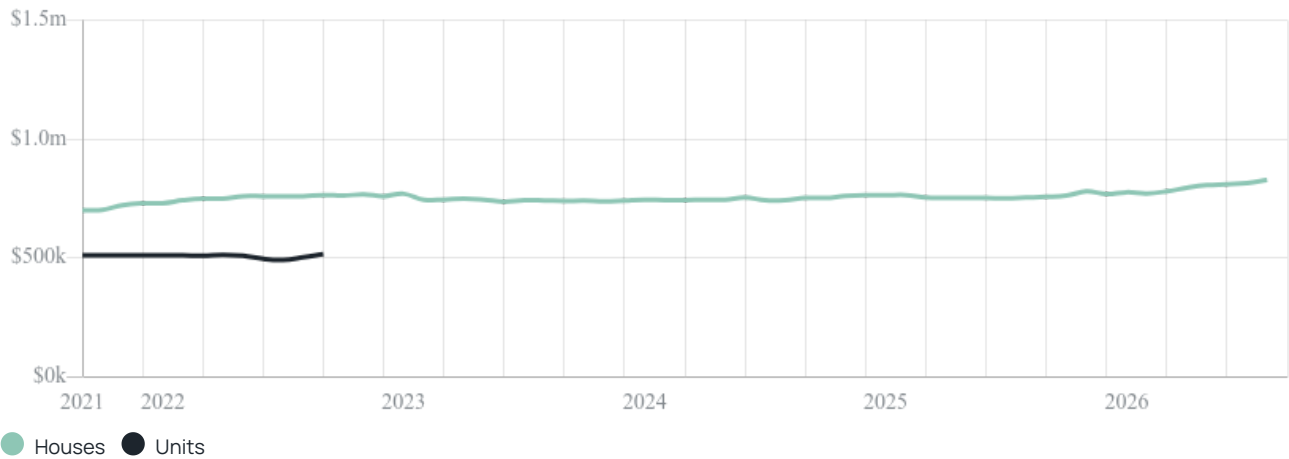
Median

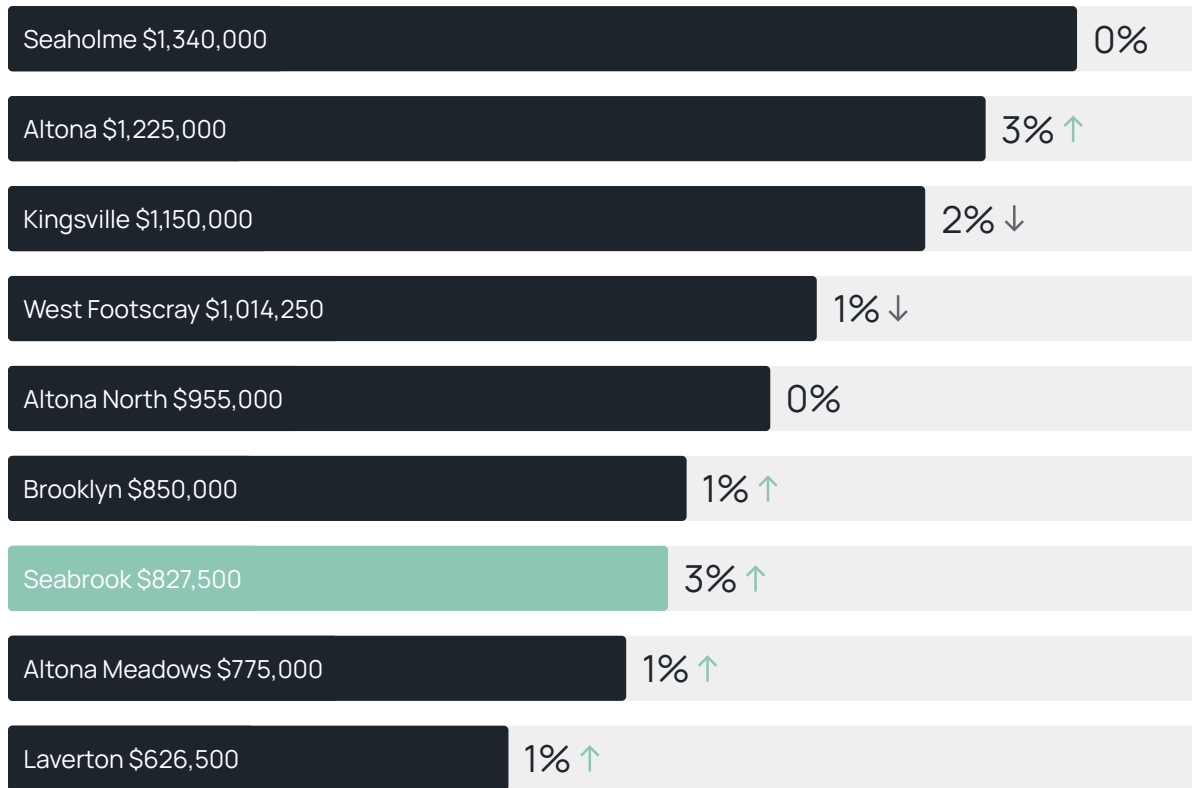
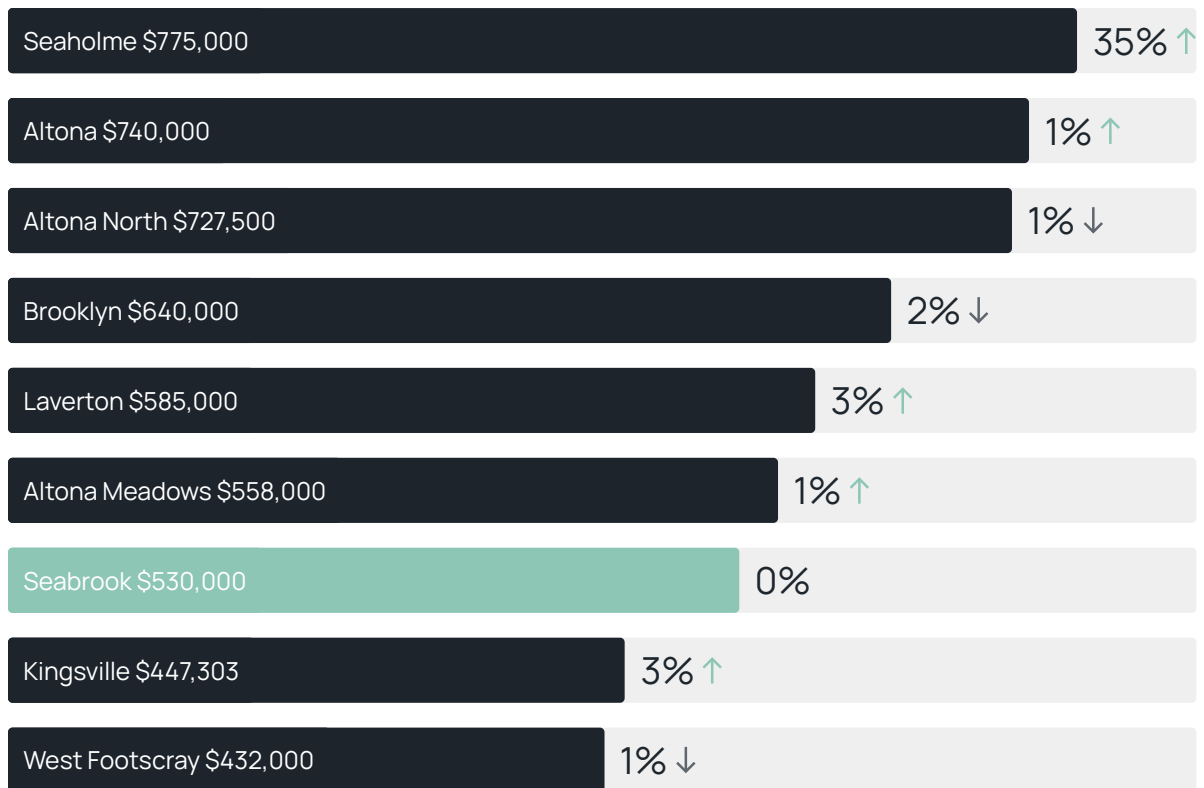
\$517k

Quarterly price change

2.68% ↑

Seabrook quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 9%
● Private 91%

Auction clearance rate³

50%

Median days on market³

House

Unit

31 days

51 days

Average hold period¹

House

Unit

11.3 years

12.4 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 36% ● Mortgaged 44% ● Rented 20%

Population⁵

4,952

Median asking rent per week¹

Unit

\$530

\$478

Median age⁵

37 years

Rental yield¹

House

Unit

4%

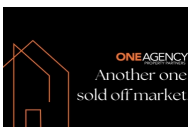
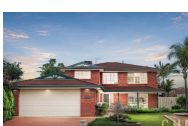
4.67%

Median household size⁵

2.9 people

Recent Seabrook sales²

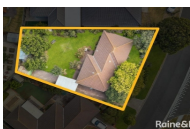
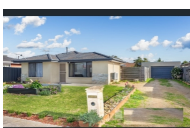
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4 Seabrook BLVD Seabrook	4	House	Undisclosed	04 Sep 2026
 9 William Leake Avenue Seabrook	6	House	\$1,130,000	31 Aug 2026
 11 Kempton Court Seabrook	3	House	Undisclosed	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

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15A Canonbury Circle Seabrook	3	House	Undisclosed	27 Jul 2026
 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

SEABROOK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Ocean Grove Seabrook	4	House	\$875,000	19 May 2026
 2 Spindrift Way Seabrook	4	House	\$860,000	18 May 2026
 153 Seabrook Boulevard Seabrook	4	House	\$890,000	04 May 2026
 17 Mintaro Way Seabrook	4	House	\$870,000	22 Apr 2026
 6 Irrewarra Court Seabrook	3	House	\$950,000	30 Mar 2026
 14 The Robbins Seabrook	3	House	\$848,000	26 Mar 2026
 75 Shane Avenue Seabrook	3	House	\$620,000	13 Mar 2026
 21 Canonbury Circle Seabrook	3	House	\$715,000	09 Mar 2026
 130 Shane Avenue Seabrook	3	House	\$875,000	04 Mar 2026
 104 Shane Avenue Seabrook	3	House	\$750,000	27 Feb 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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