



The Difference

2025 Wrap Up Market Report

Seaforth and surrounds
market performance



LJ Hooker



Seaforth

Market performance overview

Seaforth remains highly valued for its family-friendly lifestyle, leafy streets, and proximity to the water. The local buyer pool is diverse, including upgrading families and affluent Eastern suburbs, Inner West & Lower North Shore relocators.

The median sale price for houses in Seaforth has grown 3.6% in the 12 months to December 2025, reaching over \$3.7 million. Looking back 5 years, the median was just under \$2.8 million showing several years of exceptional growth.

Properties that are accurately priced and impeccably presented are selling quickly with competitive interest. A clear trend is the premium placed on turnkey, modern homes in the \$3M-\$5M bracket, as buyers prioritise condition over renovation potential.

\$3,737,500

DECEMBER MEDIAN
SALE PRICE

111

SALES
IN 2025

58

DECEMBER
AVERAGE DAYS
ON MARKET



Our team of local property experts brings deep market knowledge and decades of experience, helping you make the best decisions for your property.



“Tim's negotiation skills and communication with all parties involved was second to none. I would highly recommend Tim, Glen and their experienced Team to anyone who seeks the highest of attention to detail when selling or buying a home. Thank you for your professionalism and integrity throughout our campaign.”

Nicole Bradford, recent seller



Book your free expert property appraisal today and experience the difference.

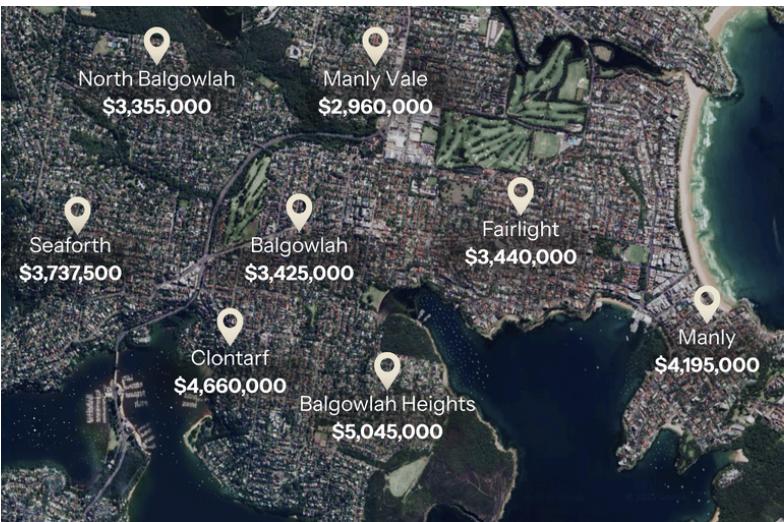
Recap of recent local market trends

Seaforth and surrounds continue to demonstrate resilience as highly sought-after, premium suburbs on the Lower Northern Beaches. While buyer demand remains robust, the market has entered a period where **strategy and presentation** are more critical than ever. This separates quick, premium sales from those that languish on the market for extended periods of time.

Hyper-local performance snapshot

The market is currently split. Properties that are well-presented and appropriately priced generate immediate, competitive interest, resulting in strong sales in a matter of weeks. However, we observed back **in November** that almost **half of listings in Seaforth** spent over two months on the market. Just before Christmas, of the 17 properties still available for sale, there was a range from being on the market for 2 months through to 700+ days for the oldest listing.

Our latest data shows 11 sales in October, 12 in November and only 3 in December, reflecting the slow down in the run up to the festive season. Prices have ranged from a 2 bedroom unit for \$1.6 million, to several prestige homes over \$6M. Accurate pricing is key: homes priced correctly upfront are seeing competition drive results above the initial guide, while homes with over-ambitious price expectations are often languishing on the market.



What the Seaforth buyer wants

The local buyer pool is diverse, encompassing local families upgrading and affluent buyers relocating from the Eastern Suburbs, Inner West and Lower North Shore, all seeking perceived better value for the lifestyle on offer.

A clear trend is emerging in the \$3M-\$5M price bracket: buyers are prioritising **current condition over renovation potential**. We are seeing stronger interest in modern, fresh designer homes with no work to be done, as opposed to solid older builds or homes requiring substantial renovation. Buyers are prepared to pay a premium for **turnkey readiness**, valuing a hassle-free transition into their new lifestyle.

Strategic outlook and vendor advice

With current inventory levels below historical trends, we saw the usual seasonal slowdown through December. The market will return to full momentum when schools resume at the end of January.

Our single most important piece of advice is: **Do not rush to market just after the New Year**. Instead, use the slower holiday period for preparation. We strongly recommend that vendors use this time to perfect the presentation of their home. We guide our clients through decluttering and identify the most **cost-effective enhancements** that will provide the maximum uplift to the ultimate sale price when the full pool of premium buyers returns in late January.

If you would like an update on what your property is worth now, we welcome you to give our team a call or [enquire online](#).

We would be happy to provide a no-obligation market appraisal.

Seaforth

	ADDRESS	BED	BATH	CAR	SQM	PRICE
\$7M+	8 Battle Boulevard	5	4	2	802	Undisclosed
	22 Jenner Street	5	3	2	748	\$6,150,000
\$6M+	42 Ellery Parade	5	3	2	721	Undisclosed
	24 Boronia Lane	5	3	2	1,148	Undisclosed
\$5M+	77 Peacock Street	4	3	2	668	\$5,250,000
	59 Gurney Crescent	5	2	2	1,034	Undisclosed
	6 Gurney Crescent	4	3	3	624	\$4,575,000
	24 Waterview Street	5	3	2	1,050	\$4,560,000
	14 Boronia Lane	5	2	2	1,022	Undisclosed
\$4M+	11 Harvey Street	4	4	2	557	\$4,200,000
	1 Ellery Parade	4	2	1	696	\$3,640,000
	1 Clavering Road	4	3	2	702	\$3,625,000
	23 Waterview Street	4	2	2	803	\$3,300,000
	3/3A Hope Street	5	3	2	-	Undisclosed
	3 Hope Street	5	3	2	569	\$3,250,000
\$3M+	36 Baringa Avenue	4	1	-	656	\$3,030,000
	7 Lister Avenue	2	1	-	539	\$2,783,000
	137 Upper Clontarf Street	4	2	1	527	Undisclosed
	18/42 Ethel Street	3	2	1	-	\$2,600,000
	90 Kirkwood Street	4	2	2	461	\$2,550,000
	24 Baringa Avenue	3	1	2	505	\$2,500,000
	3/53 Hope Street	3	2	1	-	\$2,400,000
\$2M+	24 Frenchs Forest Road	2	1	4	448	\$2,300,000
\$1M+	1/45 Ethel Street	2	2	2	-	\$1,600,000

October - December 2025

If you would like additional insights about these results, please contact our team.



The Difference

Partner with your local property experts today



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