

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and a swing set are visible in the background.

RayWhite.

Suburb flyover report

COOMBS (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

COOMBS - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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COOMBS - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|------------|--------------|
| 2012 | 3 | \$ 343,000 | 0.0 % | \$ 300,000 | \$ 343,000 |
| 2013 | 7 | \$ 375,000 | 9.3 % | \$ 372,000 | \$ 390,000 |
| 2014 | 19 | \$ 514,000 | 37.1 % | \$ 309,000 | \$ 3,123,000 |
| 2015 | 104 | \$ 589,975 | 14.8 % | \$ 336,950 | \$ 3,195,750 |
| 2016 | 52 | \$ 550,000 | -6.8 % | \$ 400,000 | \$ 1,206,000 |
| 2017 | 20 | \$ 918,750 | 67.0 % | \$ 272,500 | \$ 1,775,000 |
| 2018 | 25 | \$ 860,000 | -6.4 % | \$ 435,000 | \$ 1,377,000 |
| 2019 | 27 | \$ 895,000 | 4.1 % | \$ 205,500 | \$ 1,360,000 |
| 2020 | 37 | \$ 870,000 | -2.8 % | \$ 408,000 | \$ 1,575,000 |
| 2021 | 48 | \$ 1,122,500 | 29.0 % | \$ 299,000 | \$ 3,250,000 |
| 2022 | 38 | \$ 1,375,000 | 22.5 % | \$ 180,000 | \$ 2,050,000 |
| 2023 | 23 | \$ 990,000 | -28.0 % | \$ 472,000 | \$ 2,200,000 |
| 2024 | 0 | | | | |

Median Sale Price

\$990k

Based on 23 recorded House sales within the last 12 months (2023)

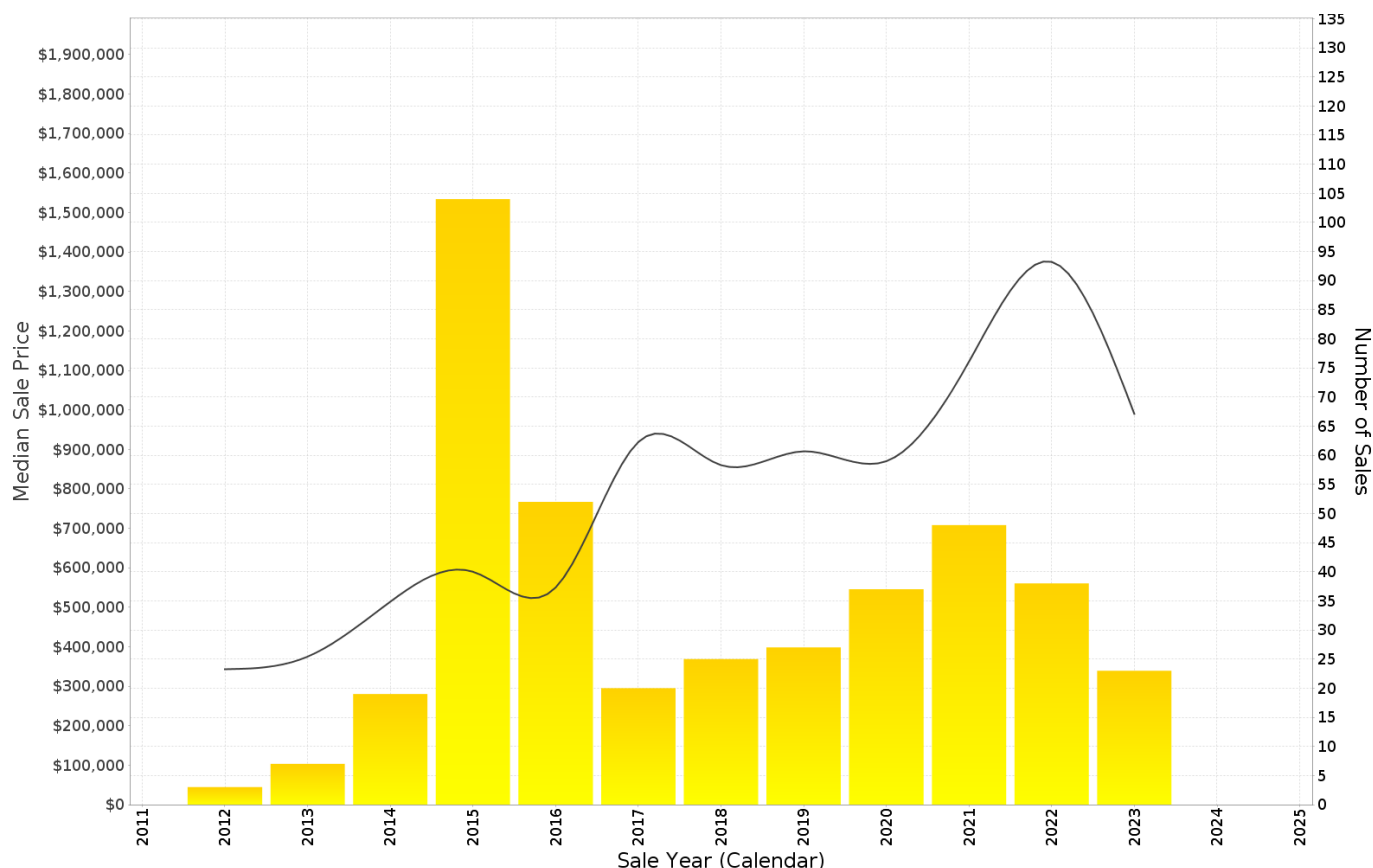
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

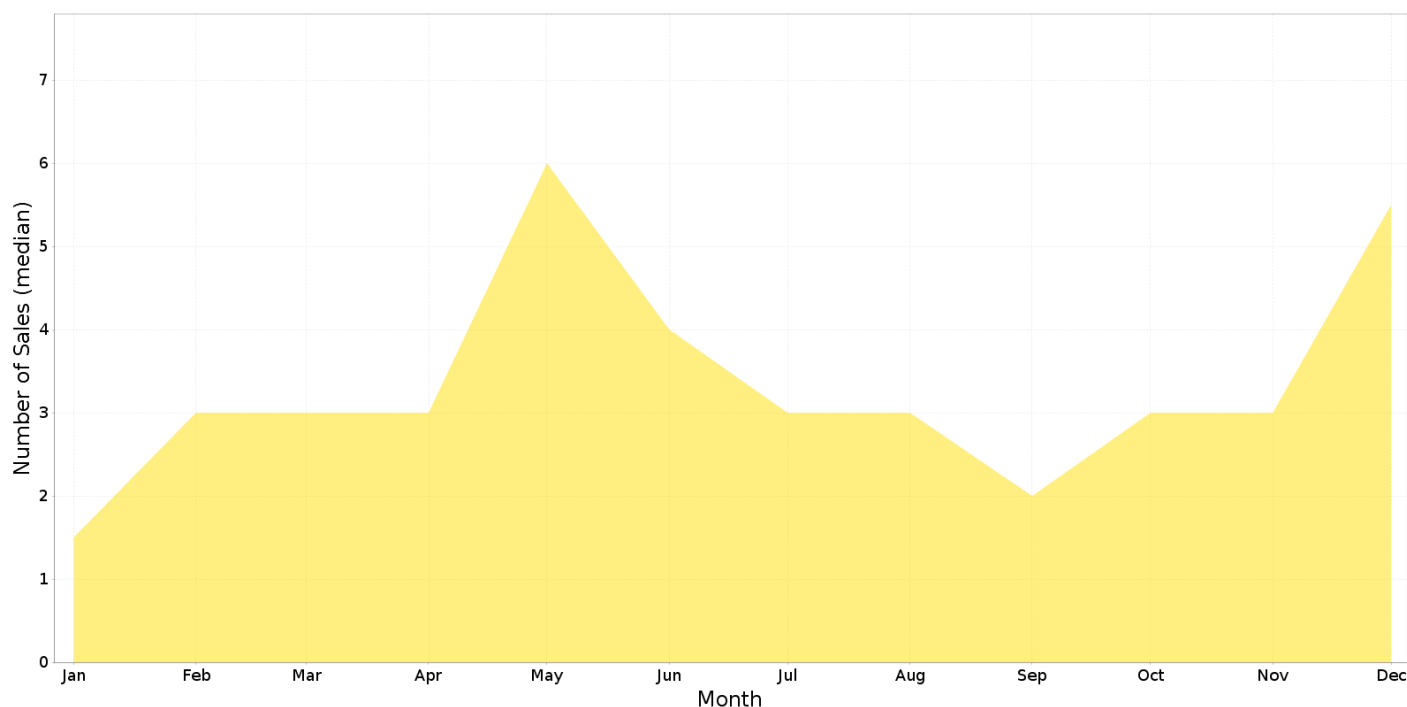
-28.0%

Current Median Price: \$990,000
Previous Median Price: \$1,375,000

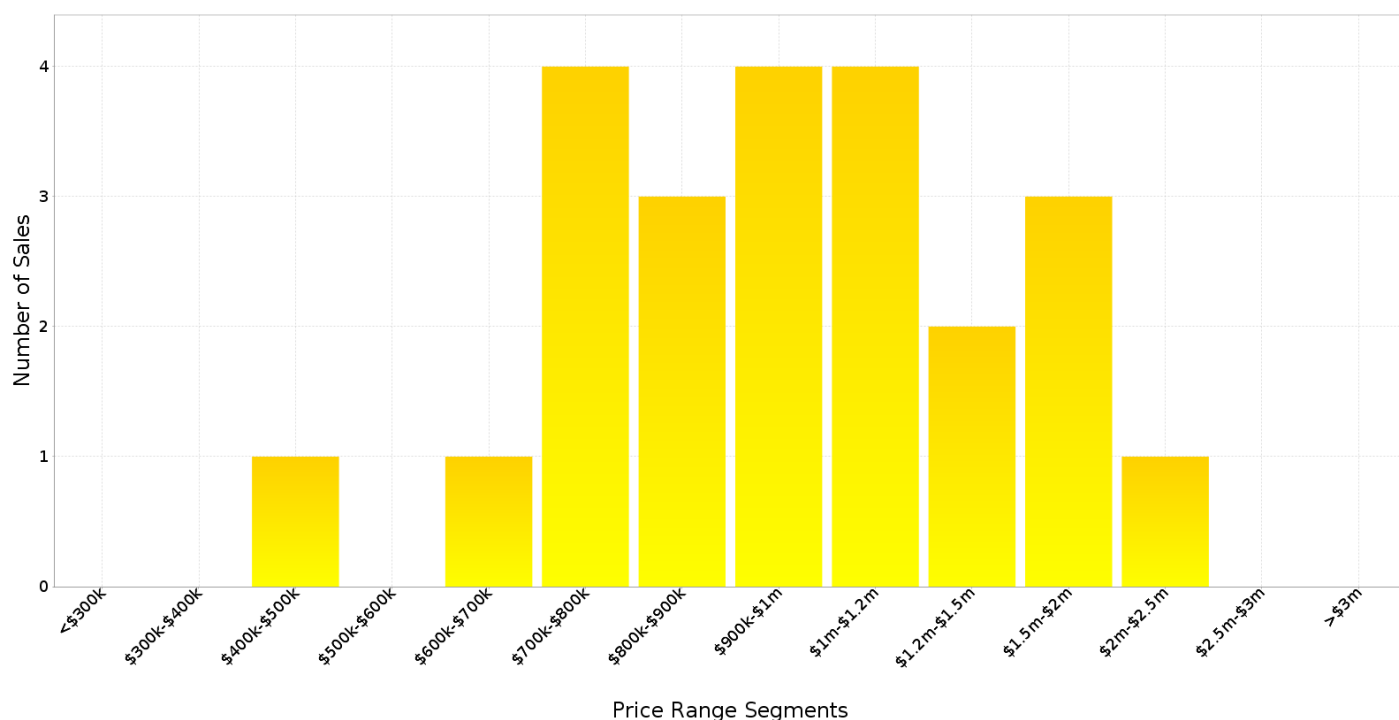
Based on 61 recorded House sales compared over the last two rolling 12 month periods



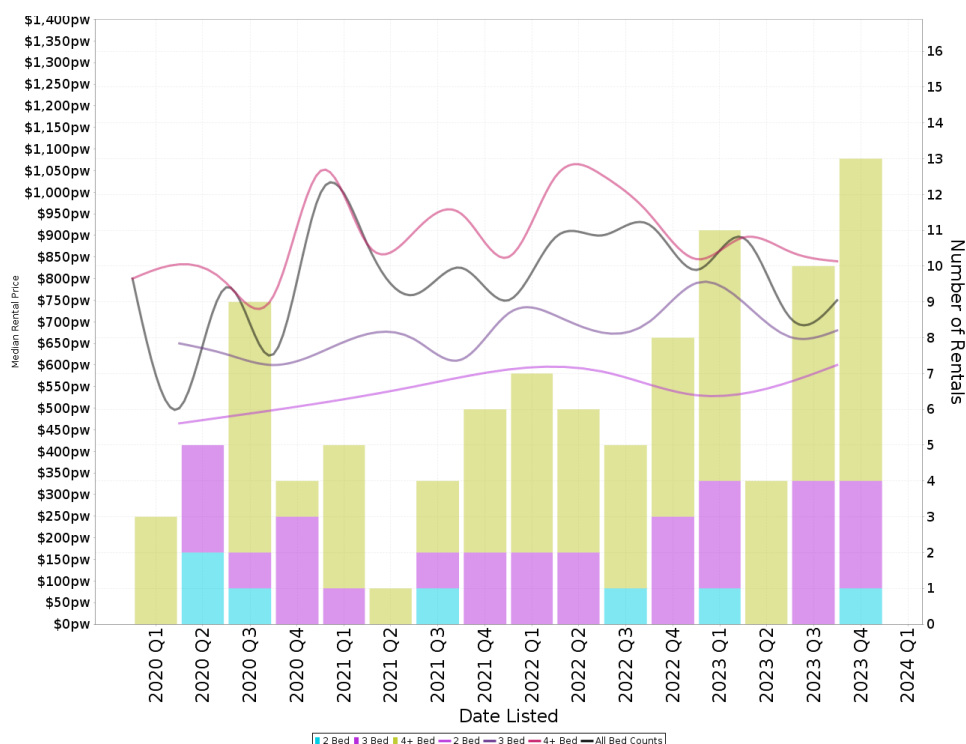
COOMBS - Peak Selling Periods (3 years)



COOMBS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-28.0%

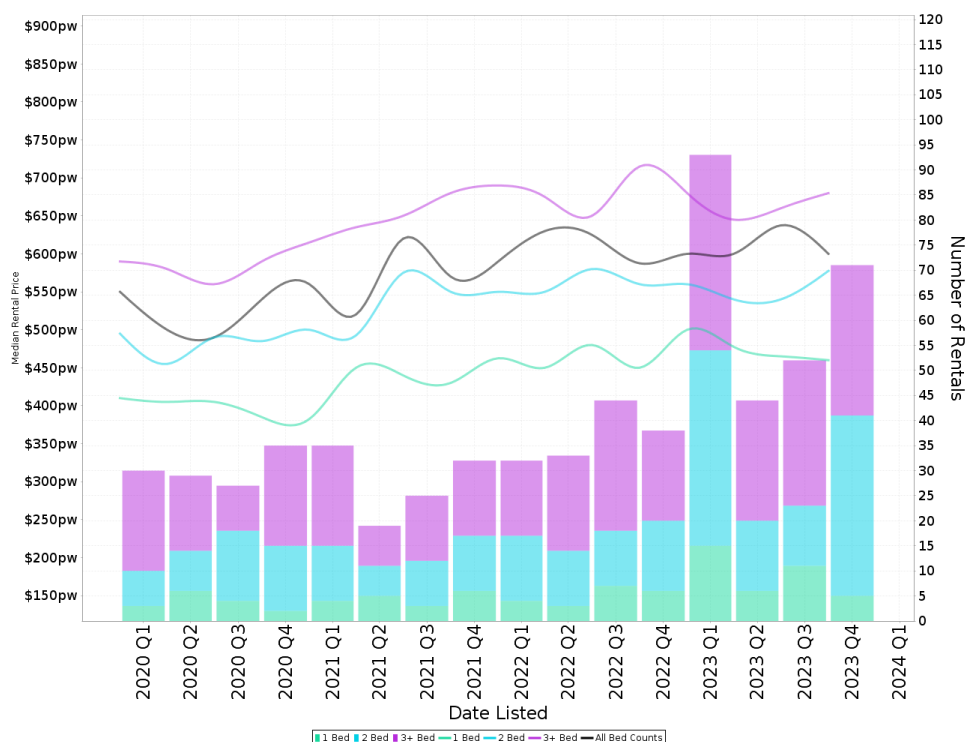
Current Median Price: \$990,000
Previous Median Price: \$1,375,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$990,000
Current Median Rent: \$793
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+30.8%

Current Median Price: \$679,950
Previous Median Price: \$520,000
Based on 308 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$679,950
Current Median Rent: \$600
Based on 260 registered Unit rentals compared over the last 12 months.

COOMBS - Recently Sold Properties

Median Sale Price

\$990k

Based on 23 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-28.0%

Current Median Price: \$990,000
Previous Median Price: \$1,375,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

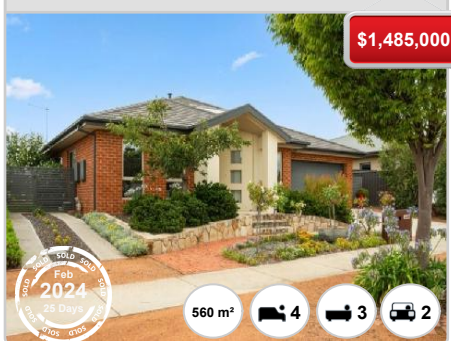
Sold Properties

23

Based on recorded House sales within the 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

32 CASTAN ST



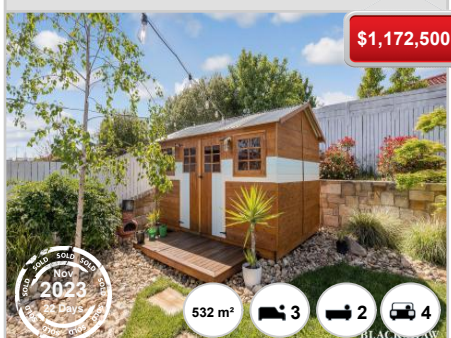
4 TAGGART TCE



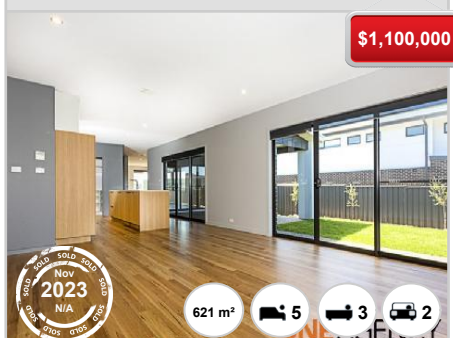
9 BUTTFIELD ST



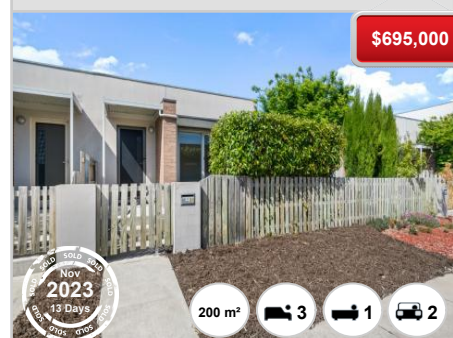
24 HAROLD WHITE AVE



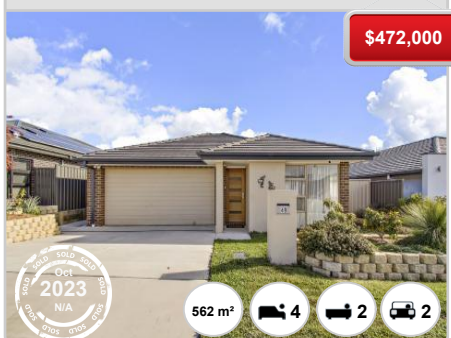
20 HAVILAND ST



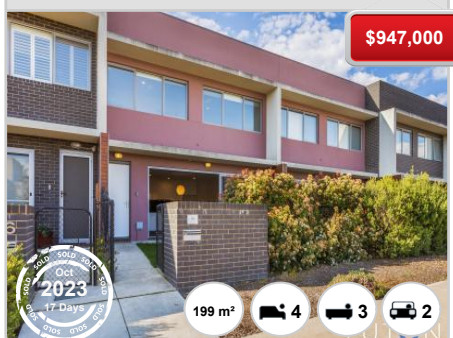
31 CHANTER TCE



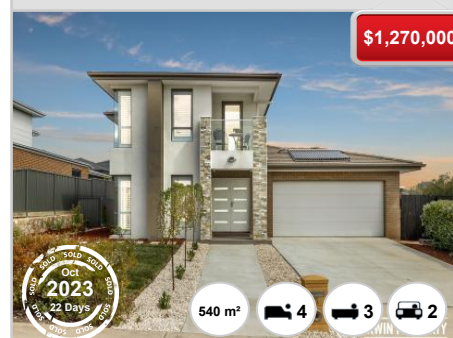
49 HAROLD WHITE AVE

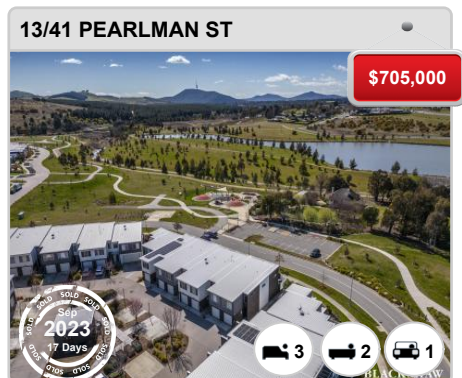
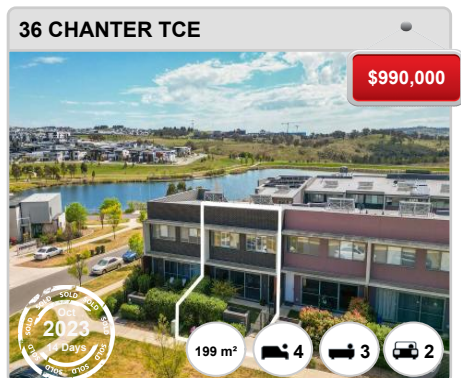


34 CHANTER TCE



15 STAN DAVEY RISE





COOMBS - Properties For Rent

Median Rental Price

\$793 /w

Based on 38 recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.2%

Current Median Price: \$990,000
Current Median Rent: \$793

Based on 23 recorded House sales and 38 House rentals compared over the last 12 months

Number of Rentals


38

Based on recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

62 Cornelius Street

\$925 per week




Feb 2024
2 Days

679 m² 4 3 2

125/2 WOODBERRY AVENUE

\$690 per week




Feb 2024
4 Days

1.24 ha 2 2 2

16 LAFFAN STREET

\$850 per week




Feb 2024
14 Days

403 m² 4 2 2

16 Laffan Street

\$850 per week




Jan 2024
51 Days

403 m² 4 2 2

24/2 Cornelius Street

\$750 P/W




Dec 2023
87 Days

6,582 m² 4 2 2

13 TRASK STREET

\$895 per week



Nov 2023
98 Days

448 m² 4 2 2