



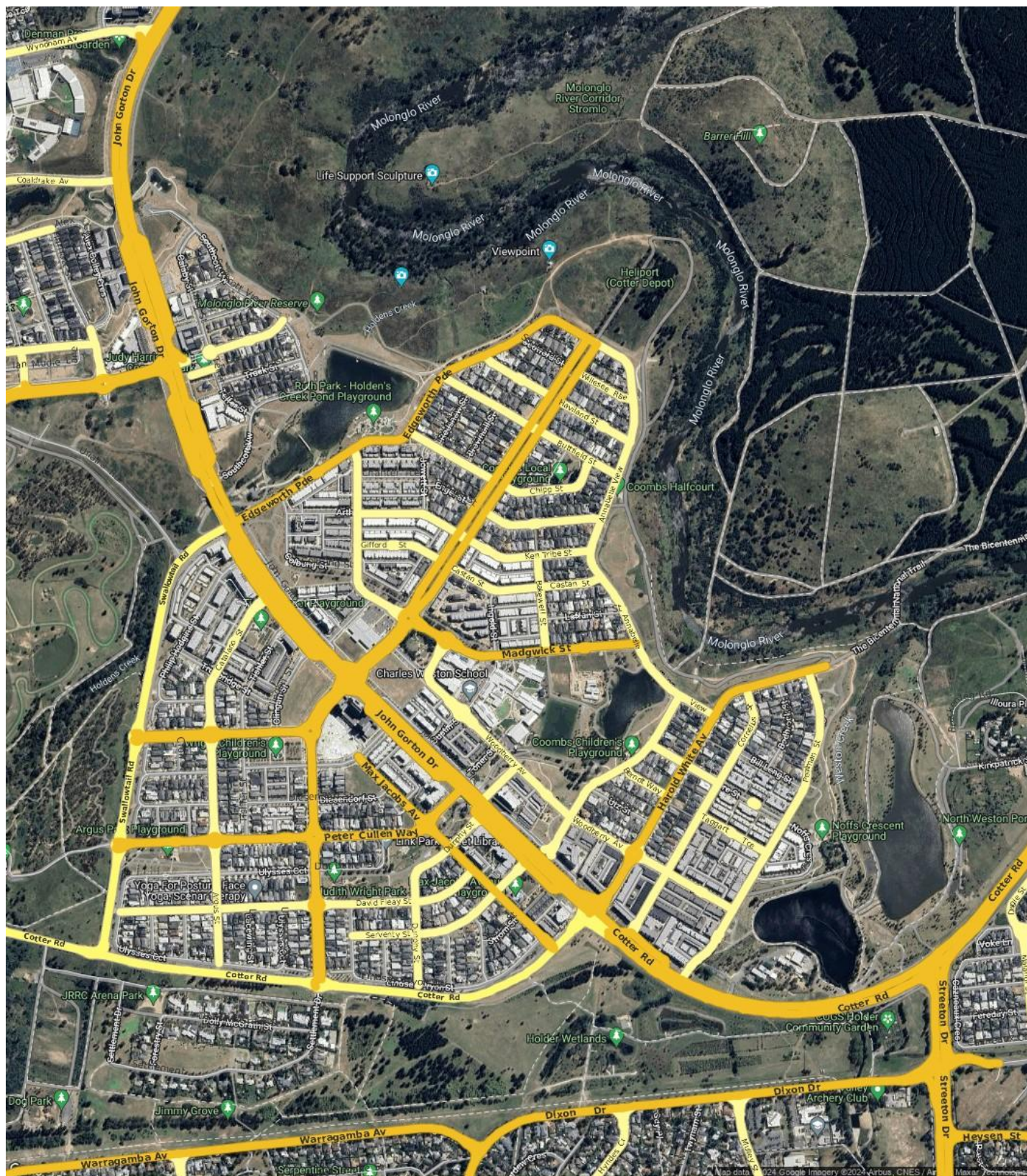
**RayWhite.**



**Suburb**  
flyover report

COOMBS (HOUSE)  
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# COOMBS - Suburb Map



# 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	28	\$ 994,500	-27.7 %	\$ 472,000	\$ 2,200,000
2024	4	\$ 1,212,500	21.9 %	\$ 818,000	\$ 1,485,000

## Median Sale Price

# \$990k

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

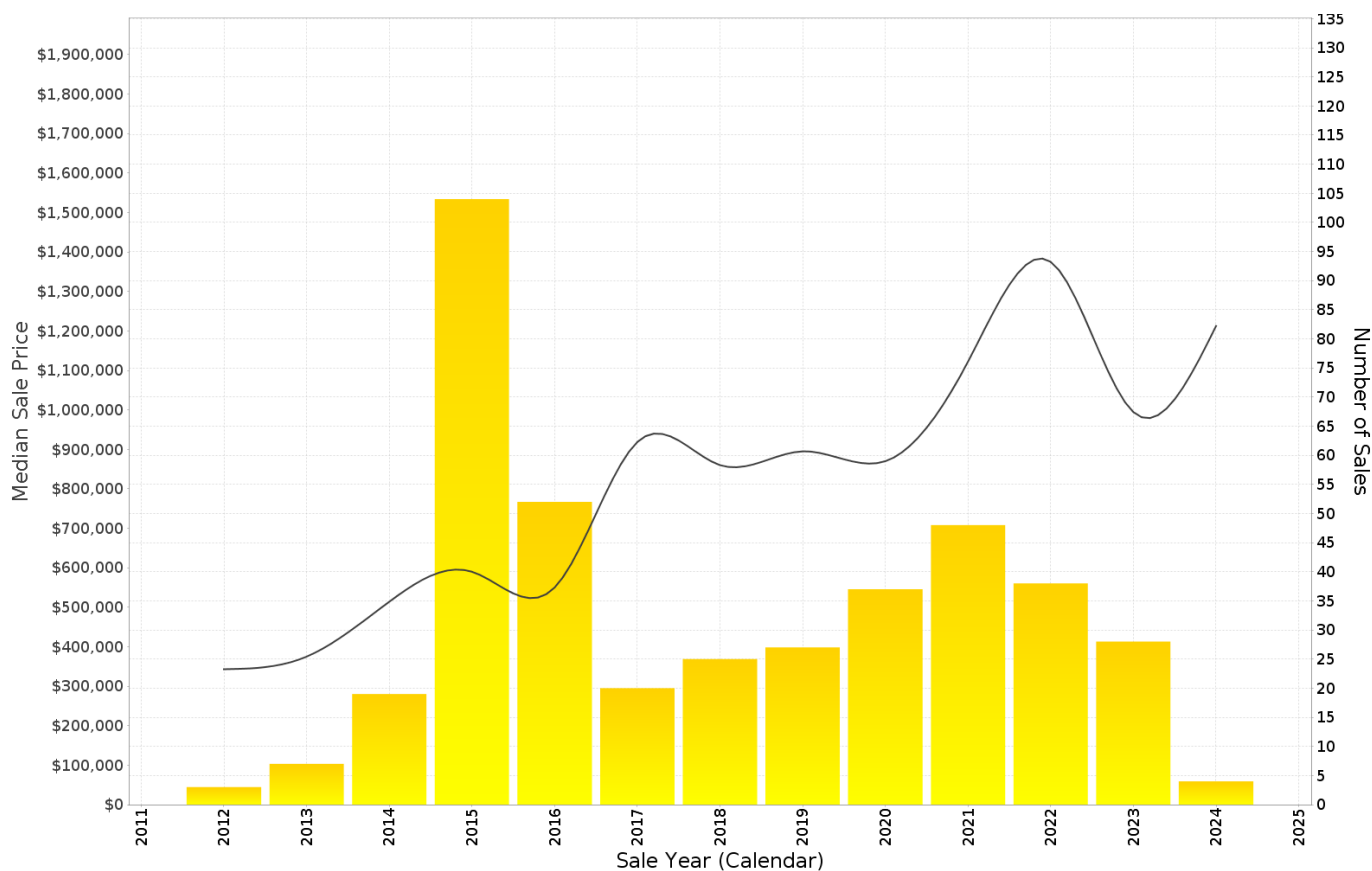
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

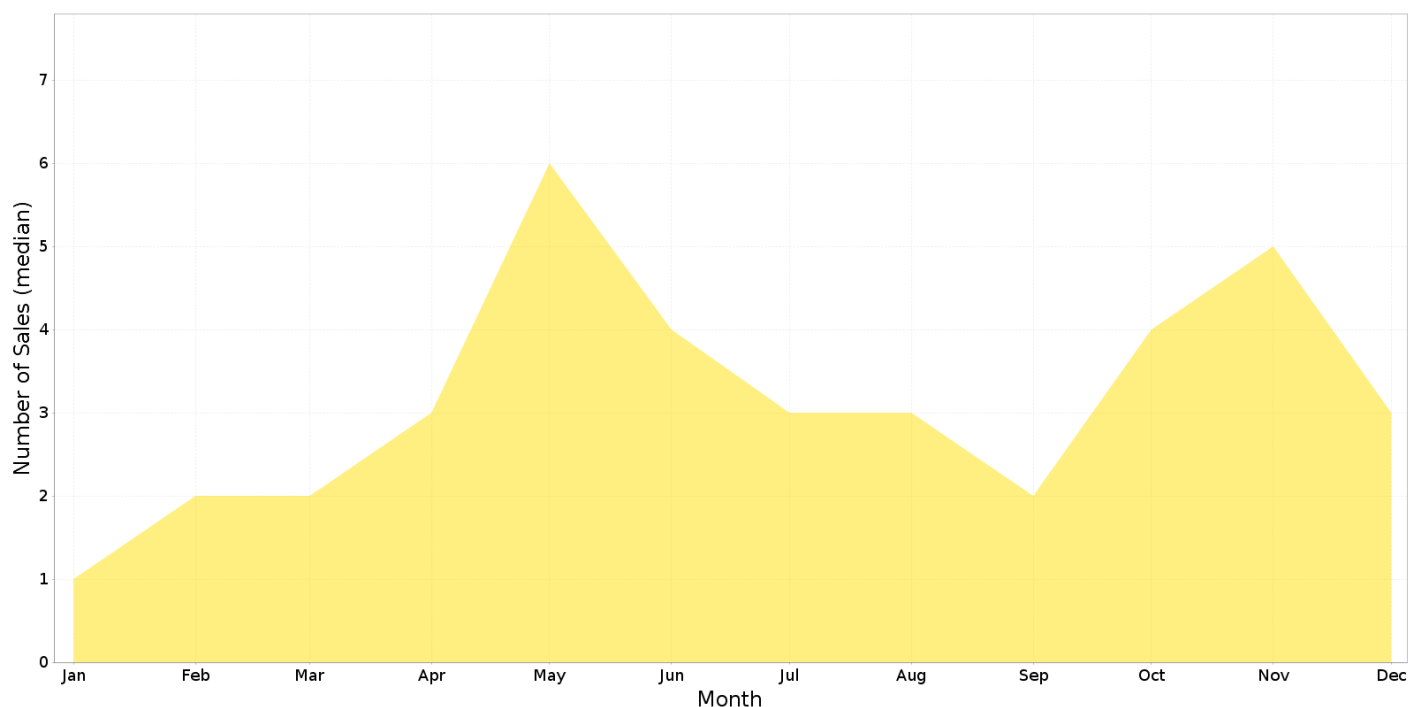
# -28.3%

Current Median Price: \$990,000  
Previous Median Price: \$1,380,000

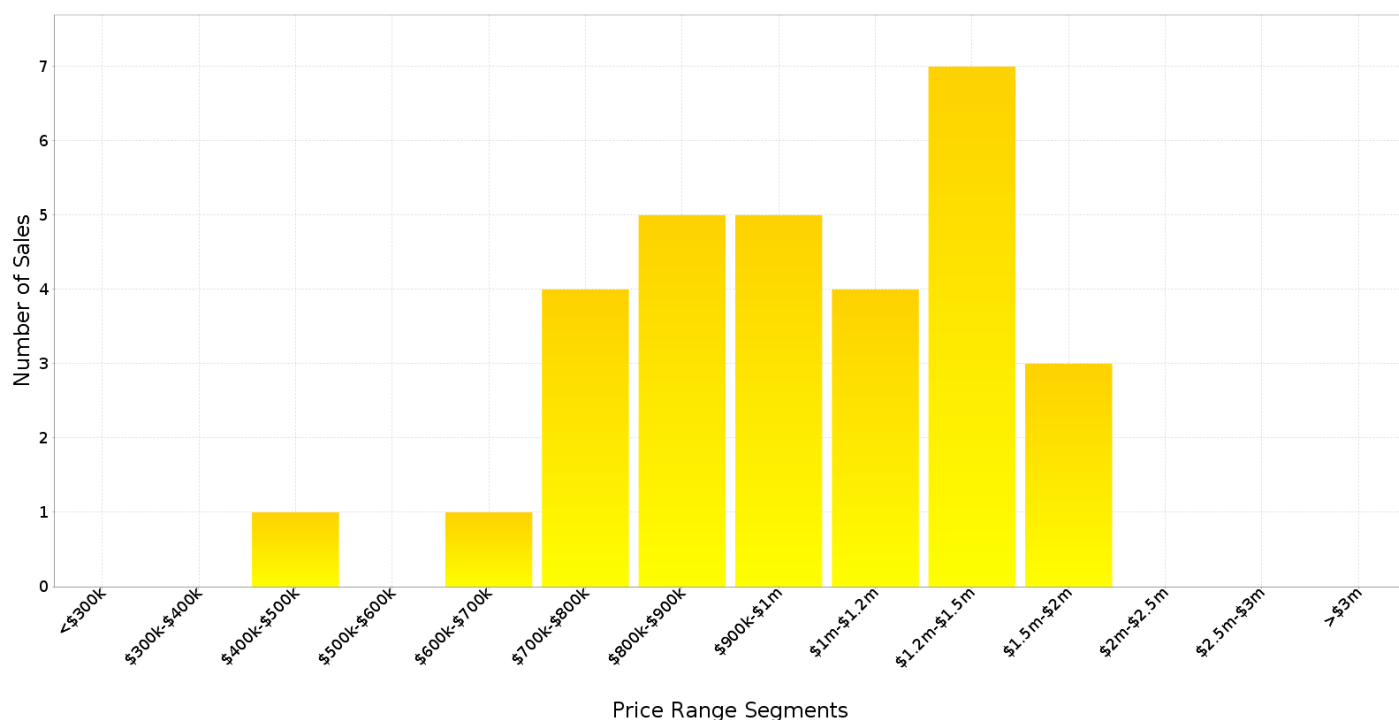
Based on 61 recorded House sales compared over the last two rolling 12 month periods



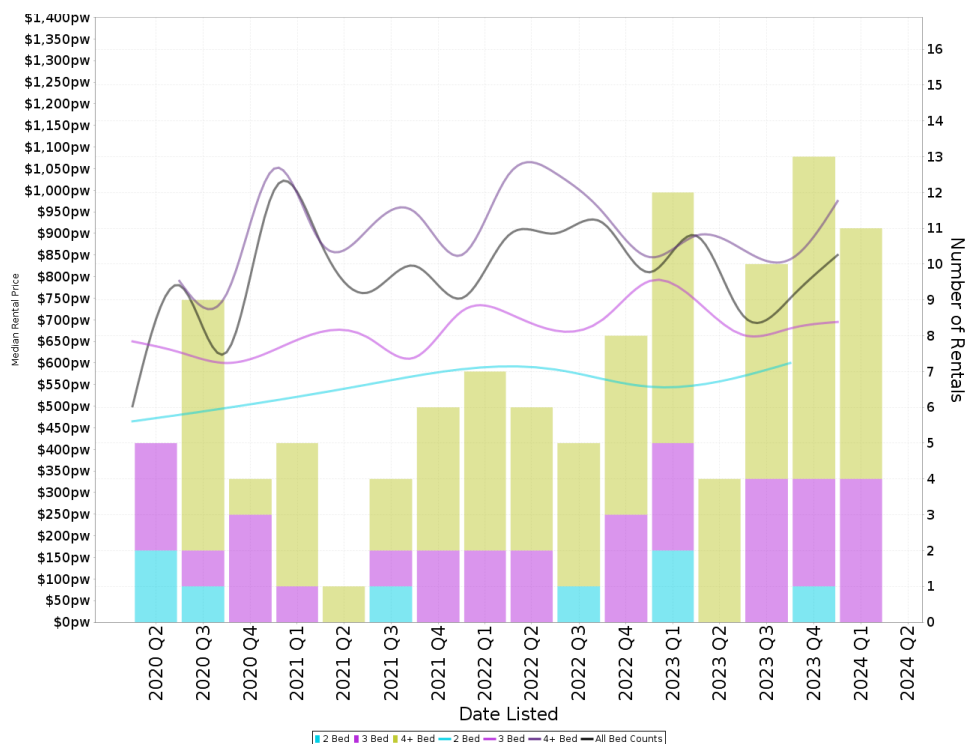
## COOMBS - Peak Selling Periods (3 years)



## COOMBS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-28.3%**

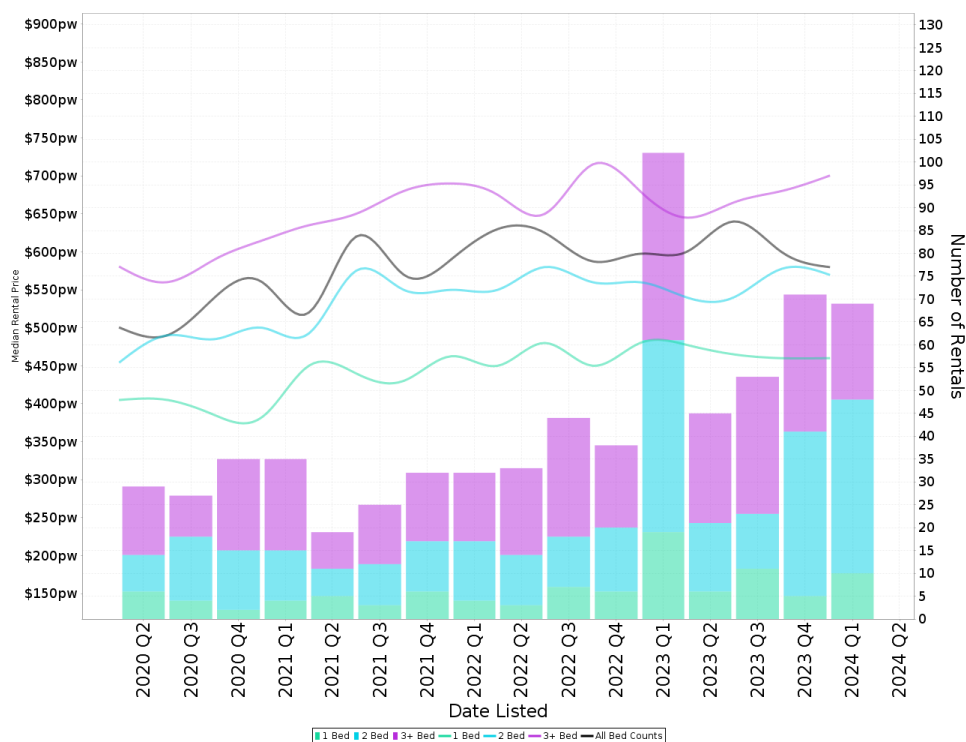
Current Median Price: \$990,000  
 Previous Median Price: \$1,380,000  
 Based on 61 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$990,000  
 Current Median Rent: \$770  
 Based on 38 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+26.5%**

Current Median Price: \$680,000  
 Previous Median Price: \$537,450  
 Based on 291 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$680,000  
 Current Median Rent: \$600  
 Based on 238 registered Unit rentals compared over the last 12 months.

# COOMBS - Recently Sold Properties

Median Sale Price

**\$990k**

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

**-28.3%**

Current Median Price: \$990,000  
Previous Median Price: \$1,380,000

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

# Sold Properties

**27**

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

**18 FINEMORE ST**

**\$865,000**

248 m<sup>2</sup> 4 2 2

Sold Mar 2024, 83 Days

**51 HAROLD WHITE AVE**

**\$1,480,000**

562 m<sup>2</sup> 4 2 2

Sold Mar 2024, 124 Days

**9 REDSHAW ST**

**\$1,450,000**

540 m<sup>2</sup> 4 3 2

Sold Mar 2024, 23 Days

**23 FINEMORE ST**

**\$883,000**

200 m<sup>2</sup> 4 3 2

Sold Mar 2024, 20 Days

**34 TAGGART TCE**

**\$818,000**

200 m<sup>2</sup> 3 2 2

Sold Mar 2024, 20 Days

**66 FRED DALY AVE**

**\$1,455,000**

500 m<sup>2</sup> 5 2 2

Sold Mar 2024, 47 Days

**32 CASTAN ST**

**\$1,485,000**

560 m<sup>2</sup> 4 3 2

Sold Jan 2024, 25 Days

**40 EDGEWORTH PDE**

**\$970,000**

200 m<sup>2</sup> 4 3 2

Sold Jan 2024, 69 Days

**4 TAGGART TCE**

**\$810,000**

200 m<sup>2</sup> 3 2 2

Sold Dec 2023, 29 Days

**44 TAGGART TCE**

**\$785,000**

28.0m  
199.9 m²  
7.1  
7.1

Nov 2023  
N/A

200 m²

0 Beds  
0 Baths  
0 Car Spaces

**9 BUTTFIELD ST**

**\$1,373,000**

WOLKINS ROAD  
DOOMBS LOOK RANGROUND  
BUTTFIELD STREET

Nov 2023  
25 Days

518 m²

4 Beds  
2 Baths  
2 Car Spaces

**24 HAROLD WHITE AVE**

**\$1,172,500**

Nov 2023  
24 Days

532 m²

3 Beds  
2 Baths  
4 Car Spaces

**20 HAVILAND ST**

**\$1,100,000**

Nov 2023  
N/A

621 m²

5 Beds  
3 Baths  
2 Car Spaces

# COOMBS - Properties For Rent

## Median Rental Price

**\$770 /w**

Based on 38 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

## Rental Yield

**+4.0%**

Current Median Price: \$990,000  
Current Median Rent: \$770

Based on 27 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 (Apr '23 - Mar '24)

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

