

**RayWhite.**

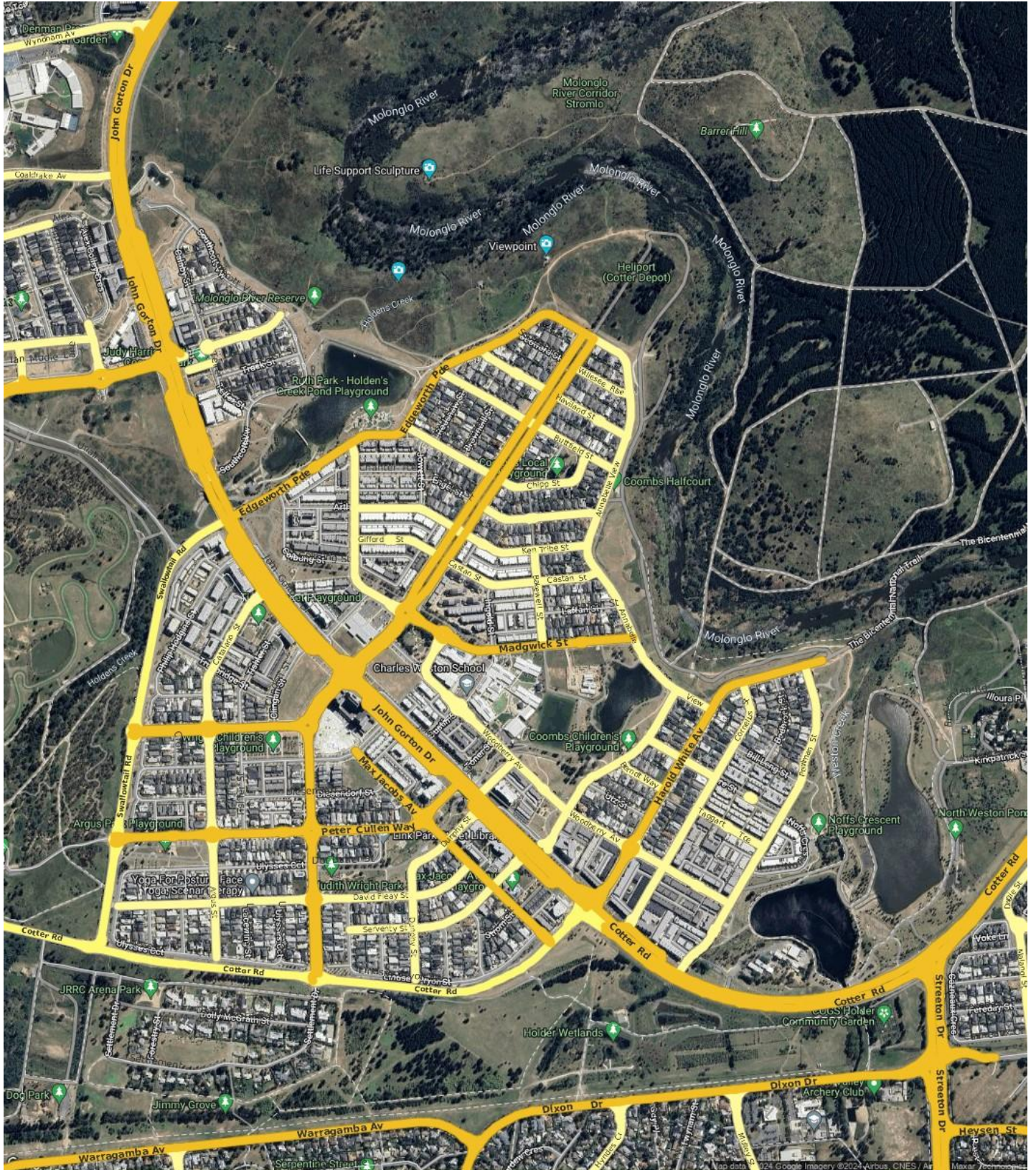
# Suburb flyover report

COOMBS (HOUSE)

PREPARED BY: CUSTOMER CARE VA, RAY WHITE CANBERRA



# COOMBS - Suburb Map



Prepared on 10/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.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	28	\$ 994,500	-27.7 %	\$ 472,000	\$ 2,200,000
2024	8	\$ 1,210,000	21.7 %	\$ 818,000	\$ 1,485,000

Median Sale Price  
**\$970k**

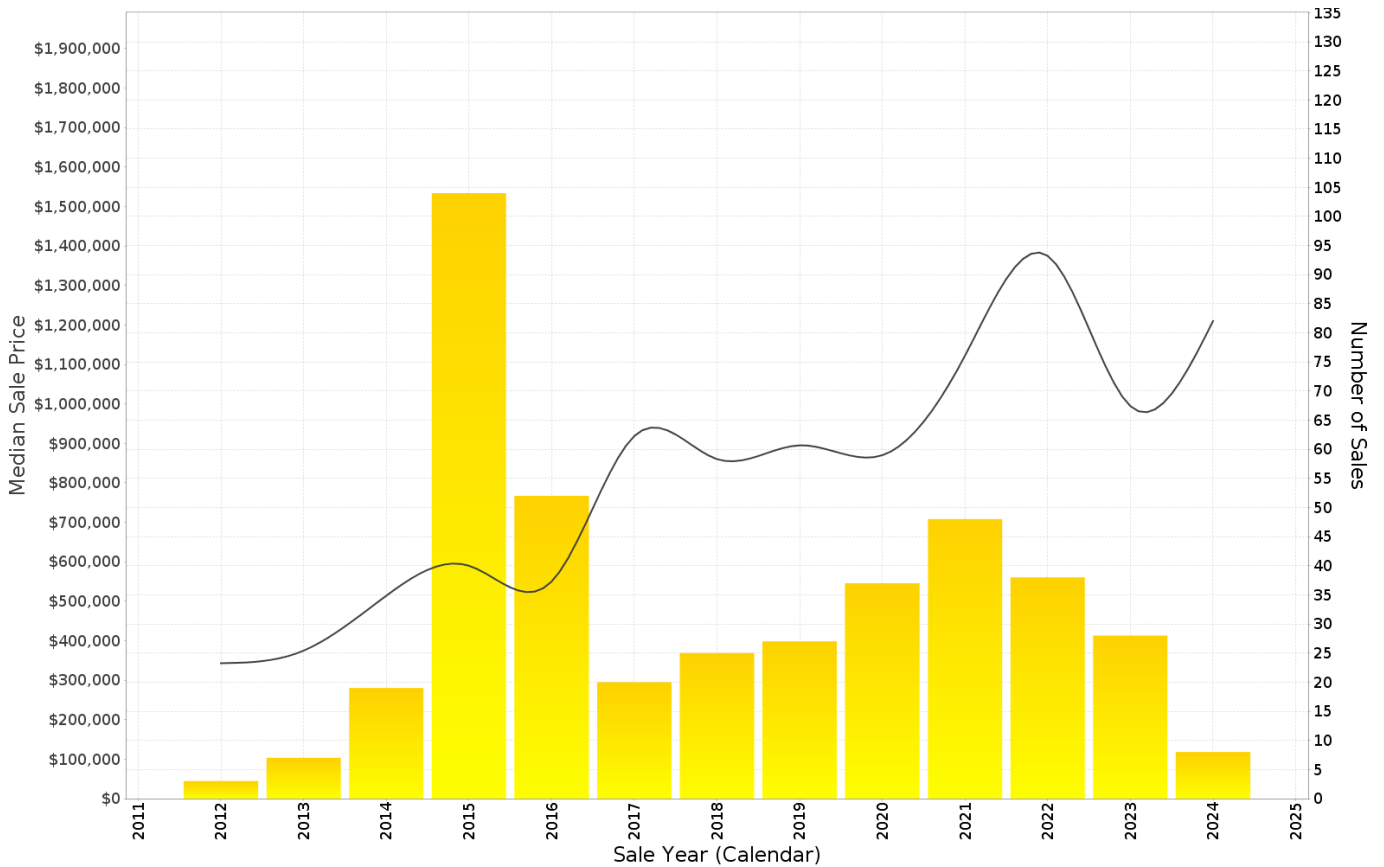
Based on 21 recorded House sales within the last 12 months (Financial Year 2024)

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

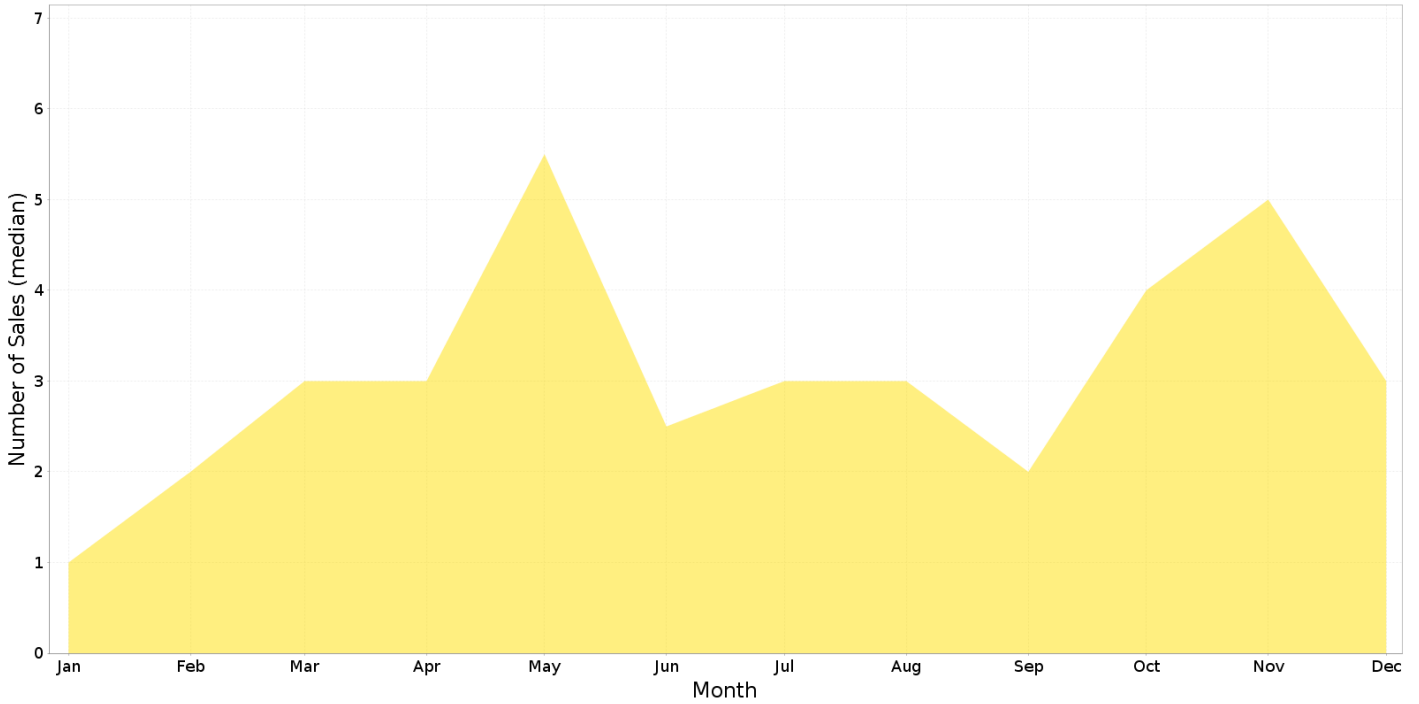
Suburb Growth  
**-25.4%**

Current Median Price: \$970,000  
Previous Median Price: \$1,300,000

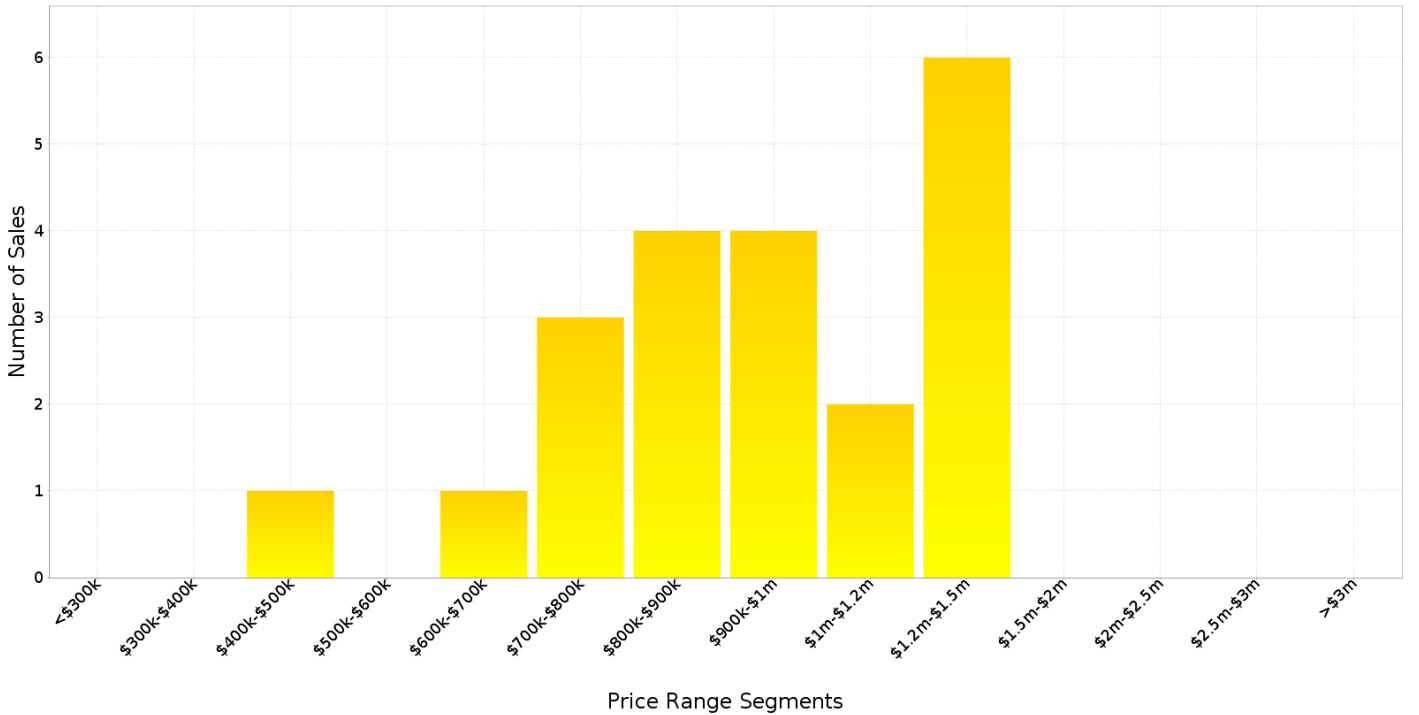
Based on 52 recorded House sales compared over the last two rolling 12 month periods



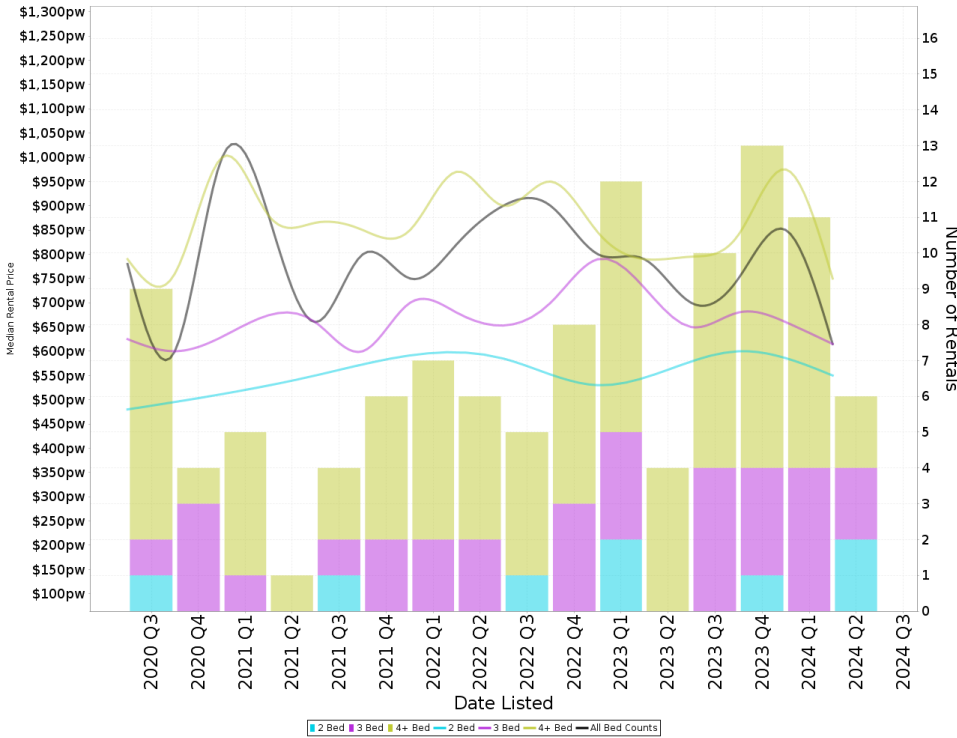
## COOMBS - Peak Selling Periods (3 years)



## COOMBS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-25.4%**

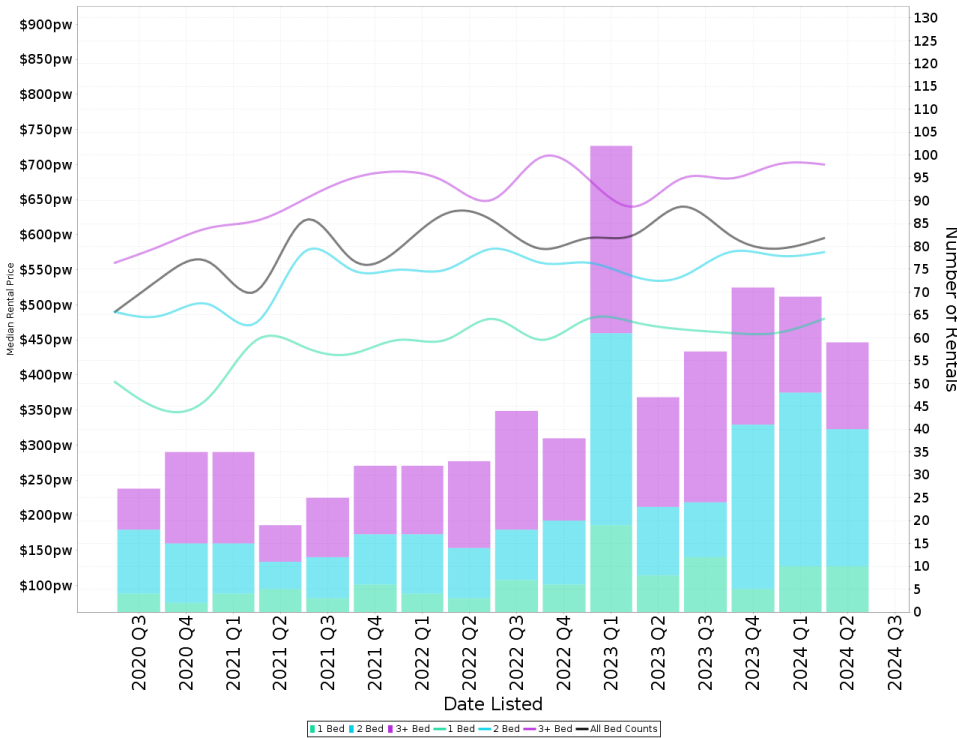
Current Median Price: \$970,000  
Previous Median Price: \$1,300,000  
Based on 52 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$970,000  
Current Median Rent: \$750  
Based on 40 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+18.2%**

Current Median Price: \$690,000  
Previous Median Price: \$584,000  
Based on 225 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$690,000  
Current Median Rent: \$595  
Based on 256 registered Unit rentals compared over the last 12 months.

# COOMBS - Recently Sold Properties

Median Sale Price  
**\$970k**

Based on 21 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth  
**-25.4%**

Current Median Price: \$970,000  
Previous Median Price: \$1,300,000

Based on 52 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**21**

Based on recorded House sales within the 12 months (Financial Year 2024)

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

**16 TRASK ST**

**\$1,450,000**

Jun 2024  
30 Days

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

**18 FINEMORE ST**

**\$865,000**

Apr 2024  
83 Days

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

**51 HAROLD WHITE AVE**

**\$1,480,000**

Mar 2024  
124 Days

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

**9 REDSHAW ST**

**\$1,450,000**

Mar 2024  
23 Days

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

**23 FINEMORE ST**

**\$883,000**

Mar 2024  
20 Days

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

**34 TAGGART TCE**

**\$818,000**

Mar 2024  
20 Days

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

**66 FRED DALY AVE**

**\$1,455,000**

Mar 2024  
47 Days

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

**32 CASTAN ST**

**\$1,485,000**

Feb 2024  
23 Days

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

**40 EDGEWORTH PDE**

**\$970,000**

Jan 2024  
68 Days

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