

RayWhite.

Suburb flyover report

KAMBAH (HOUSE)

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KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	217	\$ 345,000	0.0 %	\$ 190,000	\$ 910,000
2007	232	\$ 396,750	15.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.8 %	\$ 41,500	\$ 895,000
2009	199	\$ 431,000	7.8 %	\$ 290,000	\$ 920,000
2010	170	\$ 479,500	11.3 %	\$ 21,000	\$ 1,000,000
2011	170	\$ 477,750	-0.4 %	\$ 45,000	\$ 980,000
2012	165	\$ 480,000	0.5 %	\$ 160,000	\$ 1,295,000
2013	145	\$ 485,000	1.0 %	\$ 5,000	\$ 1,025,000
2014	182	\$ 475,000	-2.1 %	\$ 76,000	\$ 1,045,000
2015	164	\$ 525,000	10.5 %	\$ 36,000	\$ 1,000,000
2016	172	\$ 522,500	-0.5 %	\$ 99,097	\$ 2,000,000
2017	173	\$ 559,000	7.0 %	\$ 55,500	\$ 1,400,000
2018	213	\$ 550,000	-1.6 %	\$ 183,333	\$ 1,257,000
2019	185	\$ 600,000	9.1 %	\$ 30,000	\$ 1,250,000
2020	242	\$ 650,000	8.3 %	\$ 27,508	\$ 1,400,100
2021	247	\$ 825,000	26.9 %	\$ 63,750	\$ 2,350,000
2022	205	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	179	\$ 850,000	-2.3 %	\$ 250,000	\$ 1,520,000
2024	60	\$ 857,500	0.9 %	\$ 185,000	\$ 1,756,000

Median Sale Price

\$860k

Based on 154 recorded House sales within the last 12 months (Financial Year 2024)

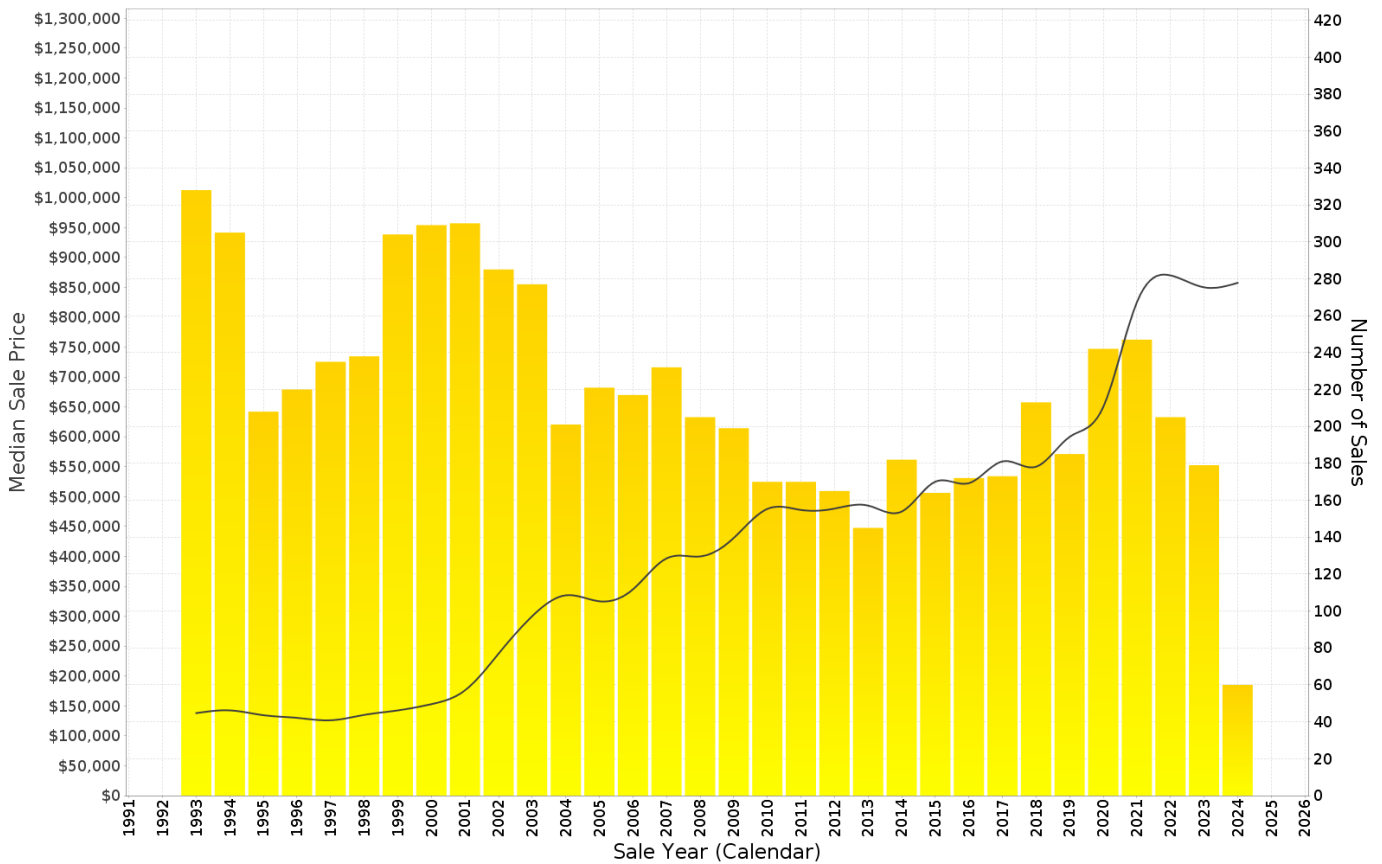
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

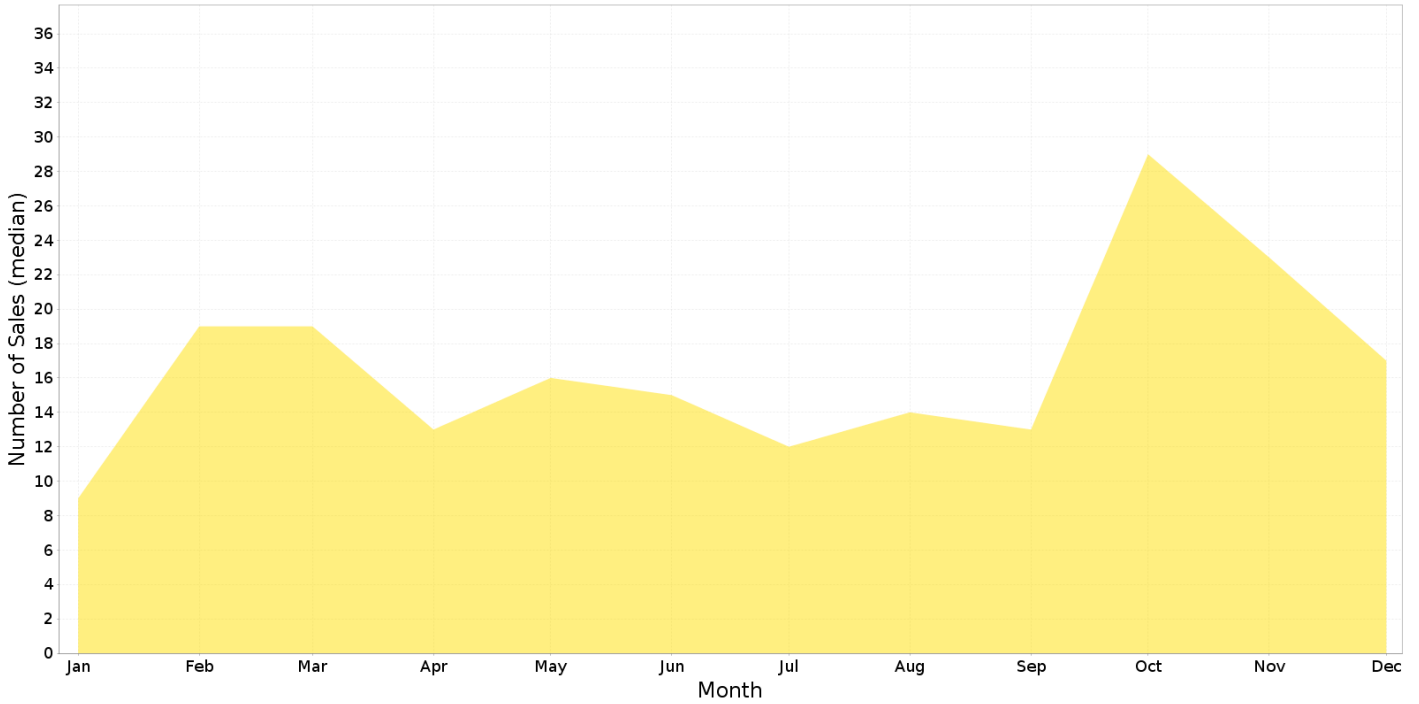
+1.9%

Current Median Price: \$860,000
Previous Median Price: \$844,000

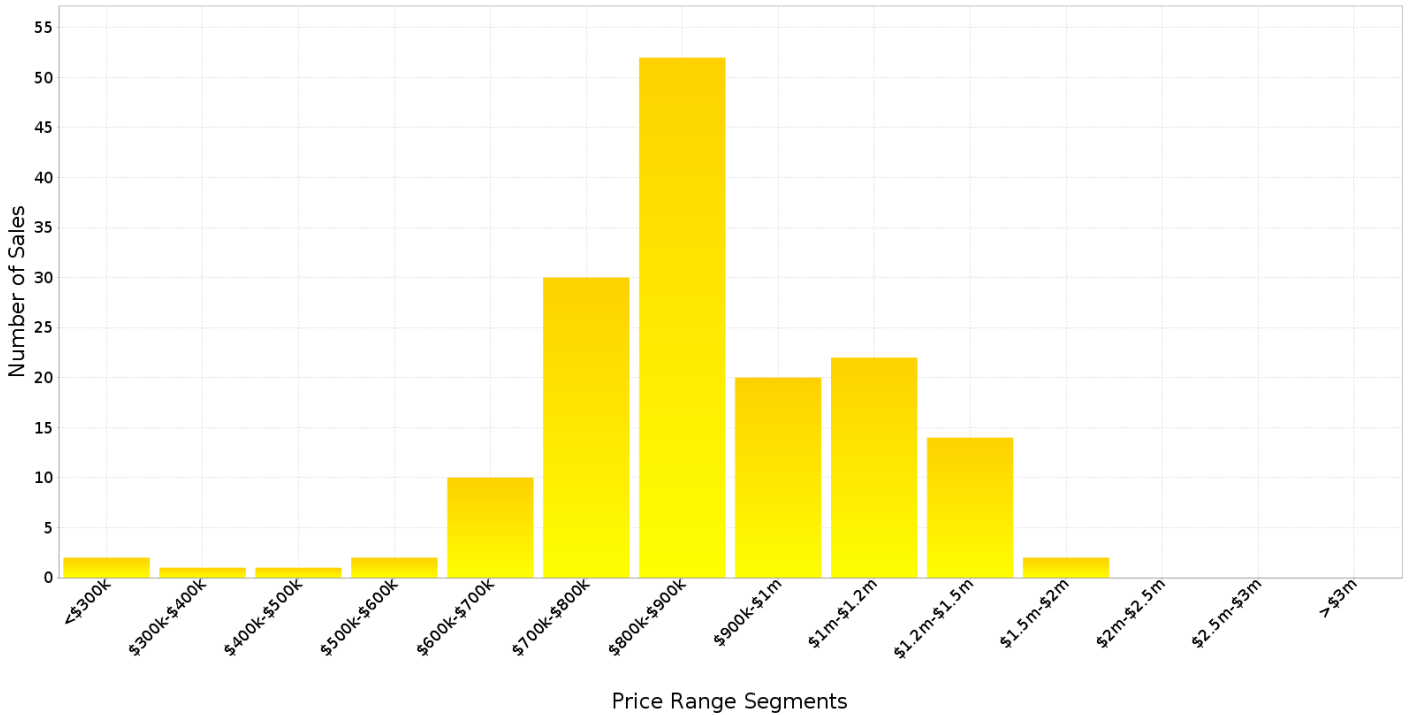
Based on 342 recorded House sales compared over the last two rolling 12 month periods



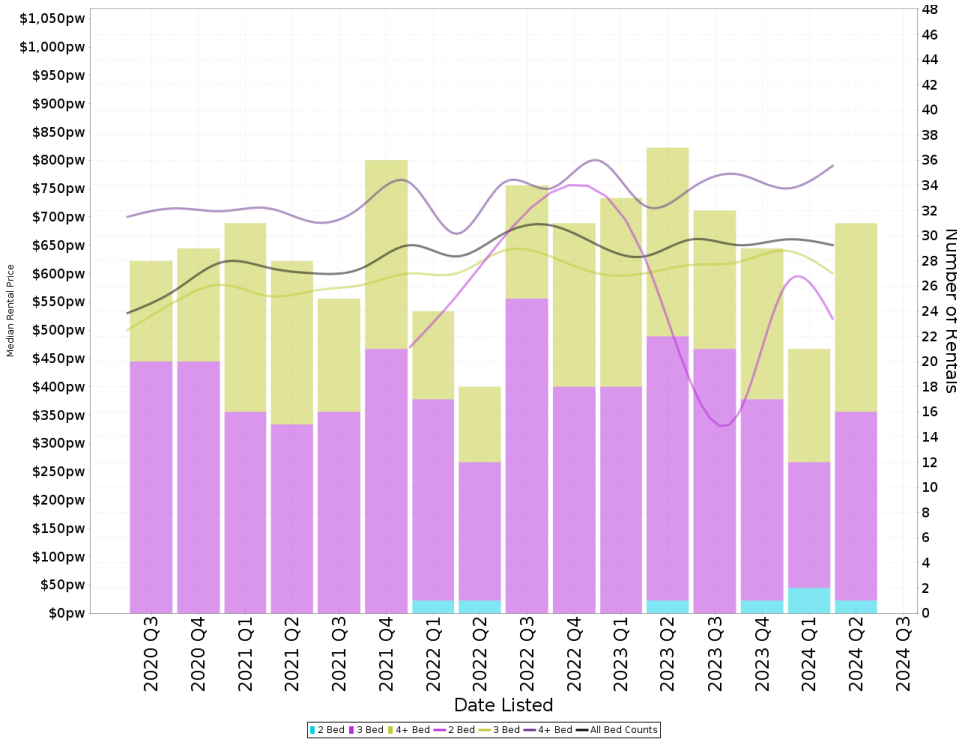
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.9%

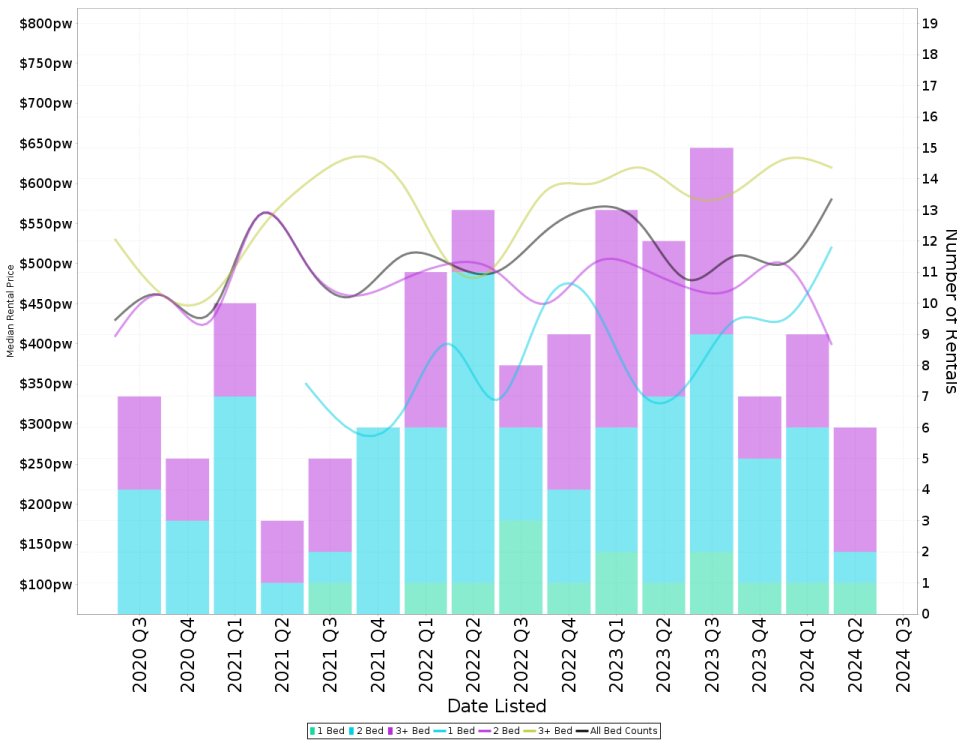
Current Median Price: \$860,000
Previous Median Price: \$844,000
Based on 342 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$860,000
Current Median Rent: \$650
Based on 113 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.4%

Current Median Price: \$635,000
Previous Median Price: \$650,500
Based on 91 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$635,000
Current Median Rent: \$510
Based on 37 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price
\$860k

Based on 154 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
+1.9%

Current Median Price: \$860,000
Previous Median Price: \$844,000

Based on 342 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
154

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

15 MACQUOID PL



\$850,000

850 m² 3 1 1

Sold Jul 2024, 26 Days

18 FIMISTER CCT




\$642,000

706 m² 3 1 -

Sold Jul 2024, 5 Days

51 SINCLAIR ST



\$899,000

807 m² 4 2 4

Sold Jul 2024, 52 Days

122 SUMMERLAND CCT




\$840,000

942 m² 3 2 2

Sold Jun 2024, 22 Days

9 LOVEGROVE PL




\$760,000

828 m² 3 1 2

Sold Jun 2024, 22 Days

5 BROWNE PL




\$775,000

739 m² 4 1 3

Sold Jun 2024, 23 Days

45 SYMERS ST



\$868,000

681 m² 4 2 1

Sold Jun 2024, 24 Days

99 LEARMONTH DR



\$1,450,000

2,096 m² 6 4 2

Sold Jun 2024, 34 Days

2 MAIDMENT PL



\$772,000

717 m² 3 1 2

Sold Jun 2024, 29 Days

6 PROVIS PL

\$900,000

Jun 2024
24 Days

738 m² 3 2 2

4 BRIMAGE PL

\$820,000

Jun 2024
126 Days

900 m² 4 2 2

19 DOWNWARD PL

\$735,000

Jun 2024
24 Days

435 m² 3 1 1

60 BODDINGTON CRES

\$672,000

Jun 2024
N/A

3 1 1

21 CHIRNSIDE CCT

\$820,000

Jun 2024
24 Days

836 m² 3 2 2

9 JAMES SCOTT CL

\$1,290,000

May 2024
22 Days

1,070 m² 5 2 2

48 HARRINGTON CCT

\$740,000

May 2024
86 Days

434 m² 3 1 2

25 LAWRENCE CRES

\$927,000

May 2024
20 Days

684 m² 4 2 2

19 MACKAY CRES

\$975,000

May 2024
178 Days

1,096 m² 4 2 2

1 MCLEOD PL

\$822,500

May 2024
89 Days

788 m² 4 2 2

9 SYMERS ST

\$1,100,000

May 2024
N/A

902 m² 4 1 2

1 RICHMAN PL

\$600,000

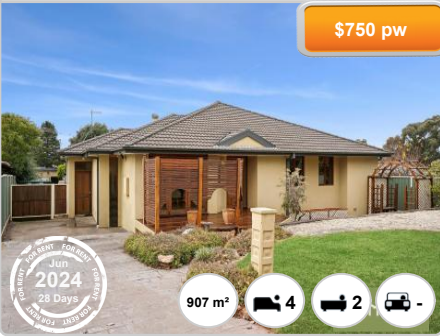
May 2024
N/A

873 m² - - -

29.2m, 34.0m, 25.6m, 22.2m, 872.7 m²

95 McKillop Circuit

\$750 pw



3 Habgood Place

\$600 per week

