

Suburb flyover report

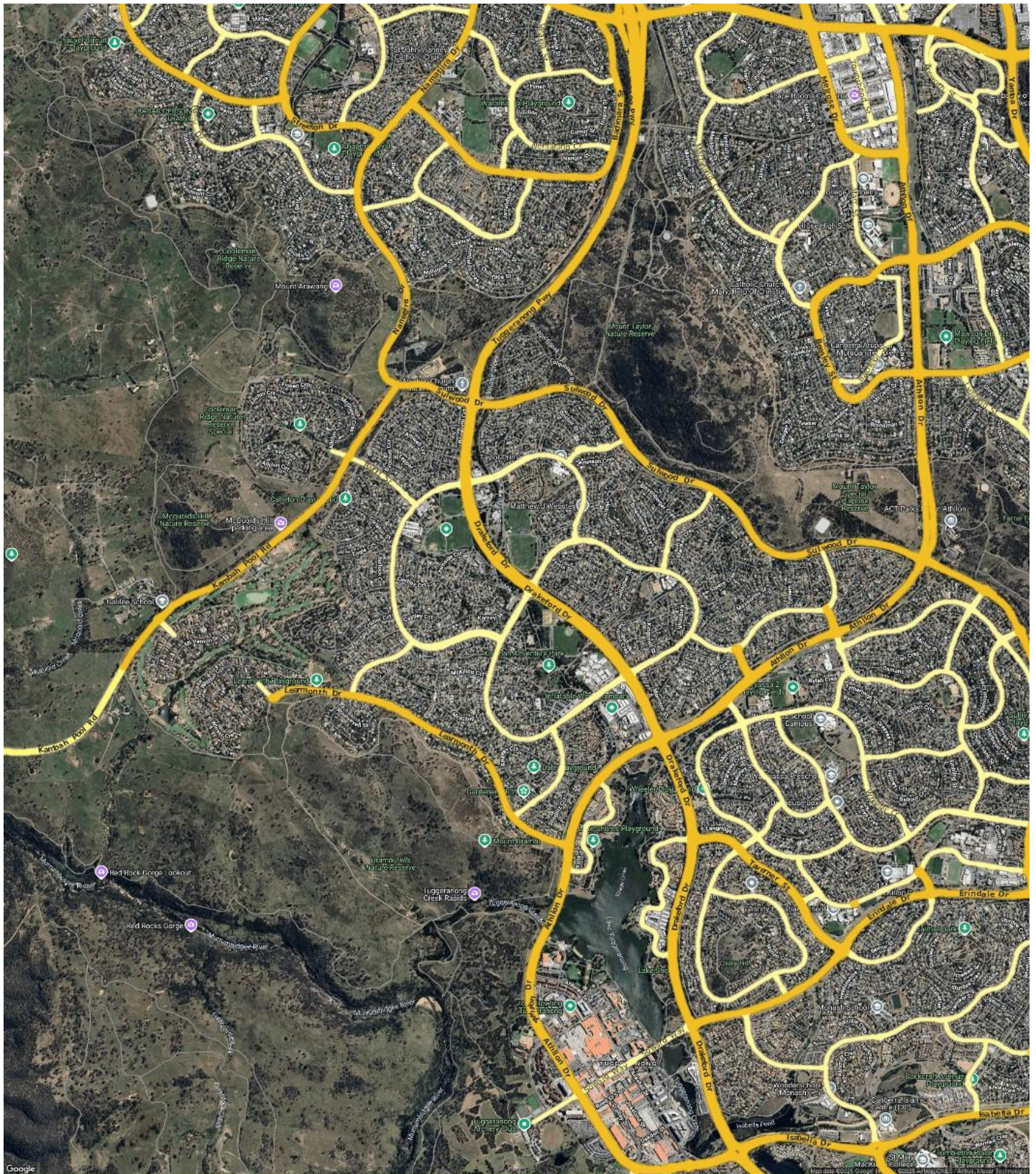
KAMBAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



KAMBAH - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	232	\$ 396,750	0.0 %	\$ 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	248	\$ 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	177	\$ 868,000	2.1 %	\$ 185,000	\$ 2,268,000
2025	68	\$ 865,500	-0.3 %	\$ 327,497	\$ 1,650,000

Median Sale Price

\$870k

Based on 159 recorded House sales within the last 12 months (Financial Year 2025)

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

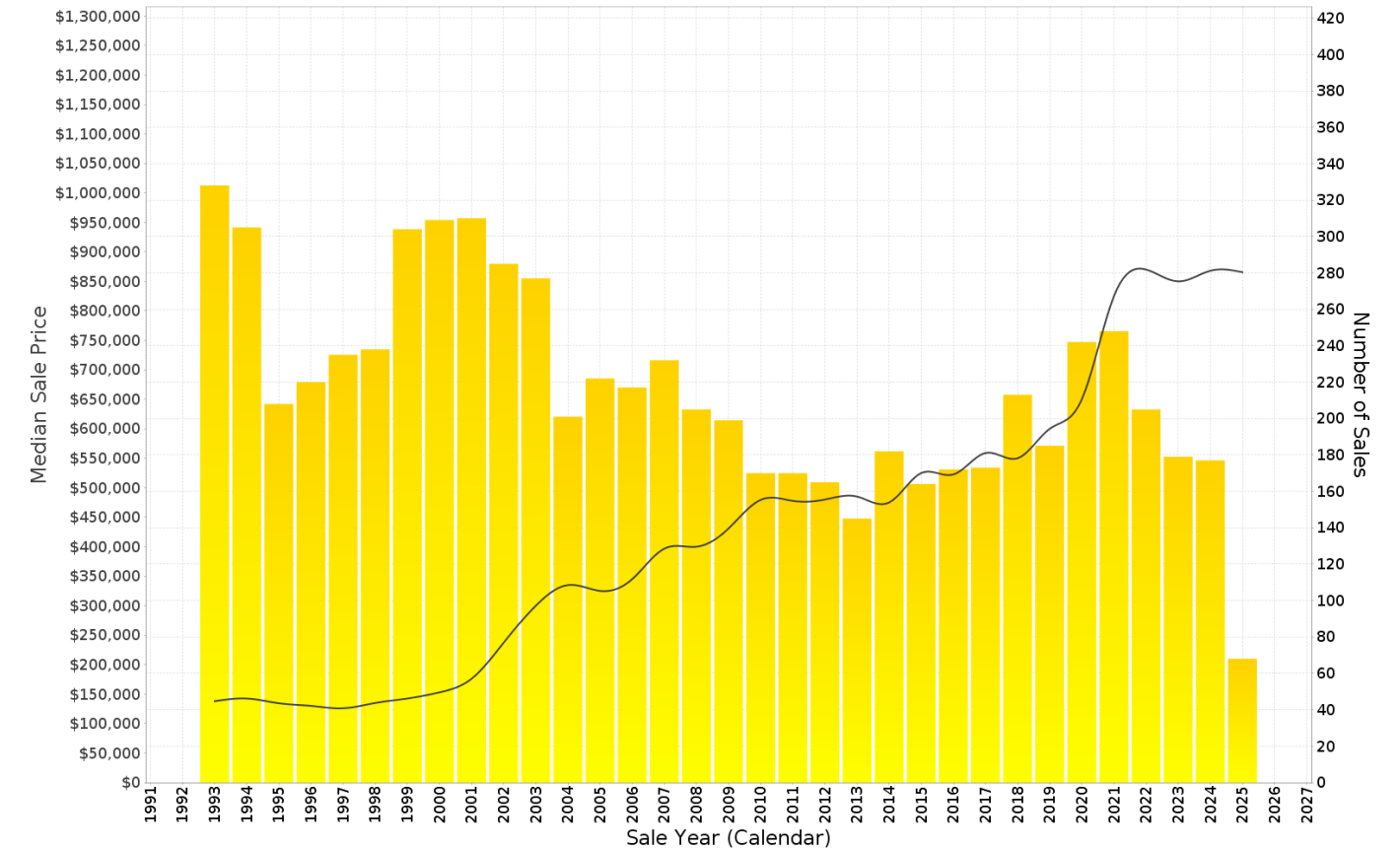
Suburb Growth

+1.2%

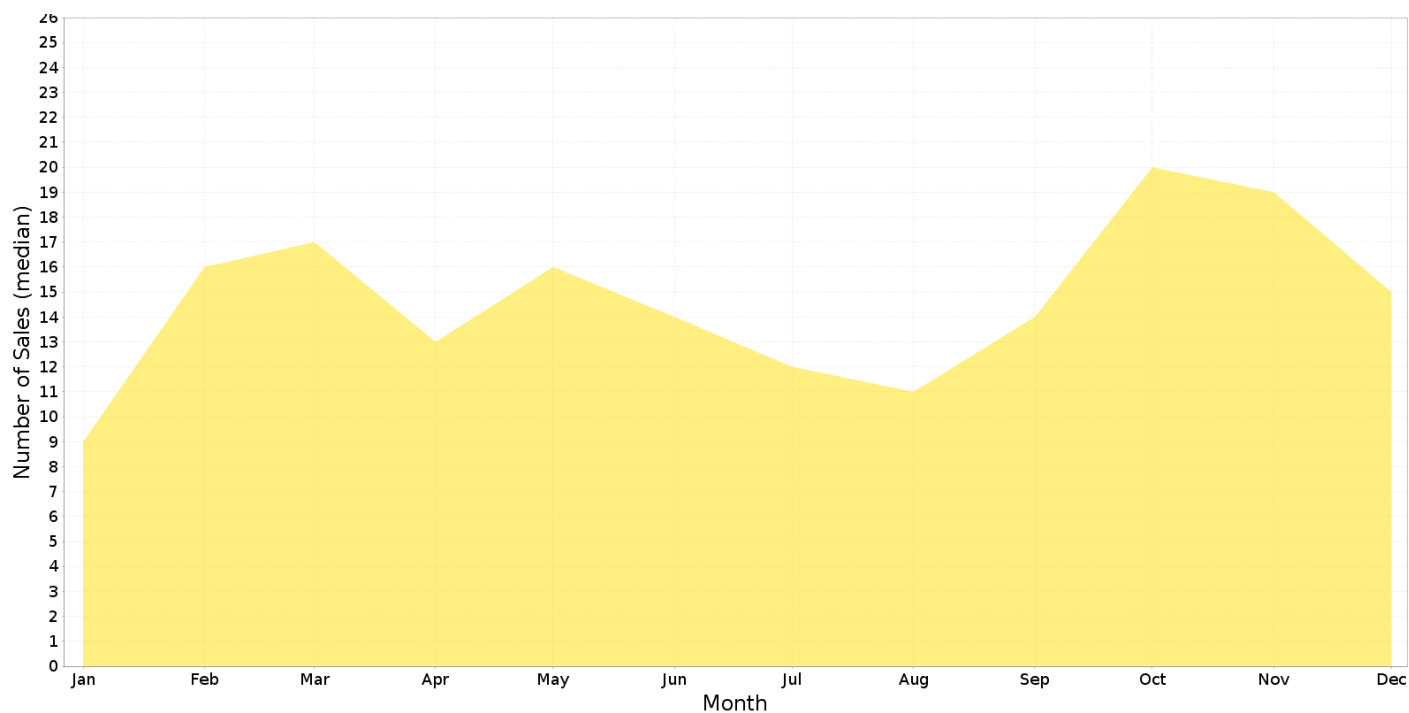
Current Median Price: \$870,000

Previous Median Price: \$860,000

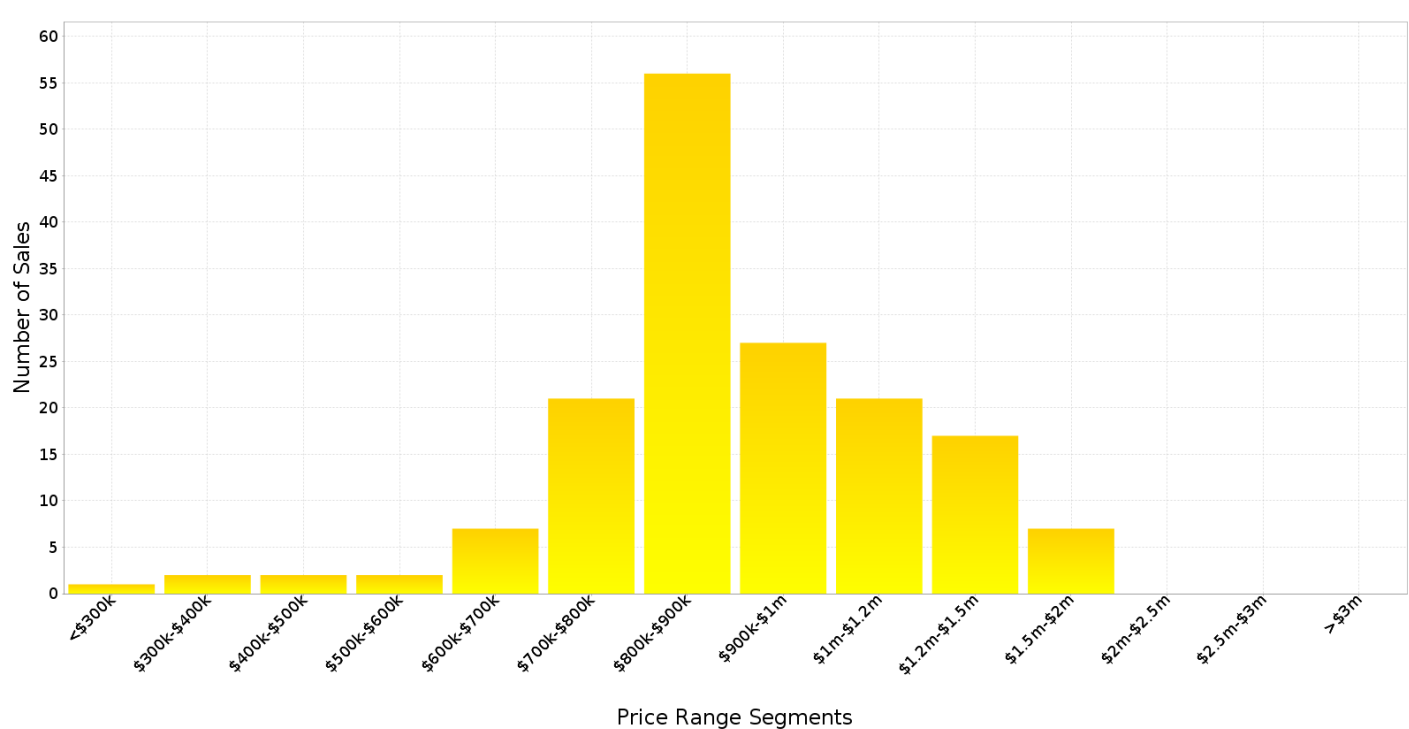
Based on 339 recorded House sales compared over the last two rolling 12 month periods



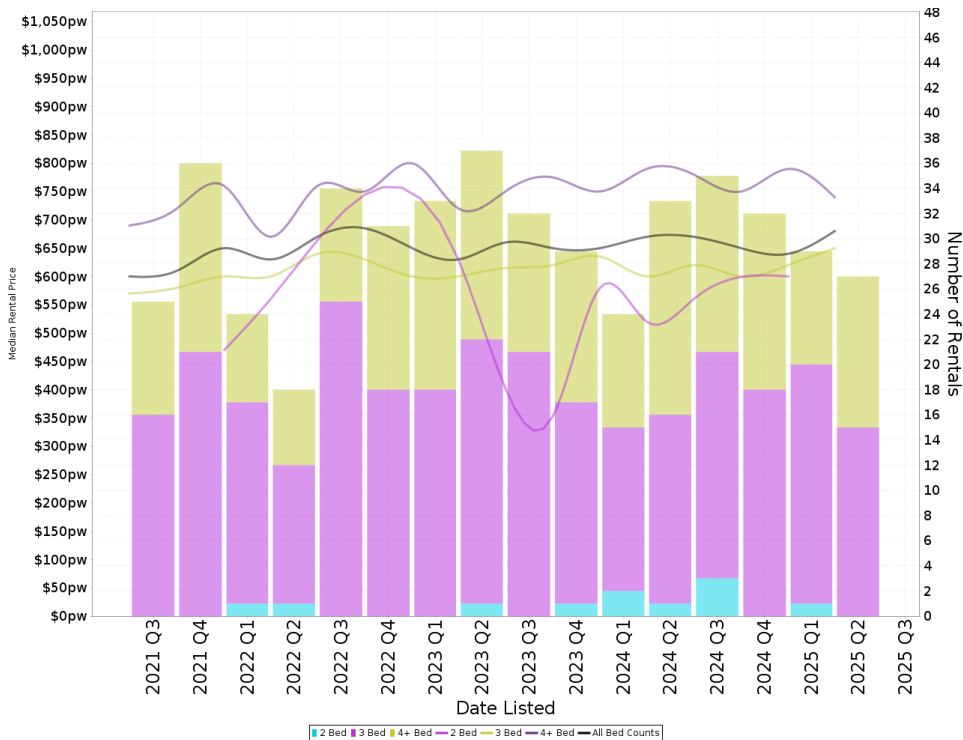
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$870,000
Previous Median Price: \$860,000

Based on 339 registered House sales compared over the last two rolling 12 month periods.

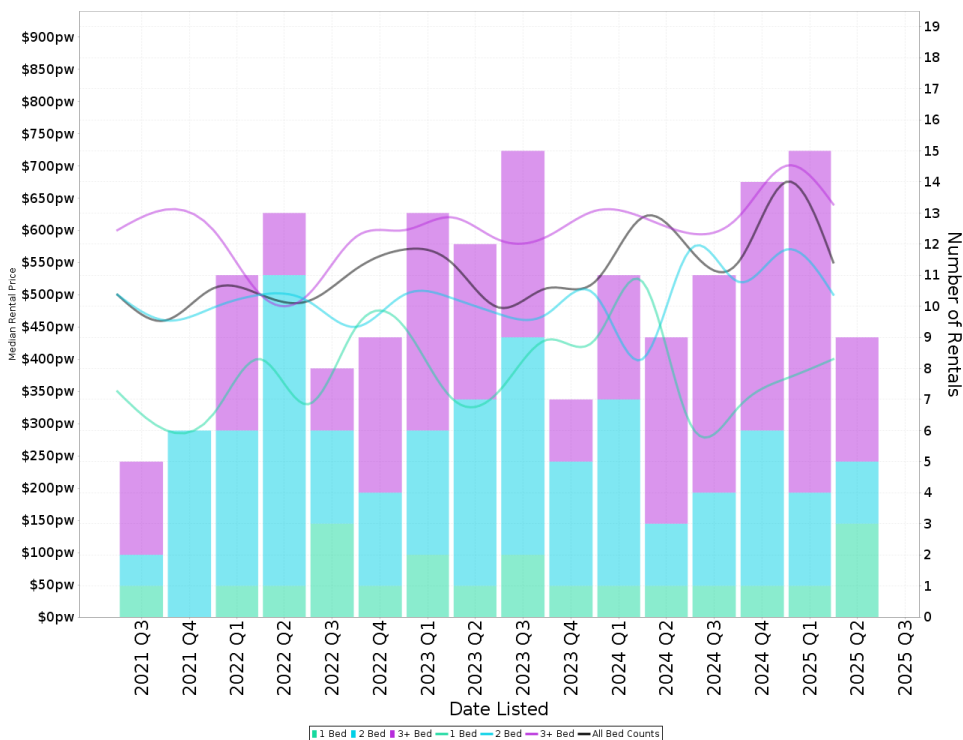
Suburb Rental Yield

+3.9%

Current Median Price: \$870,000
Current Median Rent: \$655

Based on 123 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.2%

Current Median Price: \$692,250
Previous Median Price: \$633,750

Based on 100 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$692,250
Current Median Rent: \$590

Based on 49 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price
\$870k

Based on 159 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
+1.2%

Current Median Price: \$870,000
Previous Median Price: \$860,000

Based on 339 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
159

Based on recorded House sales within the 12 months (Financial Year 2025)

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

9 GROTE PL

\$715,000

897 m² 3 1 2

SOLD 2025 268 Days

43 GALLAGHER ST

\$826,575

740 m² 3 - -

SOLD 2025 N/A

3 MCKENZIE ST

\$920,000

723 m² 4 2 2

SOLD 2025 N/A

7 SHOLL PL

\$1,030,000

917 m² 5 1 1

SOLD 2025 N/A

7 HARDY PL

\$650,000

618 m² 4 2 2

SOLD 2025 N/A

103 IVO WHITTON CCT

\$1,410,000

945 m² 4 3 2

SOLD 2025 231 Days

8 BELLINGHAM CRES

\$800,000

SOLD OFF MARKET

869 m² 3 1 3

SOLD 2025 133 Days

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m@morriscanberra.com.au

33B MCKENZIE ST

\$940,000

photo not available

4 2 2

SOLD 2025 133 Days

33 B - MCKENZIE ST

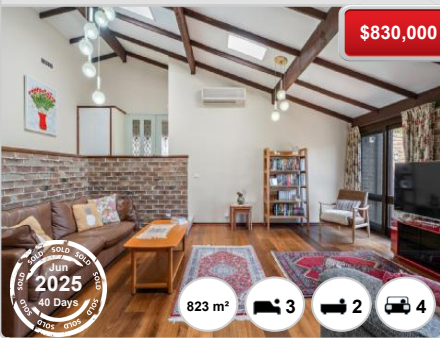
\$940,000

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4 2 2

SOLD 2025 133 Days

66 LEE-STEERE CRES



42 SINCLAIR ST



3 COOKE ST



14 MCCULLOCK PL



83 MCKILLOP CCT



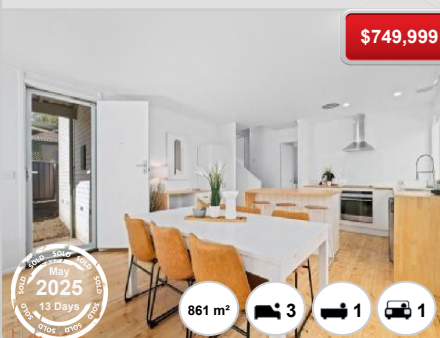
17 STIEGLITZ CCT



62 BUCKLEY CCT



8 AMMON PL



29 SUMMERLAND CCT



15 BOUSTEAD CCT



9 LAWRENCE CRES



21 FAITHFULL CCT



KAMBAH - Properties For Rent

Median Rental Price

\$655 /w

Based on 123 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+3.9%

Current Median Price: \$870,000
Current Median Rent: \$655

Based on 159 recorded House sales and 123 House rentals compared over the last 12 months

Number of Rentals

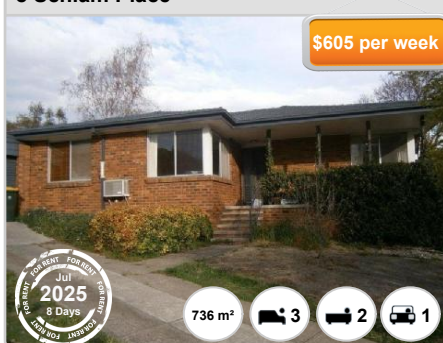
123

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

8 Schlam Place

\$605 per week

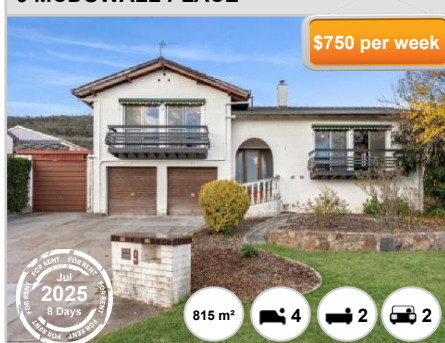


736 m²



9 MCDOWALL PLACE

\$750 per week



815 m²



10 HABGOOD PLACE

\$640 per week

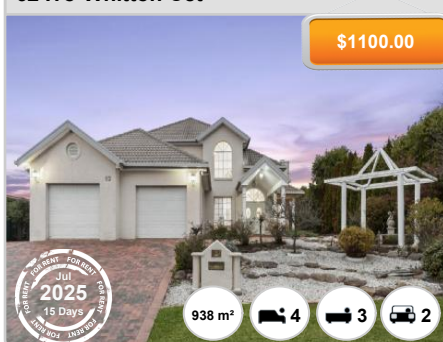


1,097 m²



62 Ivo-Whitton Cct

\$1100.00

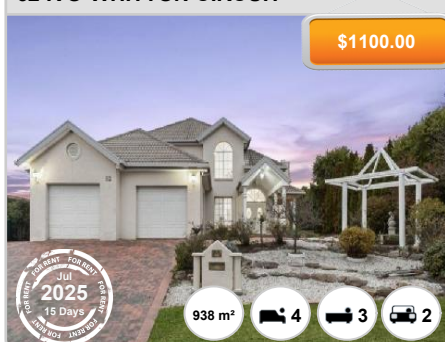


938 m²



62 IVO-WHITTON CIRCUIT

\$1100.00



938 m²



21 KINGSMILL STREET

\$700 per week



1,055 m²



25 Apperly Close

\$1,150 per



1,380 m²

