

Suburb flyover report

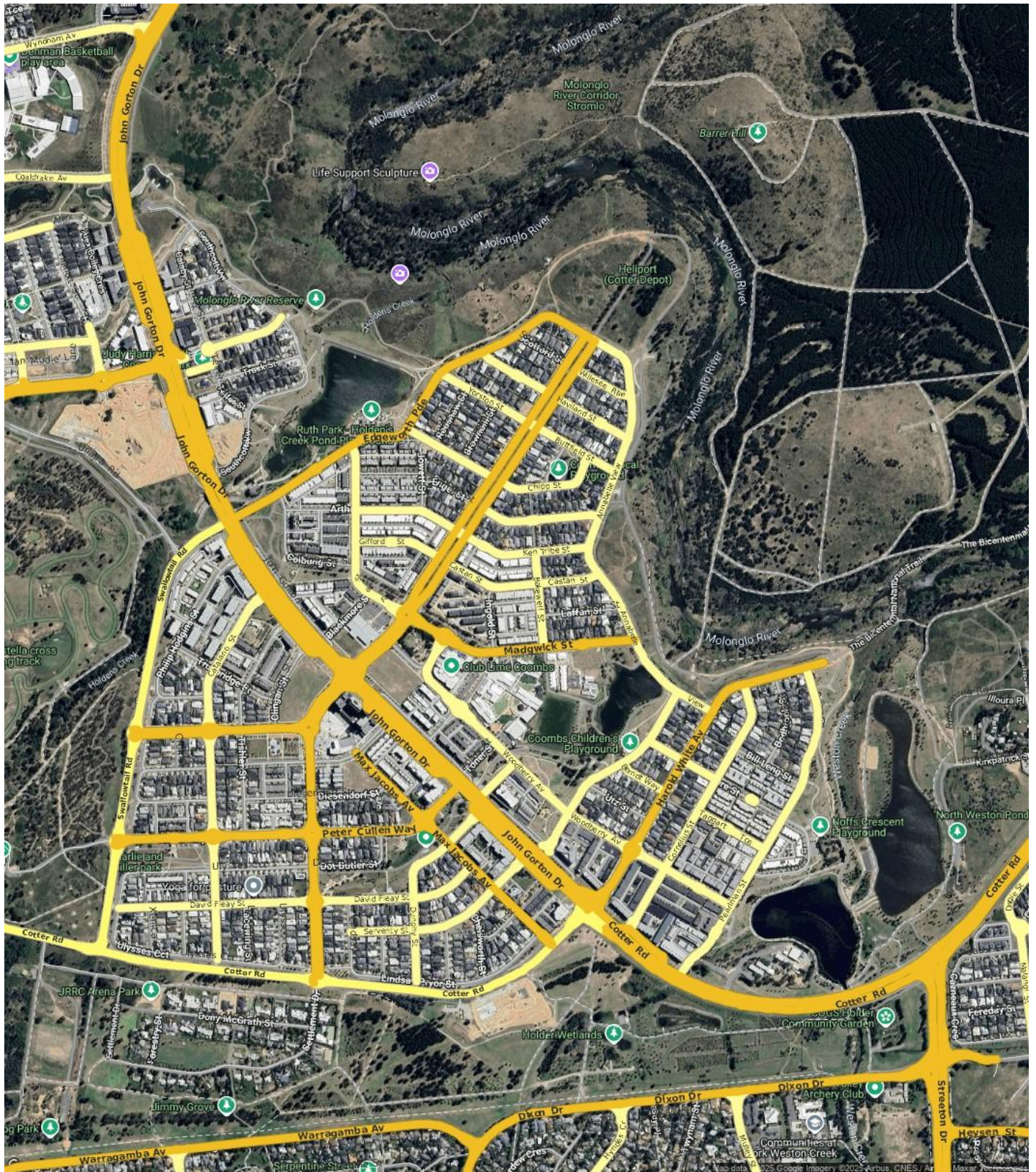
COOMBS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



COOMBS - Suburb Map



Prepared on 03/09/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (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	28	\$ 902,500	4.9 %	\$ 205,500	\$ 1,360,000
2020	37	\$ 870,000	-3.6 %	\$ 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	25	\$ 1,305,000	31.2 %	\$ 775,000	\$ 1,640,000
2025	13	\$ 1,135,000	-13.0 %	\$ 699,500	\$ 1,840,000

Median Sale Price

\$1.26m

Based on 25 recorded House sales within the last 12 months (Financial Year 2025)

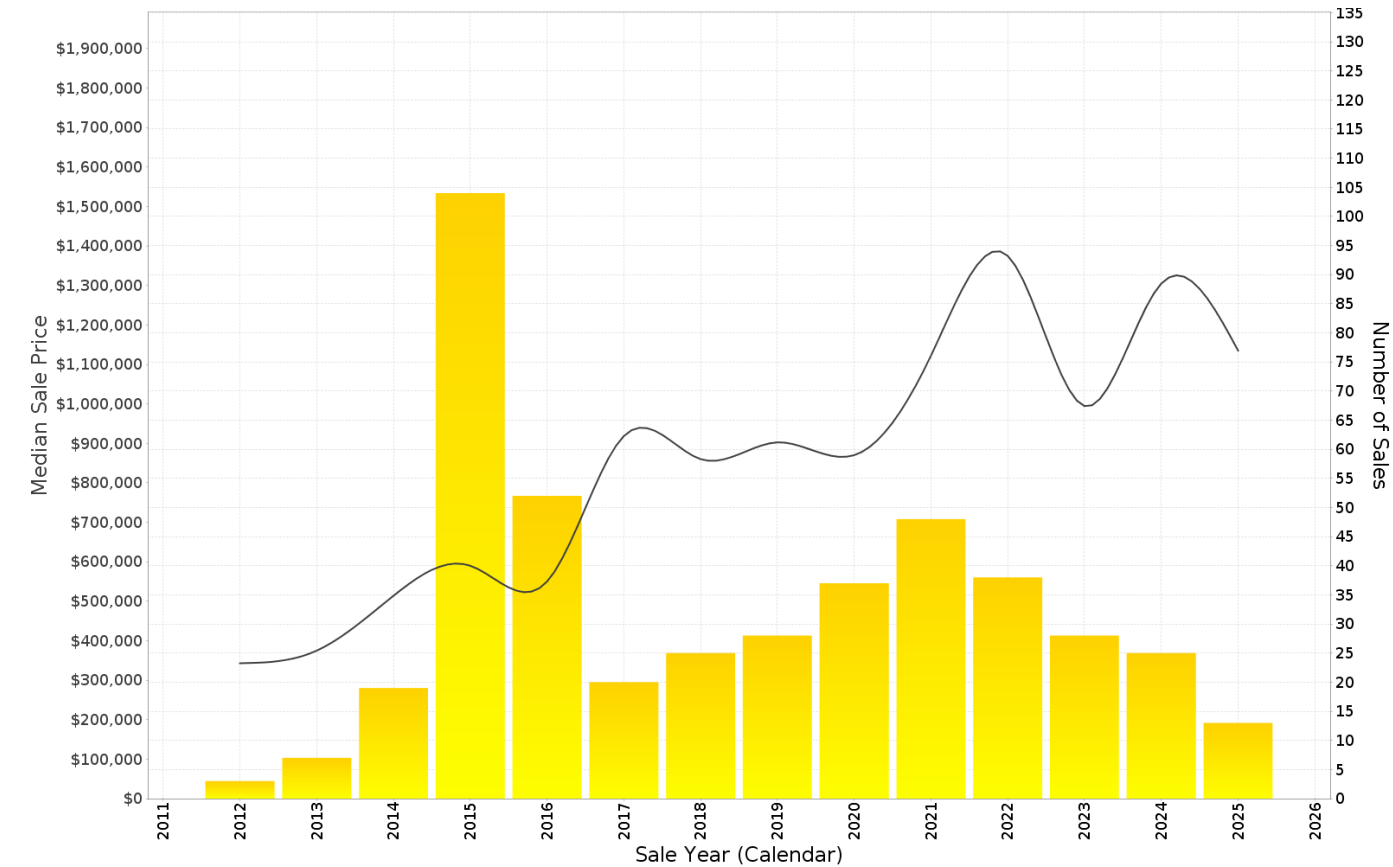
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

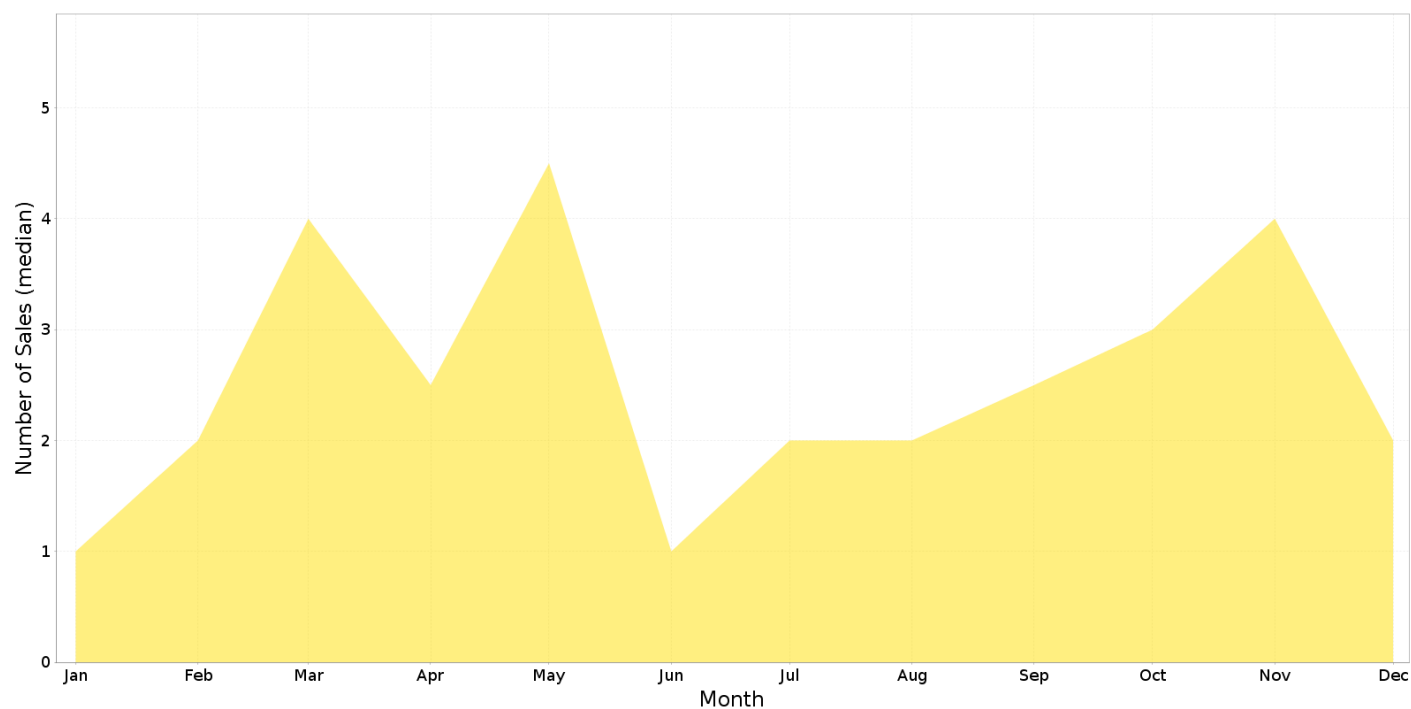
+26.7%

Current Median Price: \$1,260,000
Previous Median Price: \$994,500

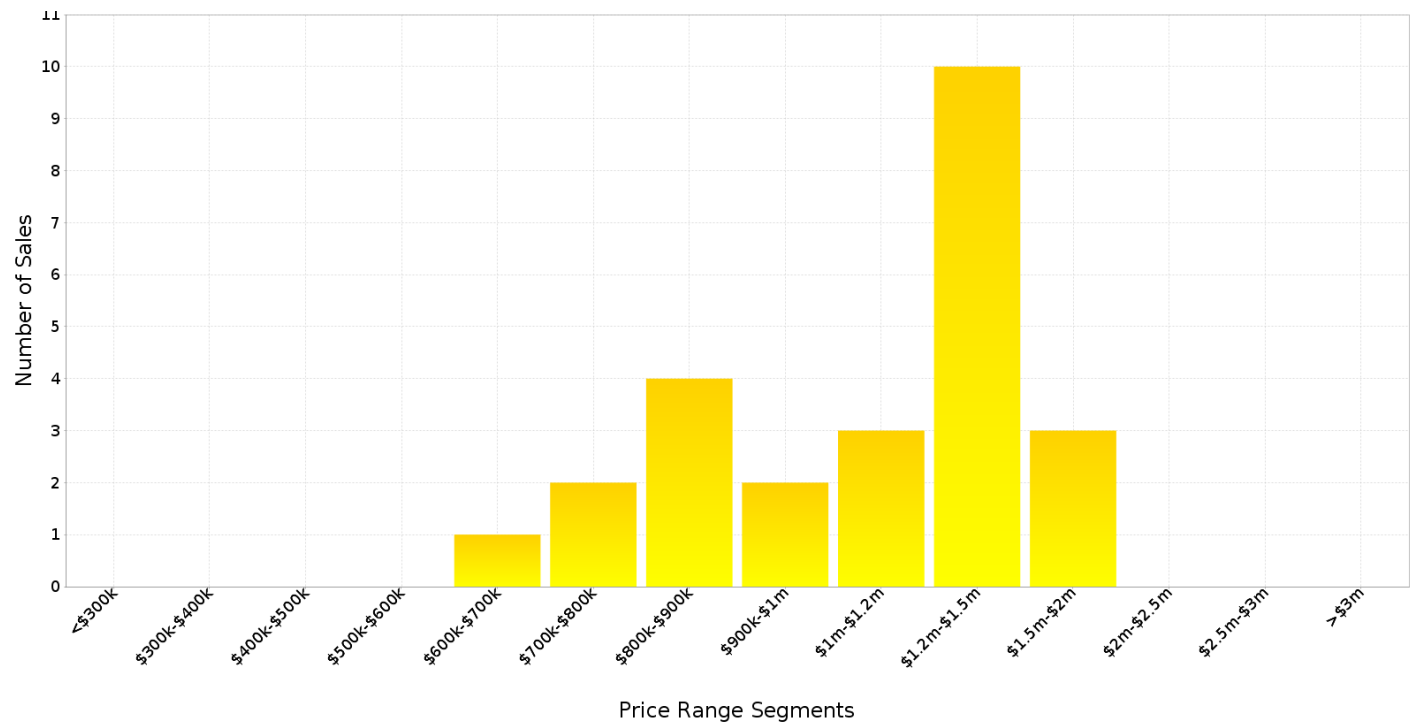
Based on 51 recorded House sales compared over the last two rolling 12 month periods



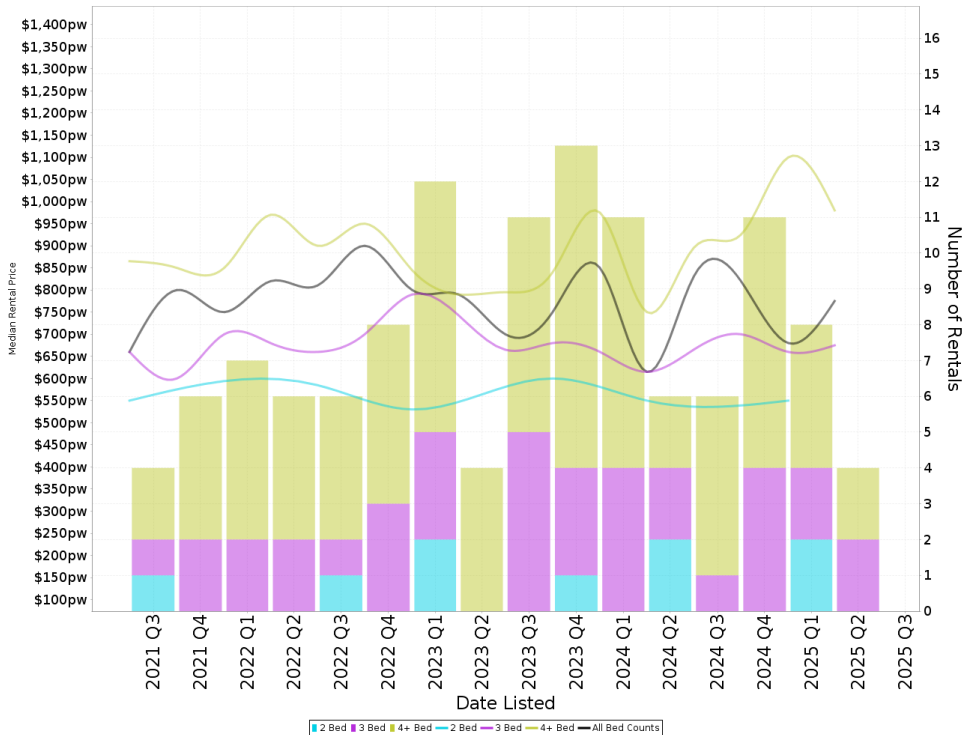
COOMBS - Peak Selling Periods (3 years)



COOMBS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+26.7%

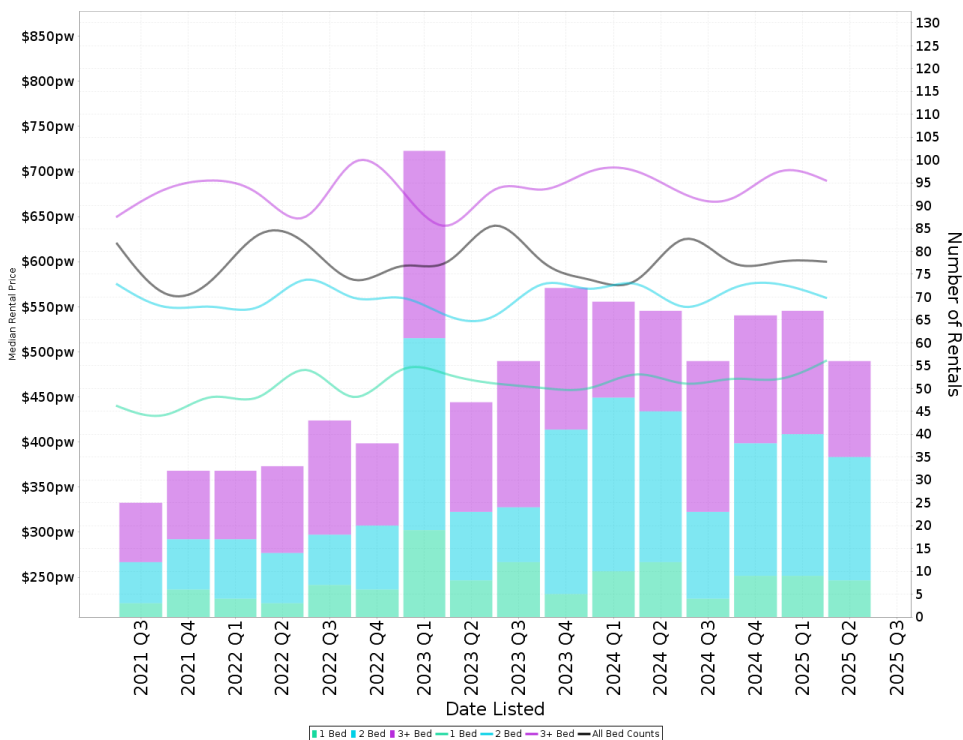
Current Median Price: \$1,260,000
Previous Median Price: \$994,500
 Based on 51 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,260,000
Current Median Rent: \$830
 Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.9%

Current Median Price: \$670,000
Previous Median Price: \$690,000
 Based on 223 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$670,000
Current Median Rent: \$600
 Based on 245 registered Unit rentals compared over the last 12 months.

COOMBS - Recently Sold Properties

Median Sale Price
\$1.26m

Based on 25 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
+26.7%

Current Median Price: \$1,260,000
Previous Median Price: \$994,500

Based on 51 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
25

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

24 TAGGART TCE



\$770,000

200 m² 3 2 2

Sold Jun 2025 140 Days

30 JANINE HAINES TCE



\$1,370,000

450 m² 4 3 2

Sold Jun 2025 37 Days

27 CASTAN ST




\$1,320,000

528 m² 5 2 2

Sold Jun 2025 190 Days

7 BILL LENG ST




\$890,000

250 m² 3 2 2

Sold Jun 2025 27 Days

1 TRASK ST




\$910,000

499 m² - - -

Sold Jun 2025 N/A

19 JANINE HAINES TCE

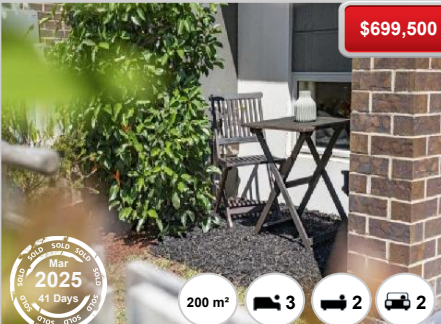


\$1,135,000

540 m² 3 2 2

Sold Mar 2025 88 Days

23 CHANTER TCE

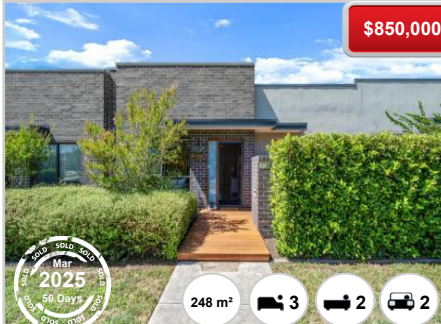


\$699,500

200 m² 3 2 2

Sold Mar 2025 41 Days

34 FINEMORE ST




\$850,000

248 m² 3 2 2

Sold Mar 2025 56 Days

7 BERNDT WAY



\$1,605,000

540 m² 5 3 2

Sold Mar 2025 30 Days

COOMBS - Properties For Rent

Median Rental Price

\$830 /w

Based on 29 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

+3.4%

Current Median Price: \$1,260,000
Current Median Rent: \$830

Based on 25 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

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

