

Suburb flyover report

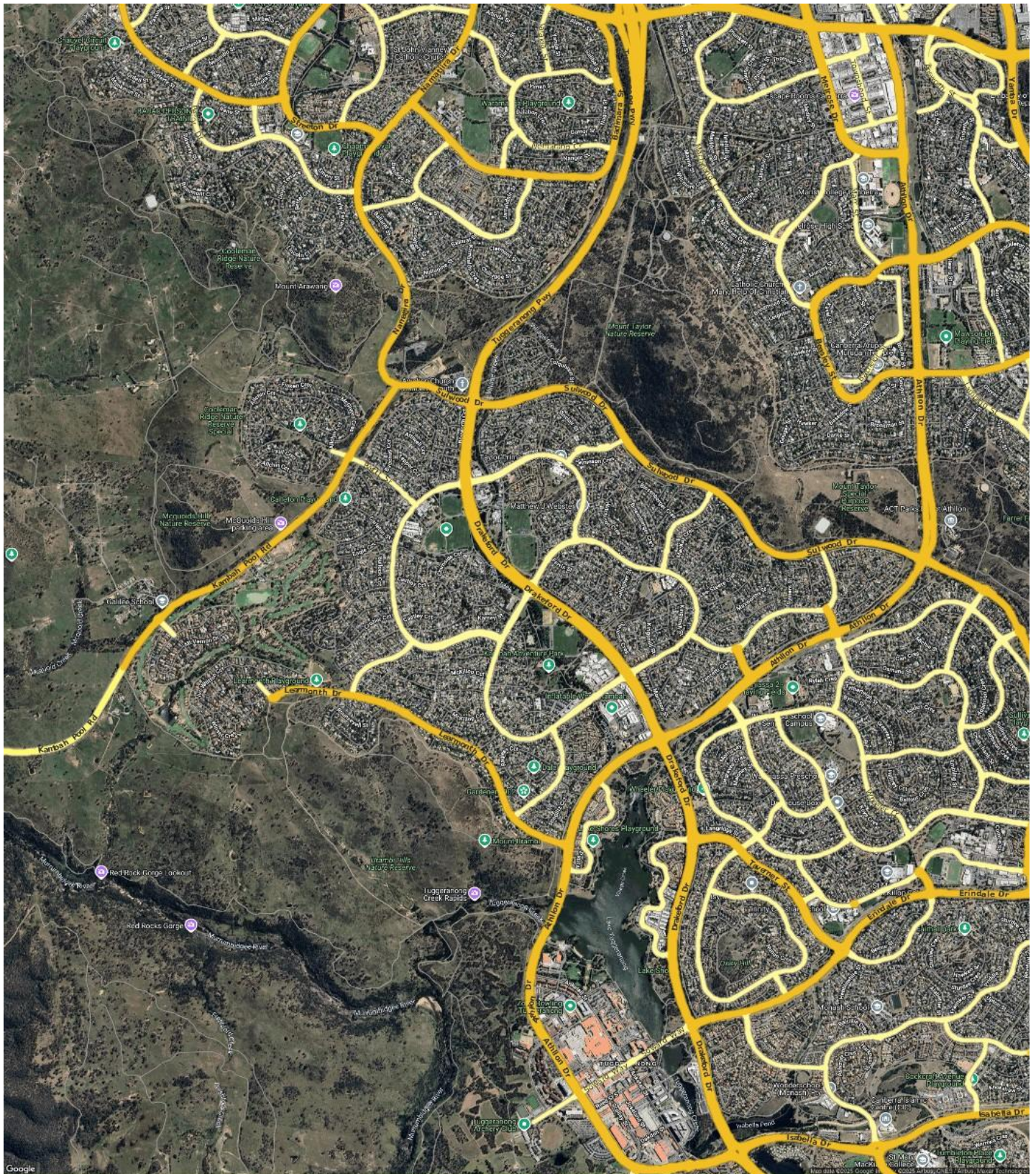
KAMBAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



KAMBAH - 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 (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	87	\$ 866,000	-0.2 %	\$ 327,497	\$ 1,650,000

Median Sale Price

\$872k

Based on 176 recorded House sales within the last 12 months (Financial Year 2025)

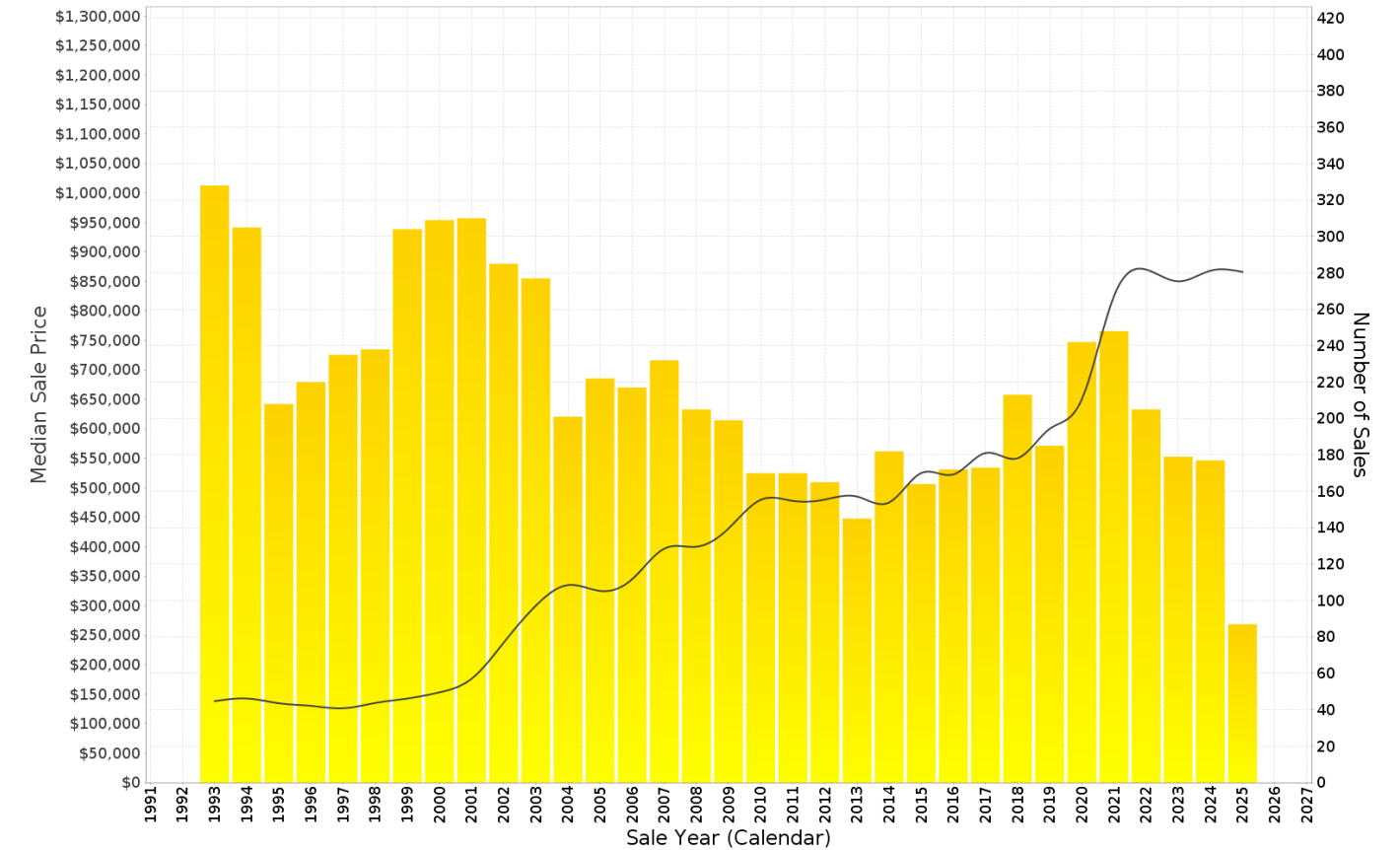
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

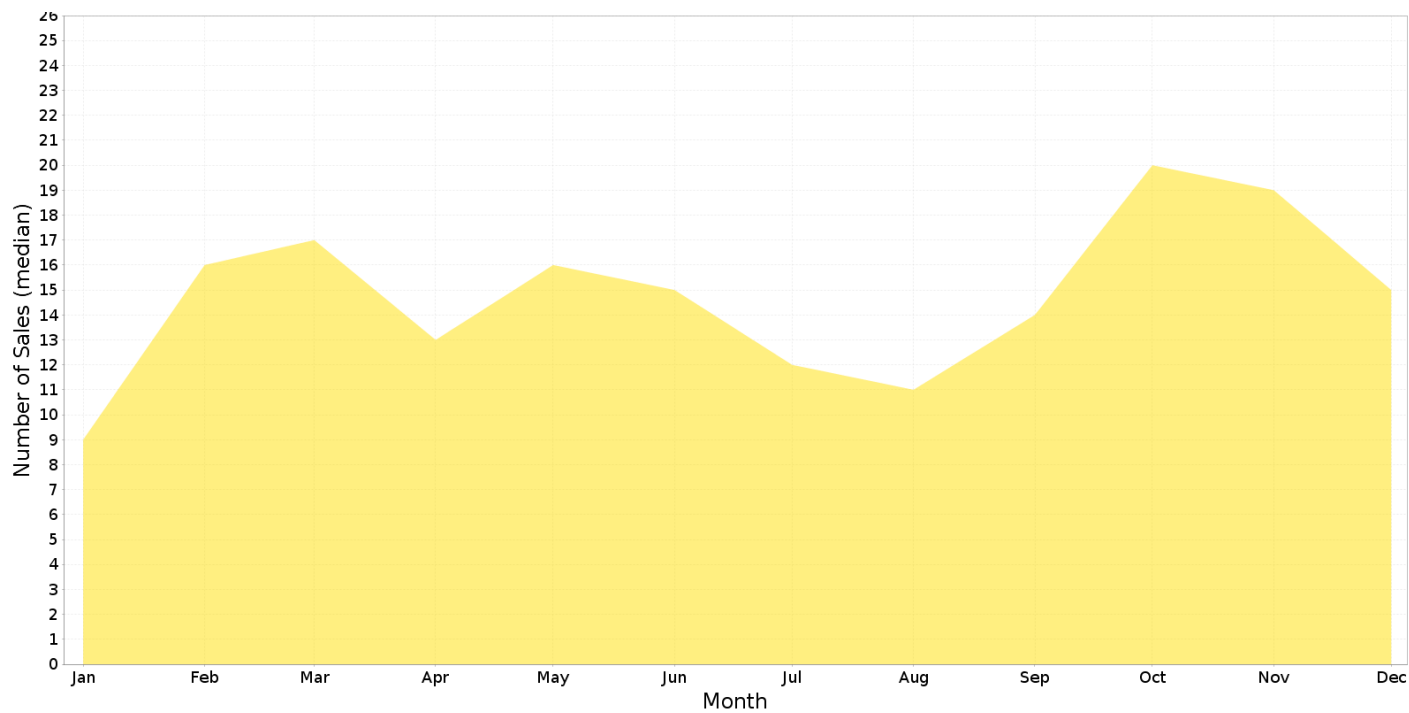
+1.5%

Current Median Price: \$872,500
Previous Median Price: \$860,000

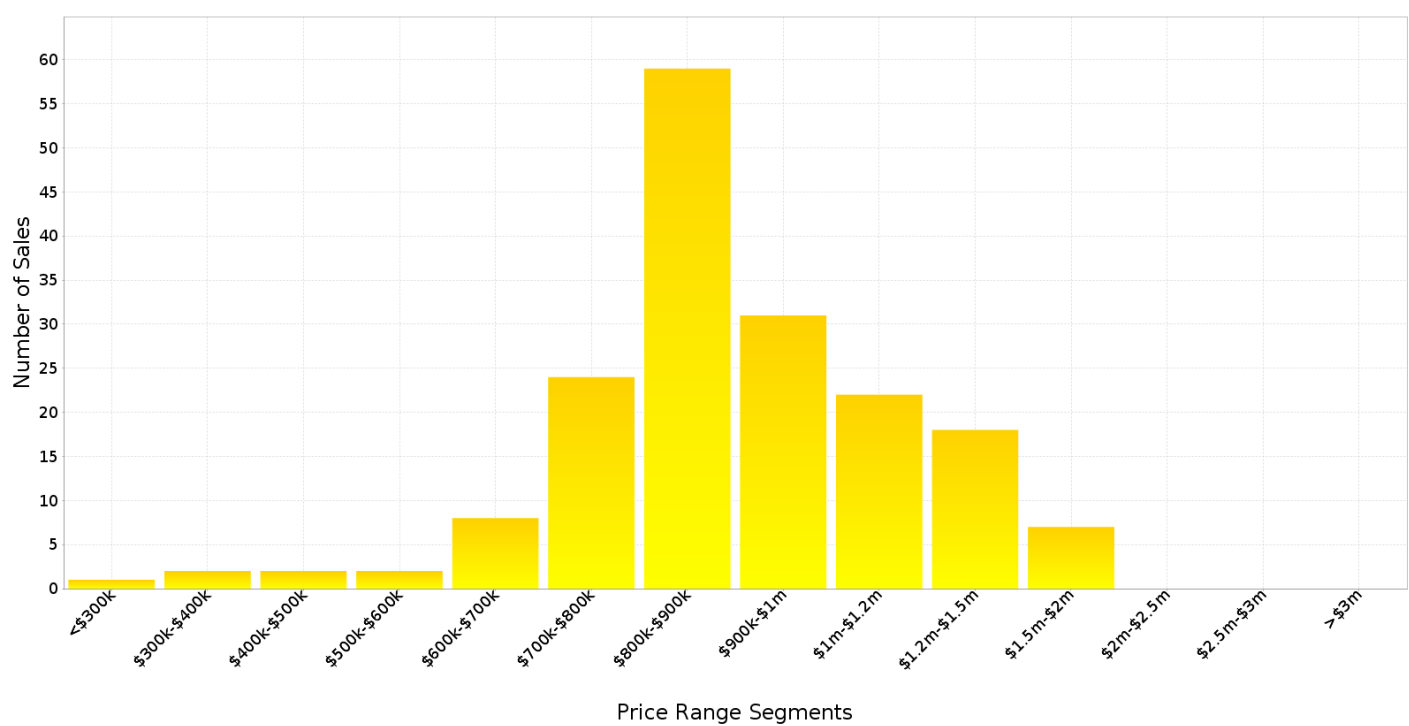
Based on 356 recorded House sales compared over the last two rolling 12 month periods



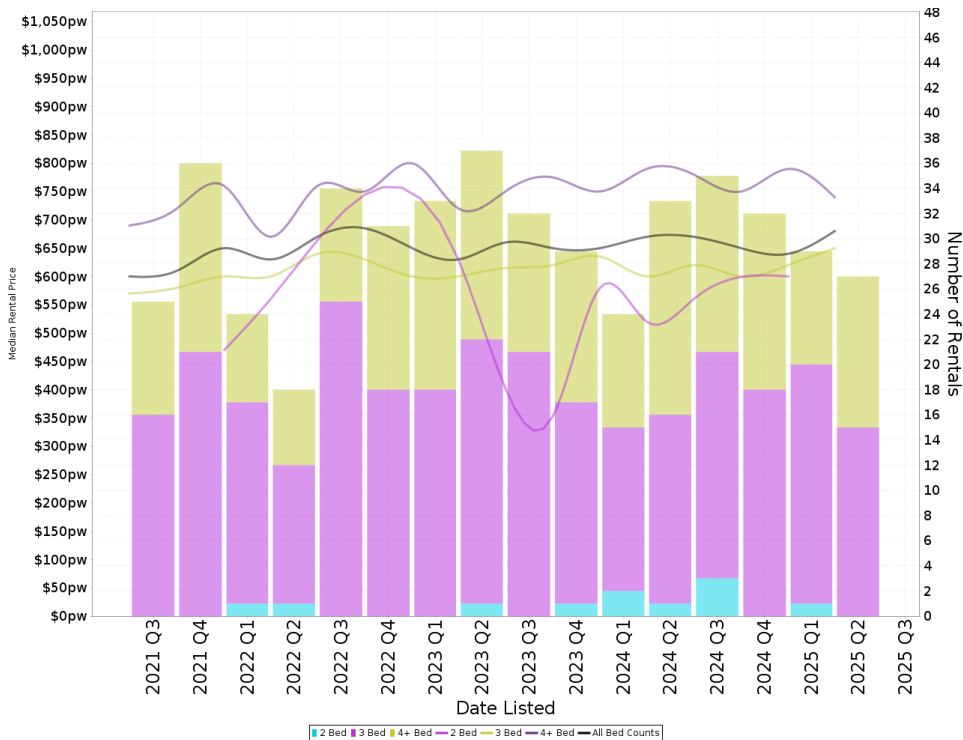
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.5%

Current Median Price: \$872,500
Previous Median Price: \$860,000

Based on 356 registered House sales compared over the last two rolling 12 month periods.

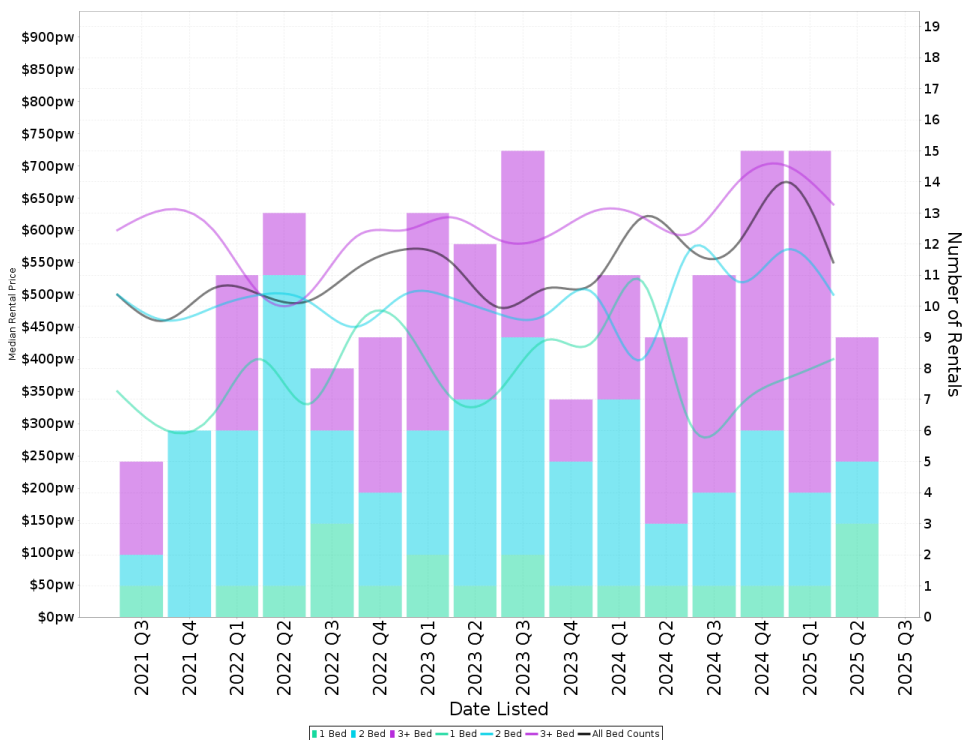
Suburb Rental Yield

+3.9%

Current Median Price: \$872,500
Current Median Rent: \$655

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.6%

Current Median Price: \$694,500
Previous Median Price: \$633,750

Based on 103 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$694,500
Current Median Rent: \$590

Based on 50 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$872k

Based on 176 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

+1.5%

Current Median Price: \$872,500
Previous Median Price: \$860,000

Based on 356 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

176

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

19 INKSTER ST

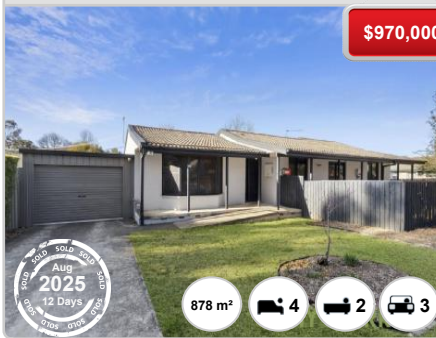
\$1,015,000



723 m² 4 1 5

14 RAGLESS CCT

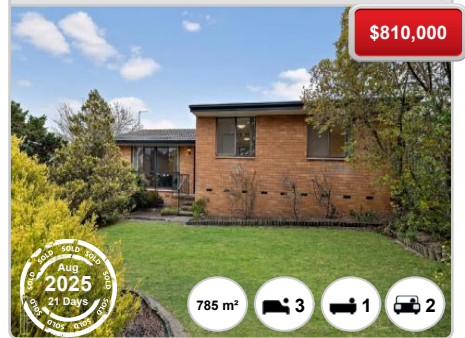
\$970,000



878 m² 4 2 3

12 ORMEROD PL

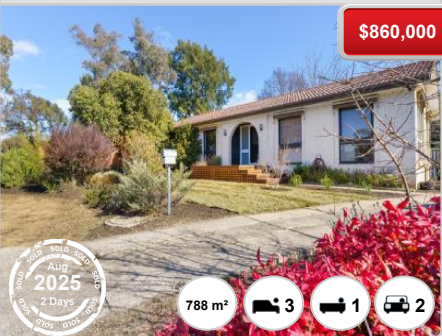
\$810,000



785 m² 3 1 2

7 EAST PL

\$860,000



788 m² 3 1 2

4 EALES PL

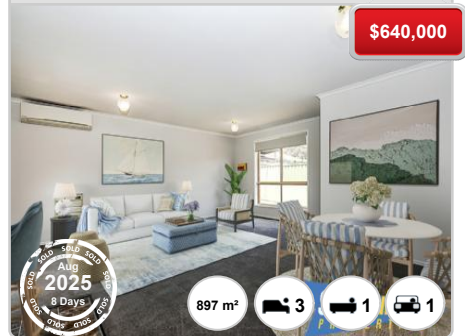
\$890,000



625 m² 3 1 4

9A GROTE PL

\$640,000



897 m² 3 1 1

15 MORRISON ST

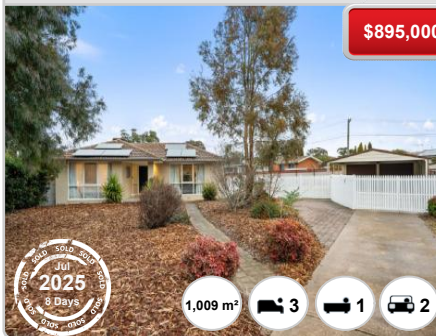
\$760,000



490 m² 3 1 1

12 TIERNAN PL

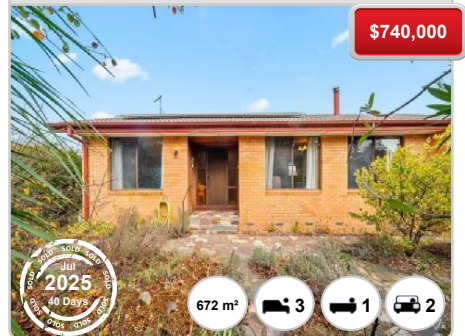
\$895,000



1,009 m² 3 1 2

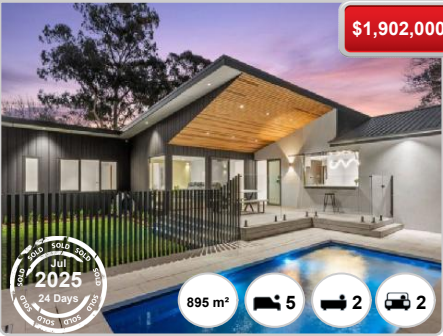
9 MCDERMOTT ST

\$740,000

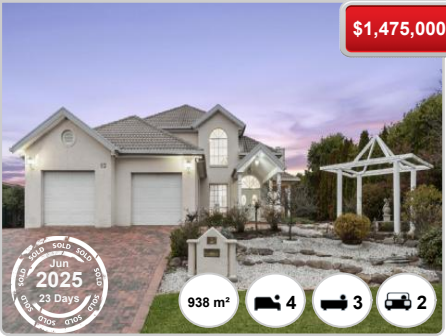


672 m² 3 1 2

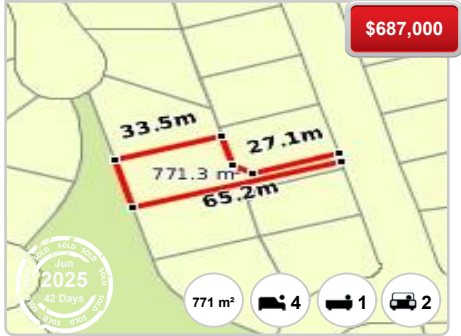
11 FISKEN CRES



62 IVO WHITTON CCT



41 KARNEY PL



15 ATTIWELL CCT



43 GALLAGHER ST



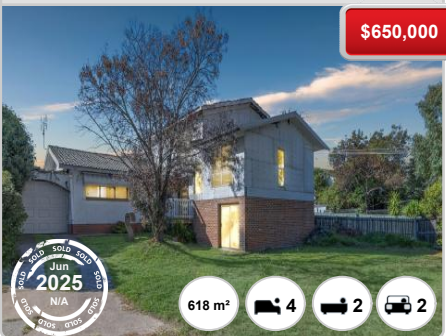
3 MCKENZIE ST



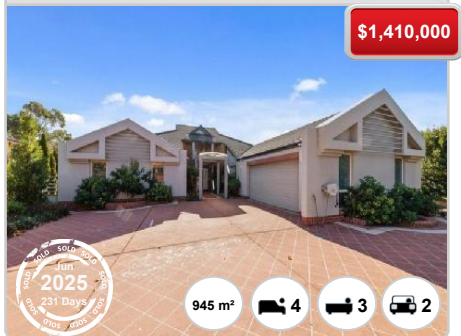
7 SHOLL PL



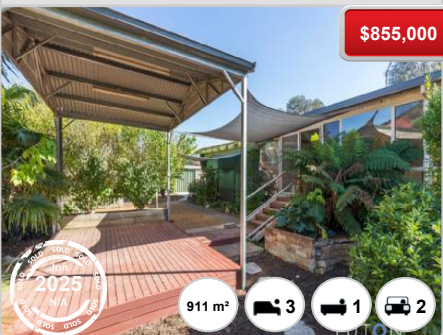
7 HARDY PL



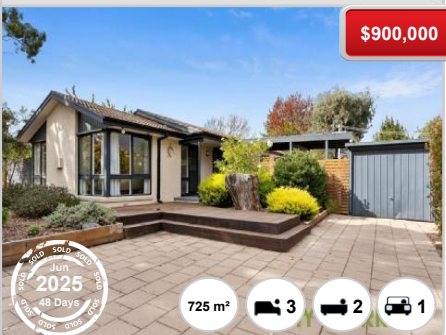
103 IVO WHITTON CCT



1 FRANKS PL



46 BATEMAN ST



3 HASKETT PL



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: \$872,500
Current Median Rent: \$655

Based on 176 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

RayWhite

FOR RENT FOR RENT FOR RENT

Jul 2025

41 Days

FOR RENT FOR RENT FOR RENT

736 m²

3

2

1

10 HABGOOD PLACE

\$640 per week

RayWhite

FOR RENT FOR RENT FOR RENT

Jul 2025

47 Days

FOR RENT FOR RENT FOR RENT

1,097 m²

3

2

1

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