

# Suburb flyover report

COOMBS (HOUSE)

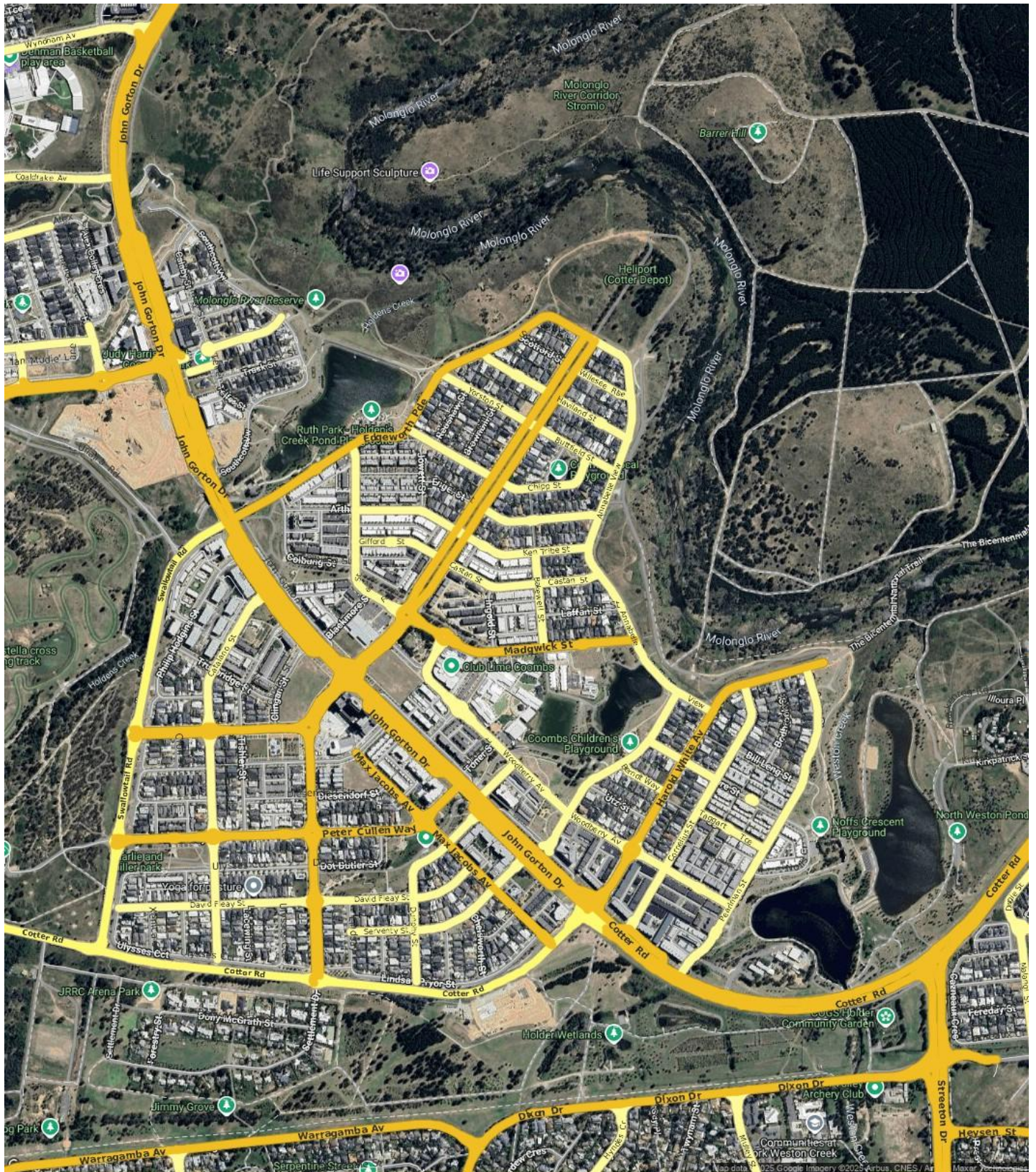
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# COOMBS - Suburb Map



Prepared on 01/10/2025 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	14	\$ 1,092,500	-16.3 %	\$ 699,500	\$ 1,840,000

Median Sale Price

\$1.2m

Based on 20 recorded House sales within the last 12 months (Oct '24 - Sep '25)

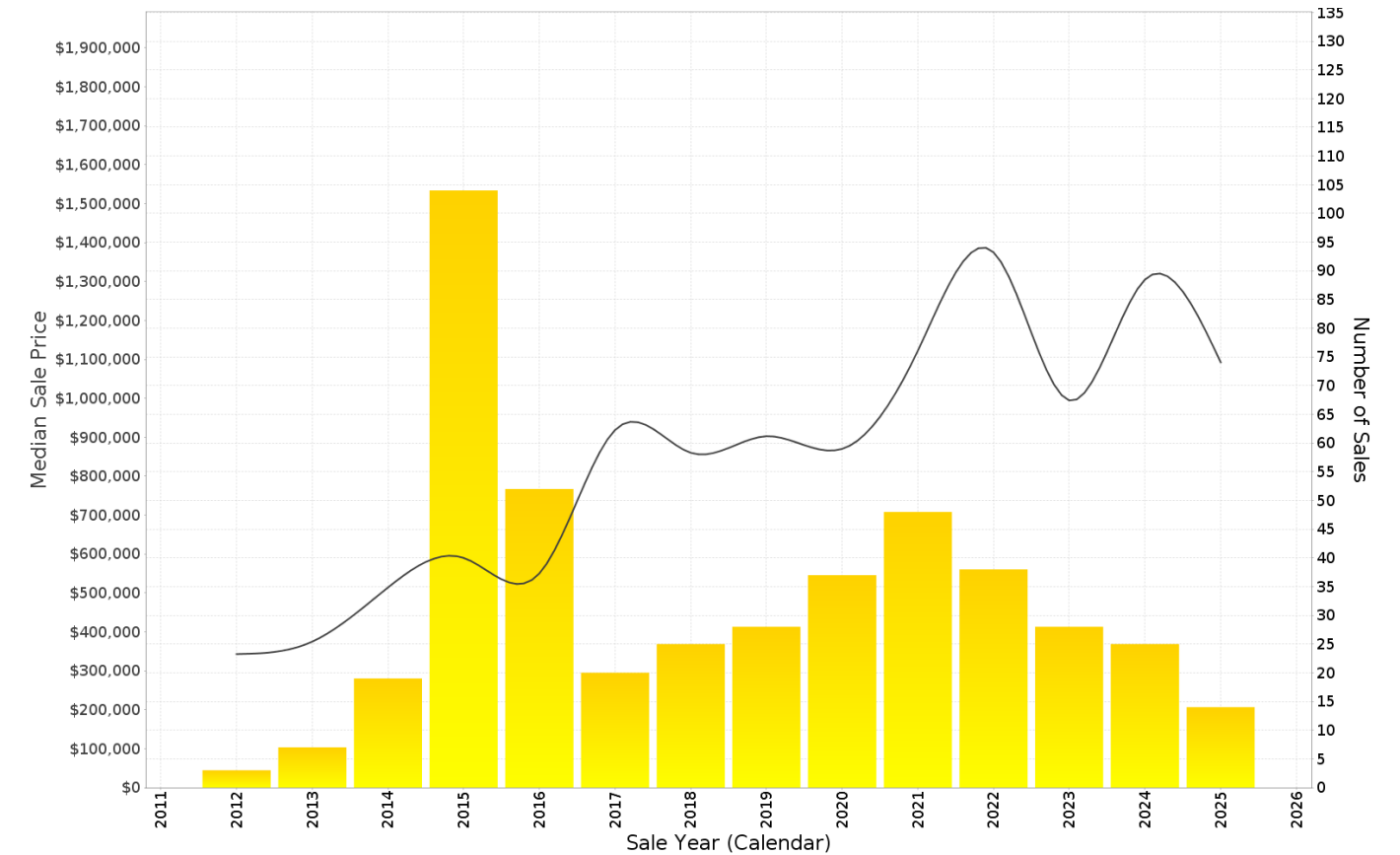
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

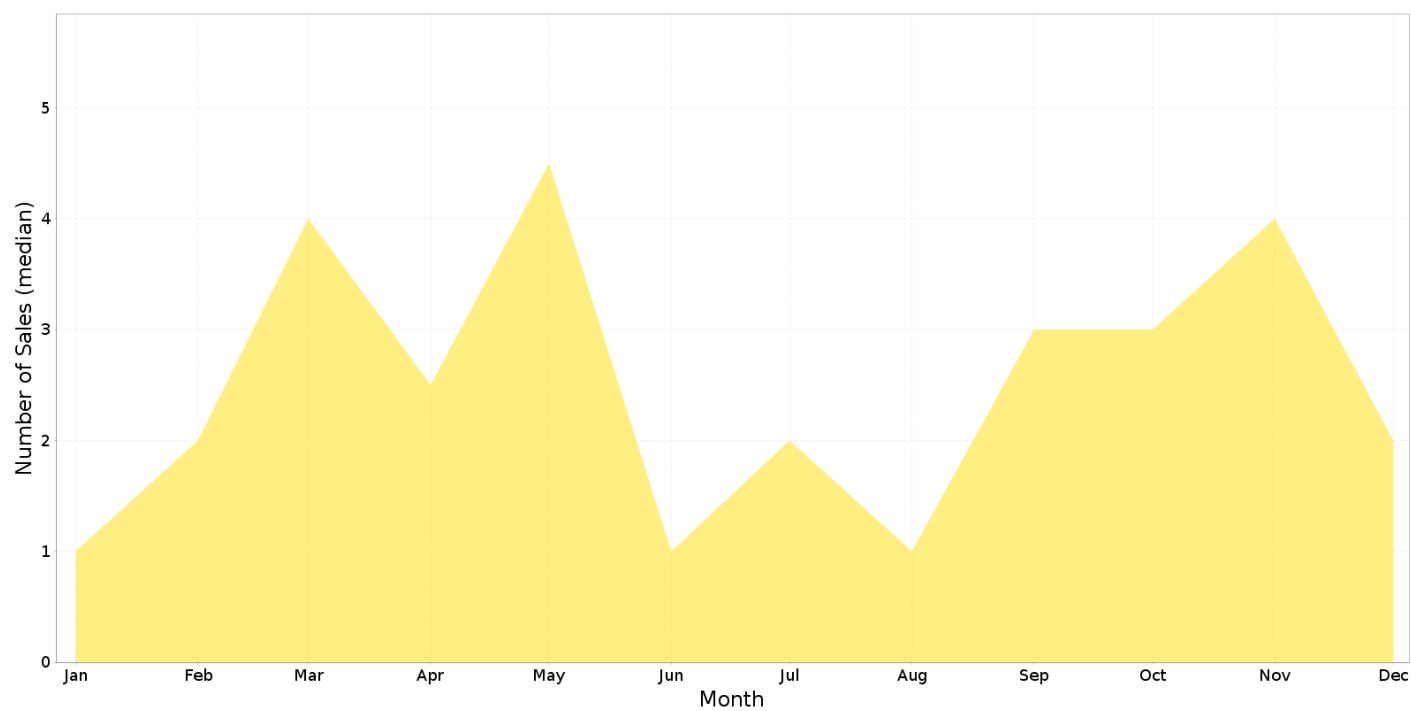
+8.9%

Current Median Price: \$1,197,500  
Previous Median Price: \$1,100,000

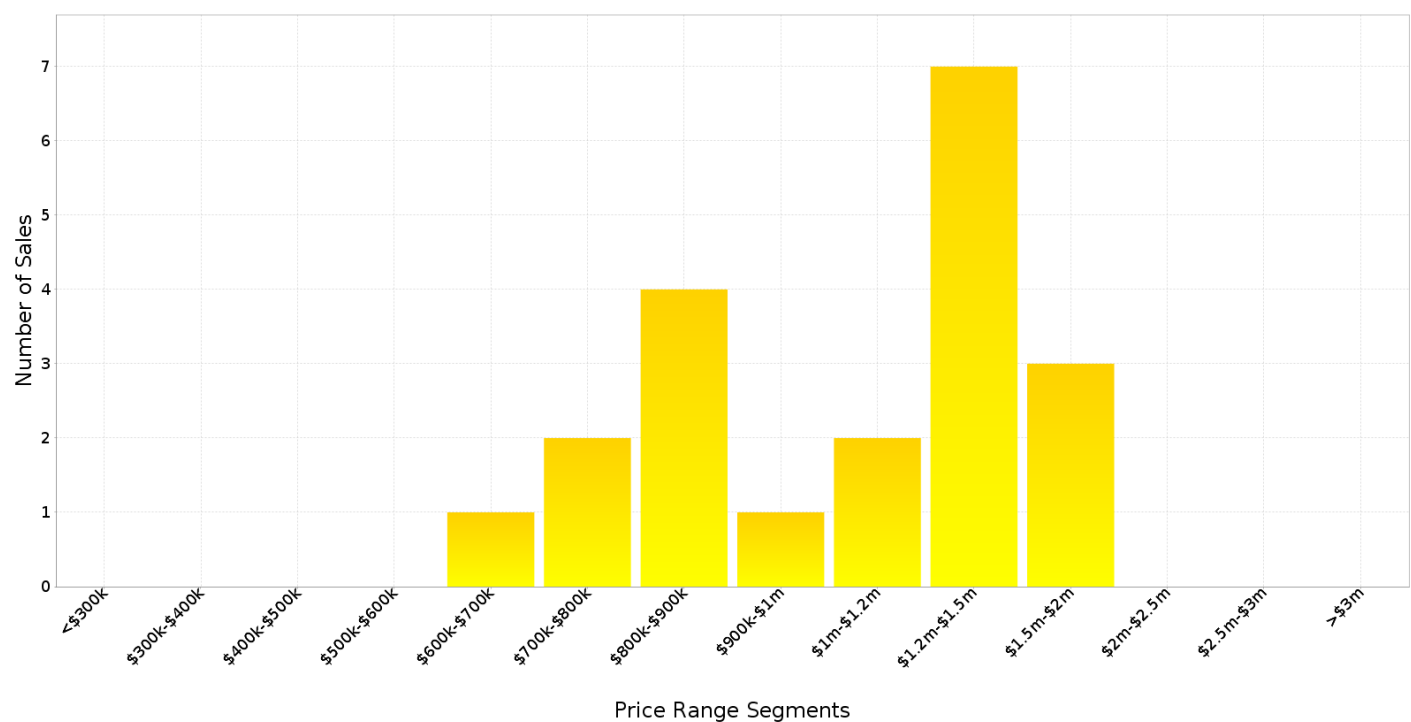
Based on 49 recorded House sales compared over the last two rolling 12 month periods



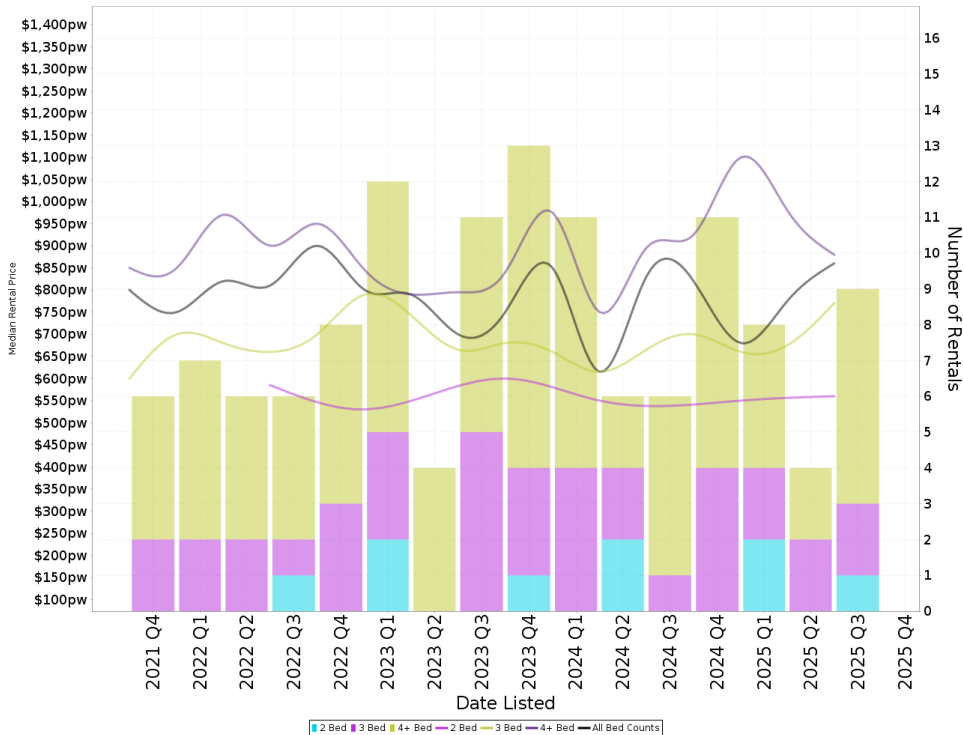
## COOMBS - Peak Selling Periods (3 years)



## COOMBS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.9%**

**Current Median Price: \$1,197,500**  
**Previous Median Price: \$1,100,000**

Based on 49 registered House sales compared over the last two rolling 12 month periods.

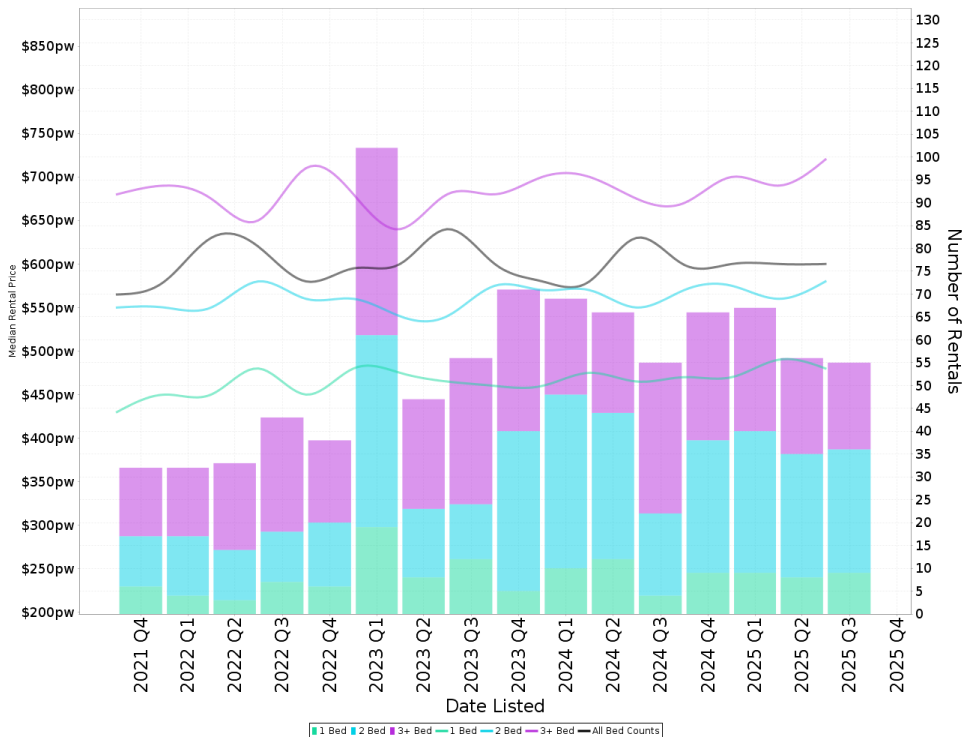
### Suburb Rental Yield

**+3.6%**

**Current Median Price: \$1,197,500**  
**Current Median Rent: \$825**

Based on 32 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.3%**

**Current Median Price: \$668,500**  
**Previous Median Price: \$677,500**

Based on 202 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

**Current Median Price: \$668,500**  
**Current Median Rent: \$600**

Based on 244 registered Unit rentals compared over the last 12 months.

# COOMBS - Recently Sold Properties

Median Sale Price

**\$1.2m**

Based on 20 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

**+8.9%**

Current Median Price: \$1,197,500  
Previous Median Price: \$1,100,000

Based on 49 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

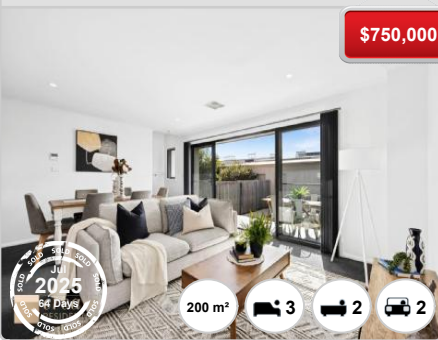
**20**

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

18 TAGGART TCE

**\$750,000**



200 m<sup>2</sup>

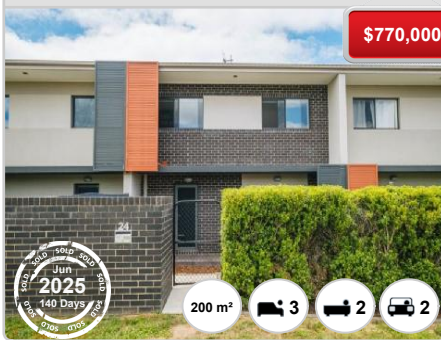
3

2

2

24 TAGGART TCE

**\$770,000**



200 m<sup>2</sup>

3

2

2

30 JANINE HAINES TCE

**\$1,370,000**



450 m<sup>2</sup>

4

3

2

27 CASTAN ST

**\$1,320,000**



528 m<sup>2</sup>

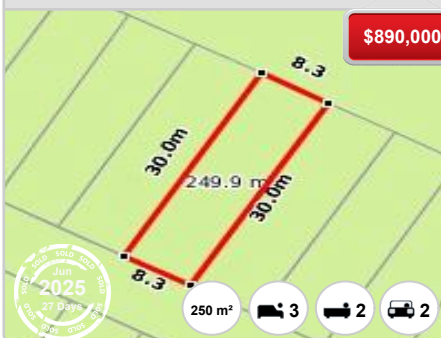
5

2

2

7 BILL LENG ST

**\$890,000**



250 m<sup>2</sup>

3

2

2

1 TRASK ST

**\$910,000**



499 m<sup>2</sup>

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# COOMBS - Properties For Rent

## Median Rental Price

# \$825 /w

Based on 32 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

## Rental Yield

# +3.6%

Current Median Price: \$1,197,500  
Current Median Rent: \$825

Based on 20 recorded House sales and 32 House rentals compared over the last 12 months

## Number of Rentals

# 32

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

