

Suburb flyover report

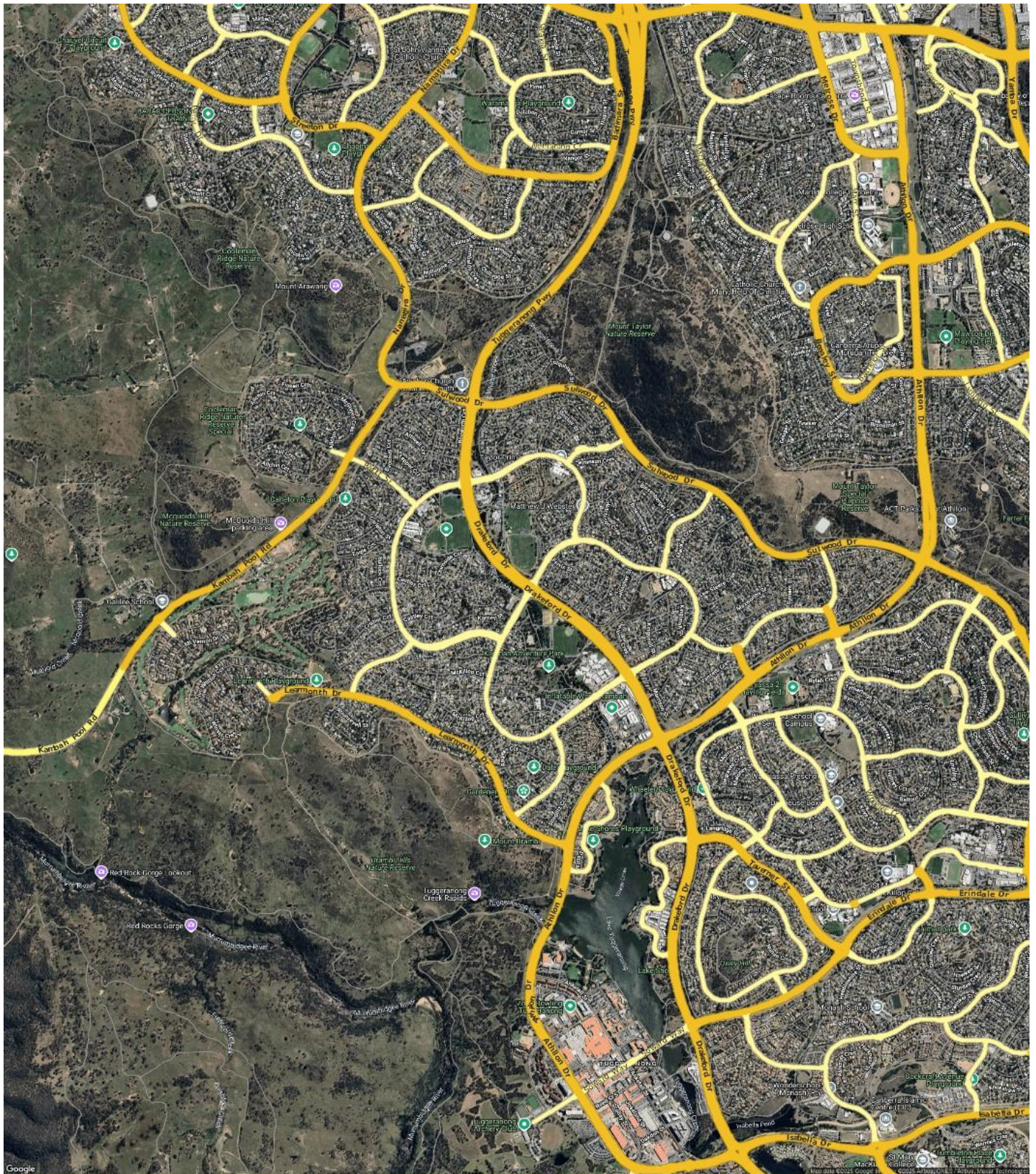
KAMBAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



KAMBAH - 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 (pricefinder.com.au)

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KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	231	\$ 397,500	0.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.6 %	\$ 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	91	\$ 865,000	-0.3 %	\$ 327,497	\$ 1,650,000

Median Sale Price

\$872k

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

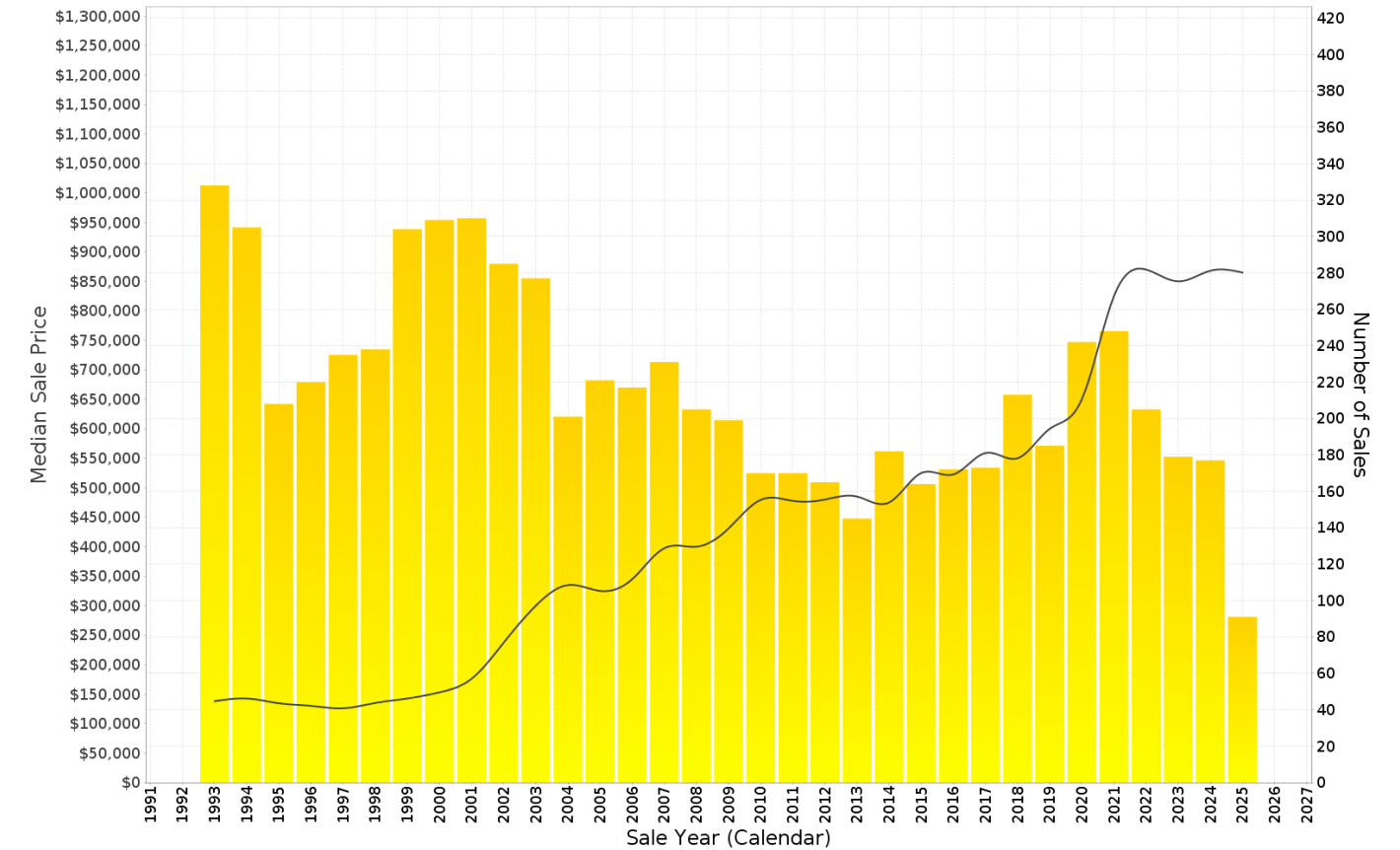
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

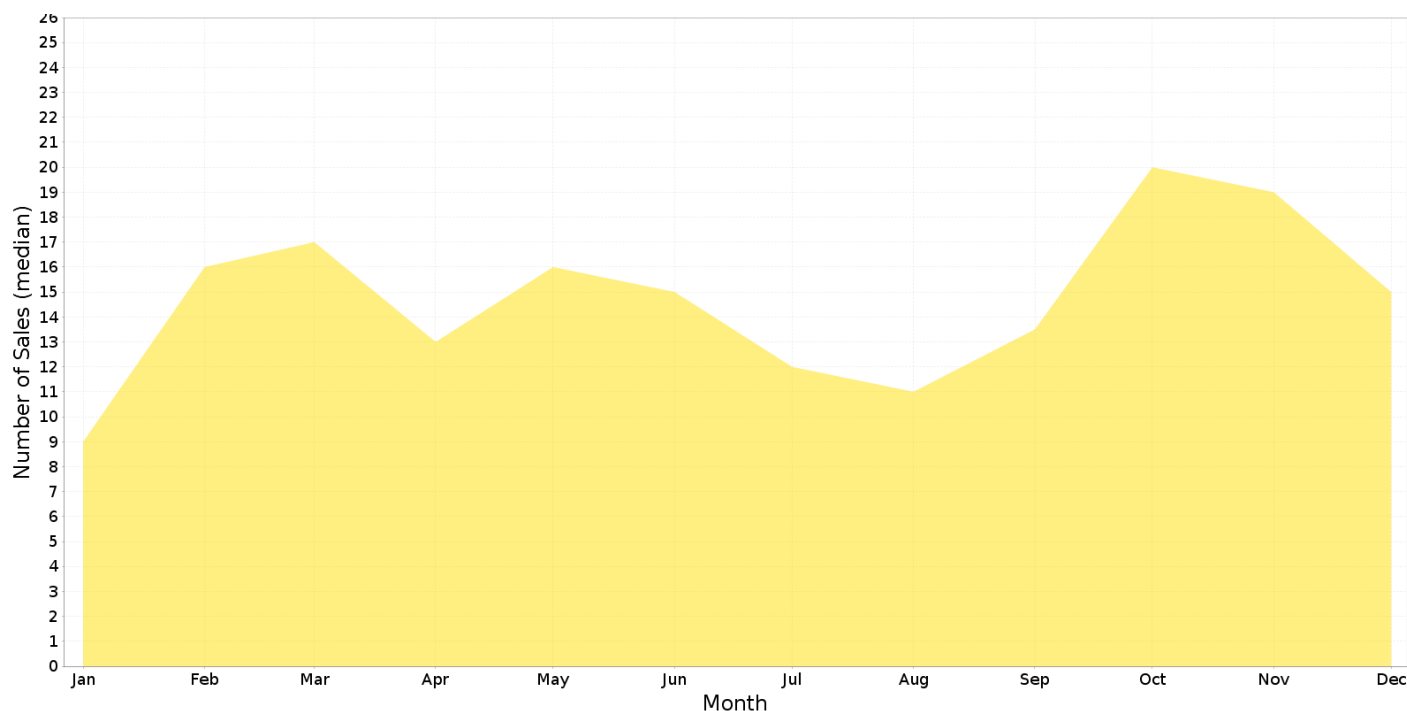
+1.5%

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

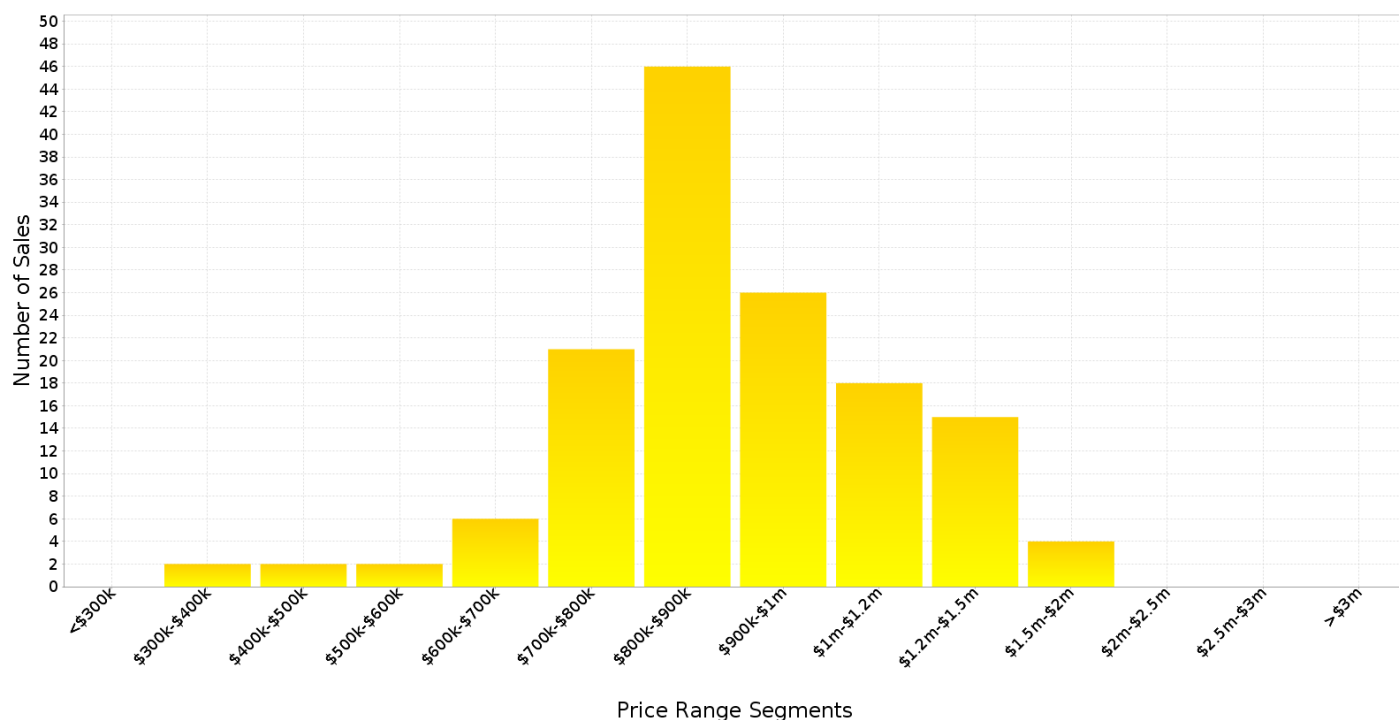
Based on 356 recorded House sales compared over the last two rolling 12 month periods



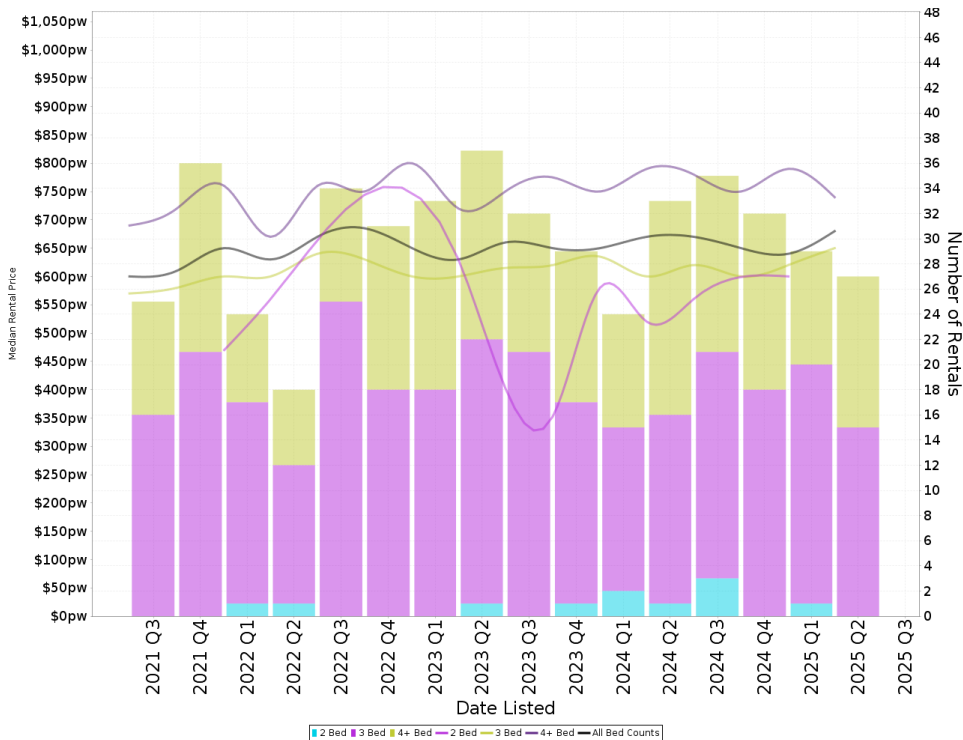
KAMBAH - Peak Selling Periods (3 years)



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

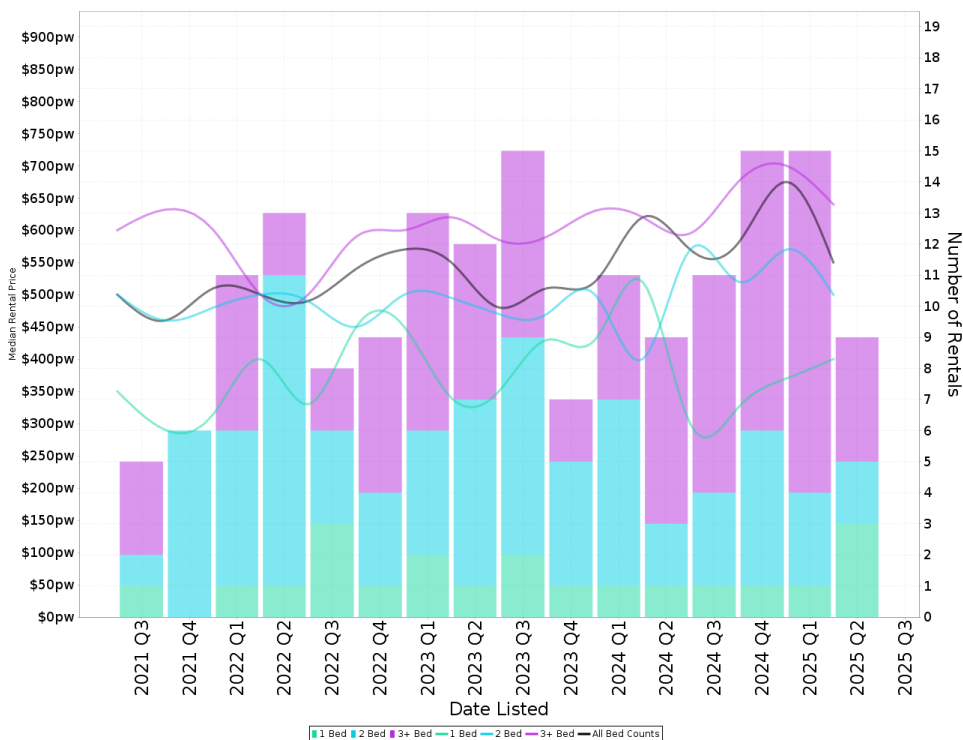
+3.9%

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

25 CASTLEY CCT



7 CROUCH PL



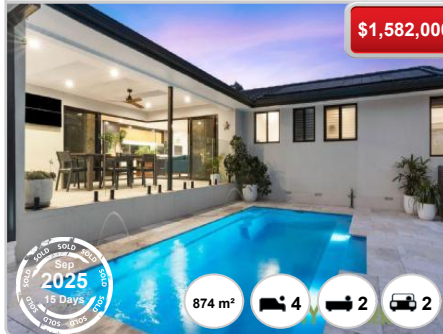
3 WARDELL PL



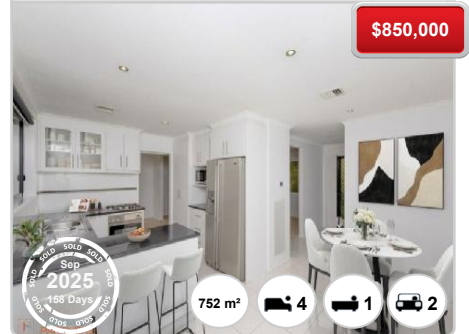
18 GUNNING PL



11 MCGIVERN CRES



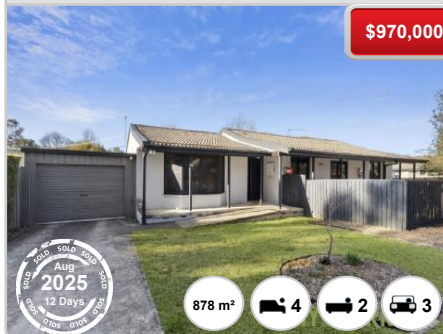
69 KINGSMILL ST



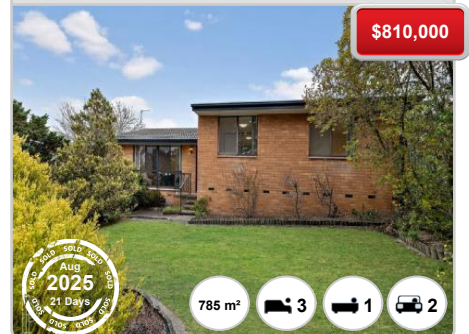
19 INKSTER ST



14 RAGLESS CCT



12 ORMEROD PL



67 ALLCHIN CCT

\$700,000

1103 m²

34.6m
31.0m
36.6m
23.8m

2025
Aug
8 Days

1,103 m² 3 1 2

7 EAST PL

\$860,000

788 m²

2025
Aug
2 Days

788 m² 3 1 2

4 EALES PL

\$890,000

625 m²

2025
Aug
8 Days

625 m² 3 1 4

9A GROTE PL

\$640,000

897 m²

2025
Aug
8 Days

897 m² 3 1 1

15 MORRISON ST

\$760,000

490 m²

2025
Aug
32 Days

490 m² 3 1 1

5 HABGOOD PL

\$910,000

1,045 m²

2025
Jul
4 Days

1,045 m² 3 1 2

59 SPRINGBETT ST

\$815,000

880 m²

2025
Jul
145 Days

880 m² 4 1 2

18 MALCOLM PL

\$800,000

768 m²

2025
N/A

768 m² 4 2 1

12 TIERNAN PL

\$895,000

1,009 m²

2025
Jul
8 Days

1,009 m² 3 1 2

9 MCDERMOTT ST

\$740,000

672 m²

2025
Jul
40 Days

672 m² 3 1 2

11 FISKEN CRES

\$1,902,000

895 m²

2025
Jul
24 Days

895 m² 5 2 2

62 IVO WHITTON CCT

\$1,475,000

938 m²

2025
Jun
23 Days

938 m² 4 3 2

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

12 Ormerod Place

\$700 per week



785 m²



17 MANNHEIM STREET

\$660 per week



823 m²



7 East Place

\$650 per week



788 m²



8 VANZETTI CRESCENT

\$615 pw



793 m²



9 KIDMAN CLOSE

\$660 per week -



480 m²



10 HABGOOD PLACE

\$640 per week



1,097 m²

