

Suburb flyover report

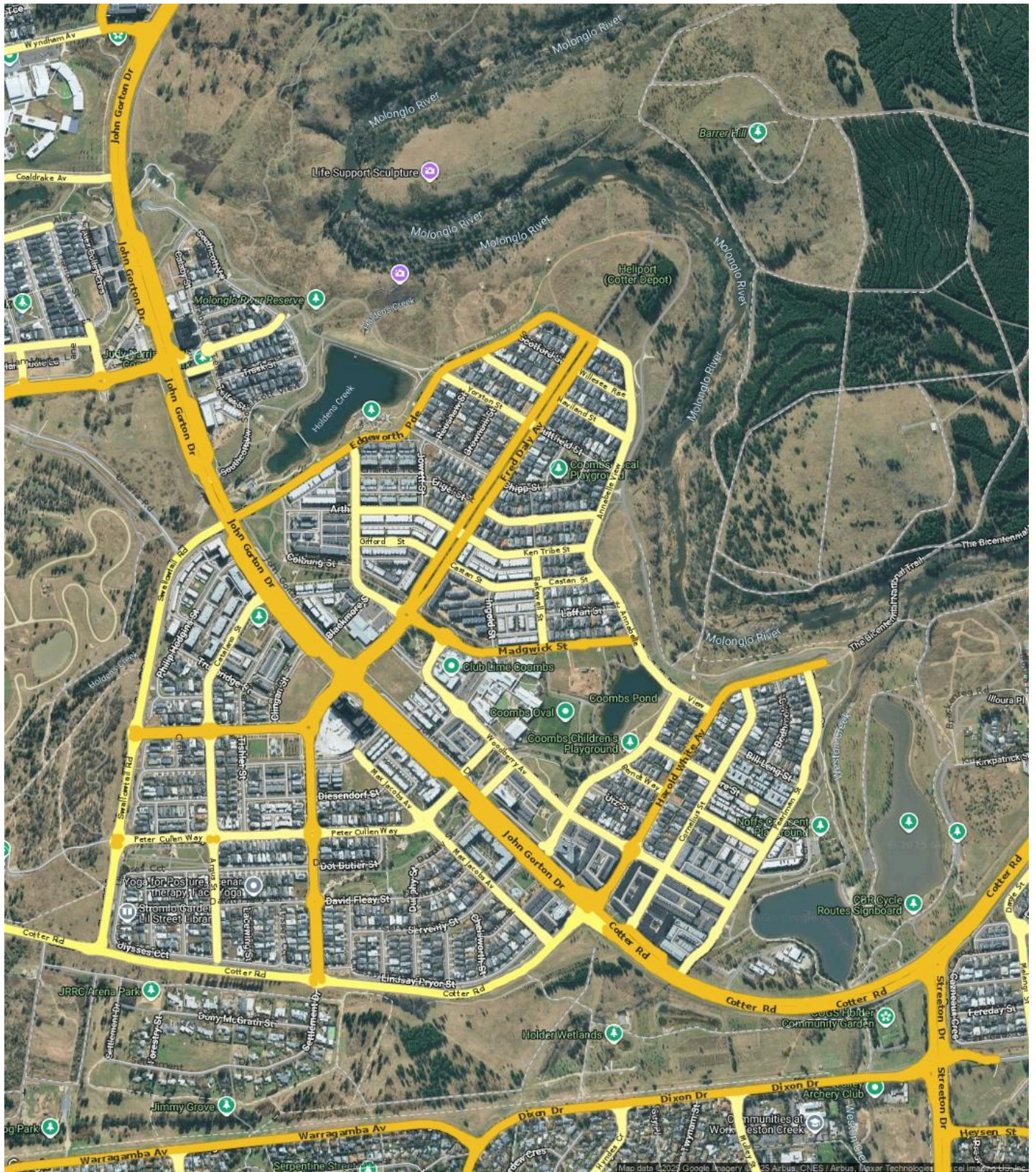
COOMBS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



COOMBS - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (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	16	\$ 1,010,000	-22.6 %	\$ 699,500	\$ 1,840,000
2026	0				

Median Sale Price

\$1.01m

Based on 16 recorded House sales within the last 12 months (2025)

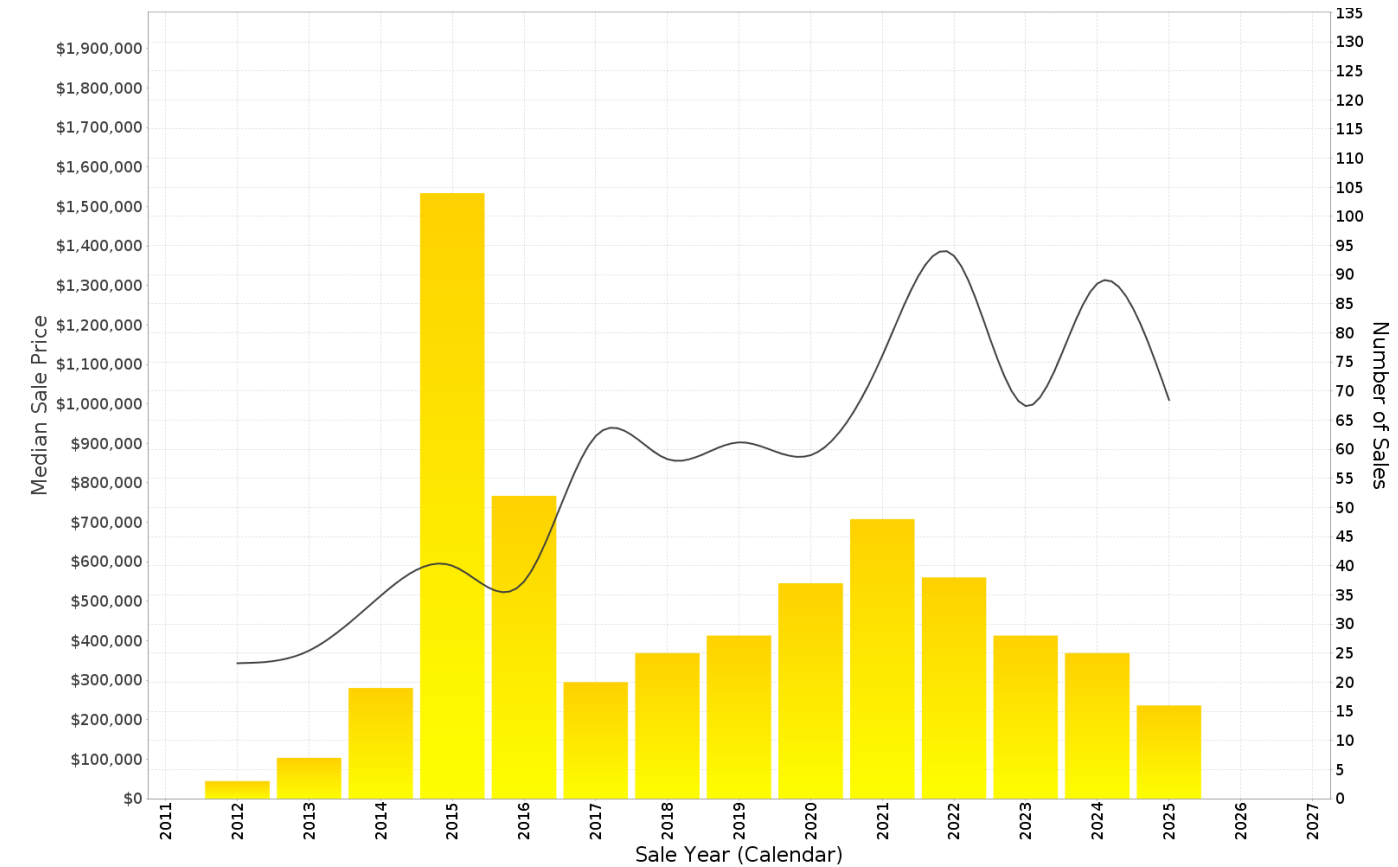
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

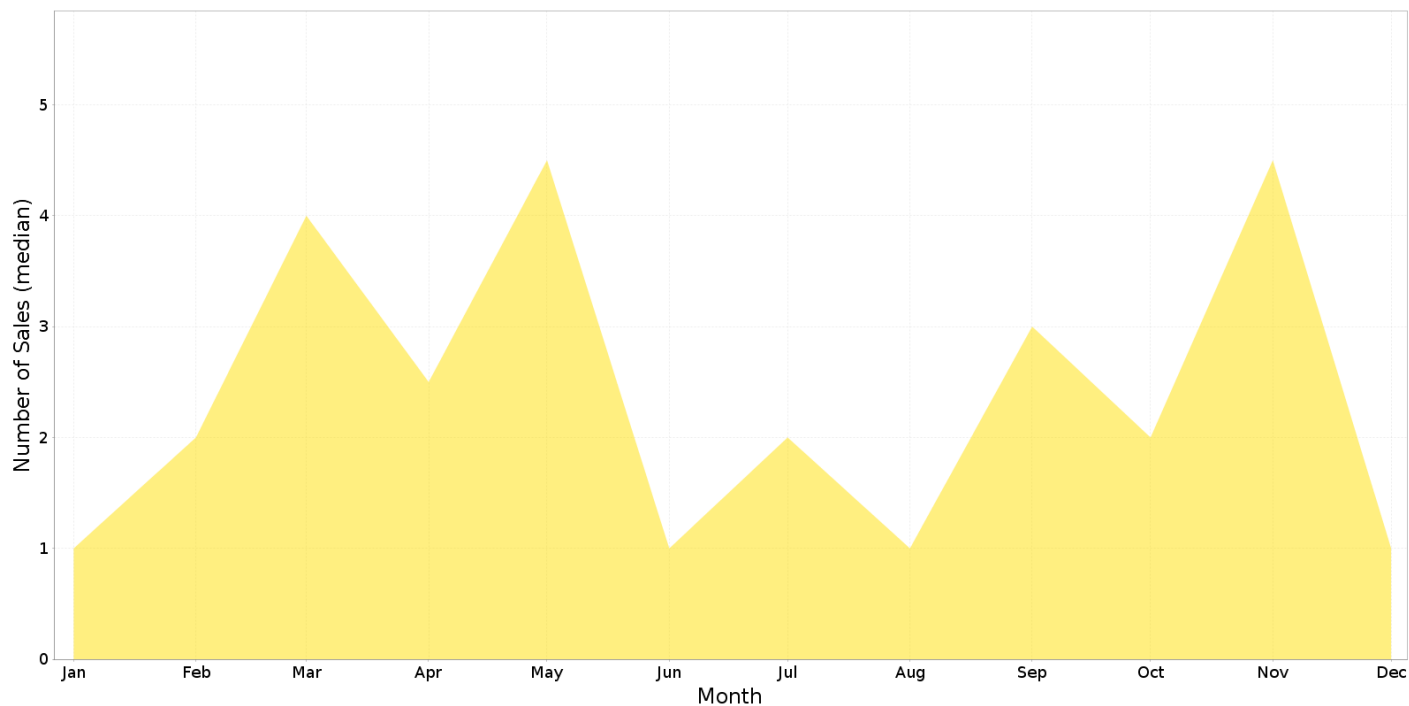
-22.6%

Current Median Price: \$1,010,000
Previous Median Price: \$1,305,000

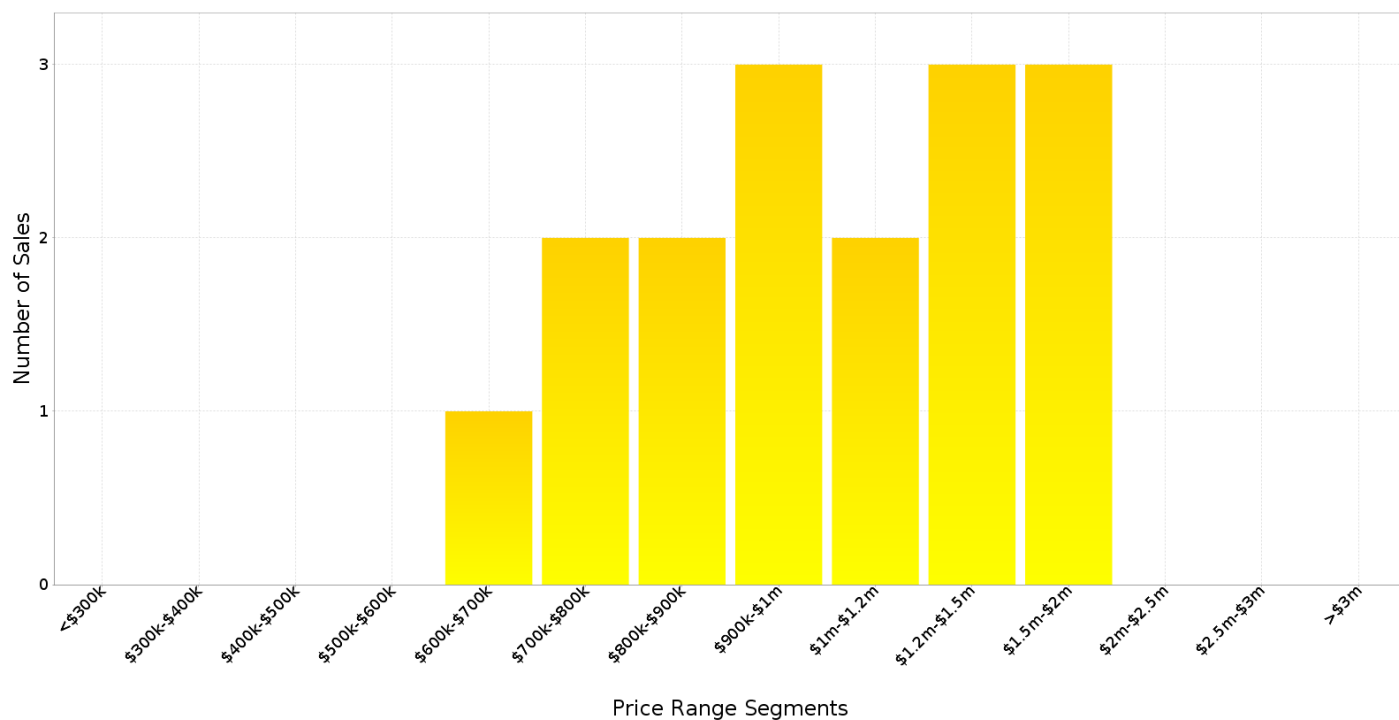
Based on 41 recorded House sales compared over the last two rolling 12 month periods



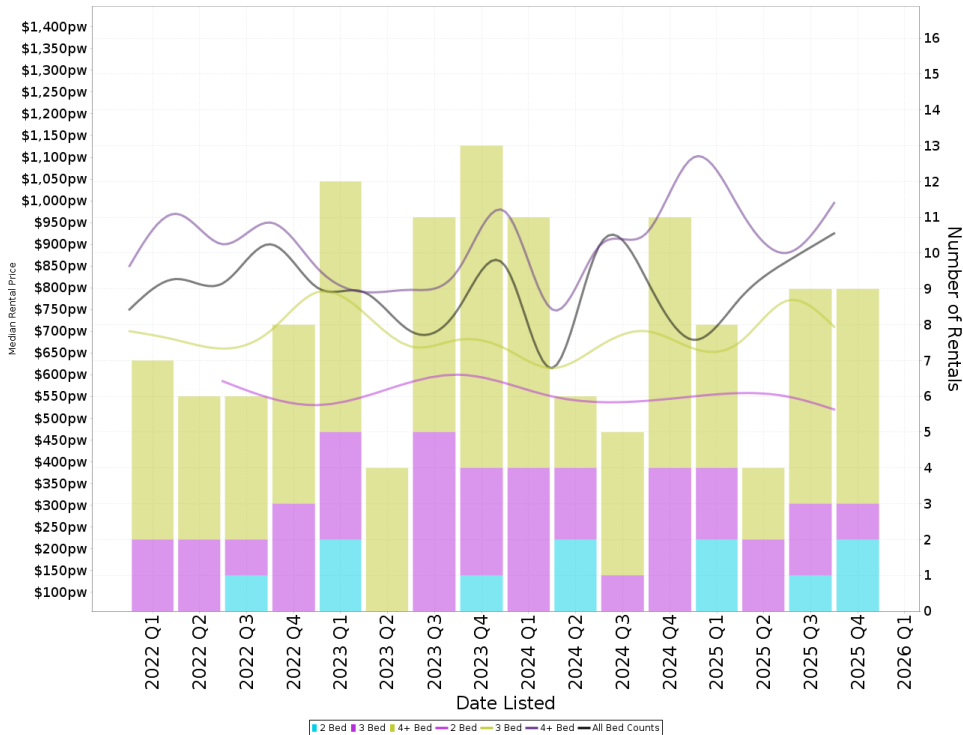
COOMBS - Peak Selling Periods (3 years)



COOMBS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-22.6%

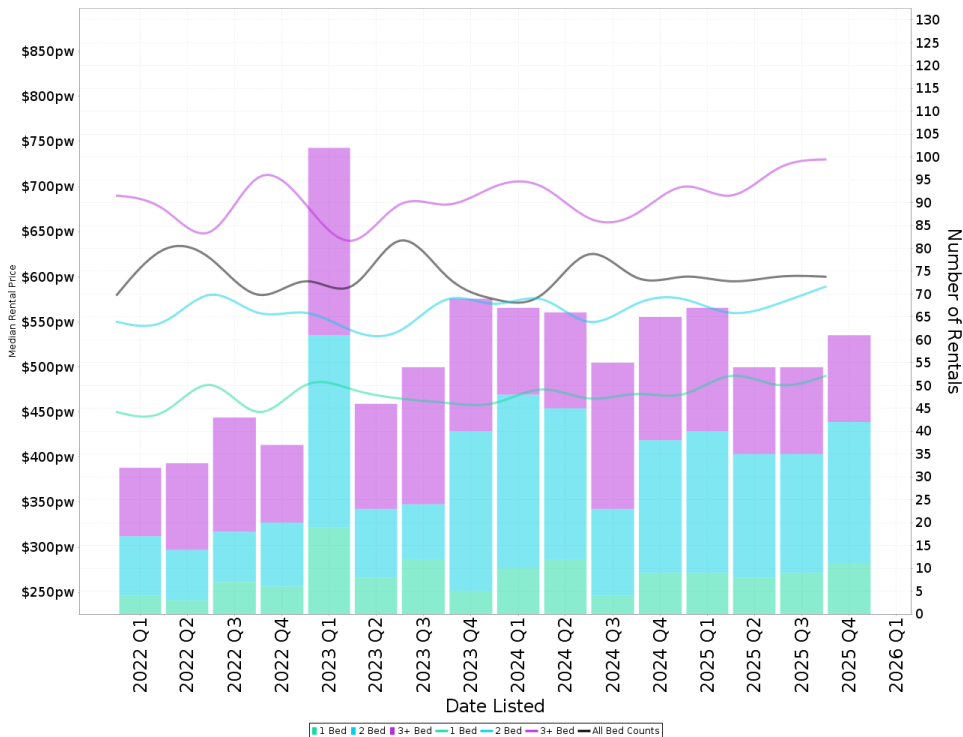
Current Median Price: \$1,010,000
Previous Median Price: \$1,305,000
Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$1,010,000
Current Median Rent: \$880
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.6%

Current Median Price: \$674,125
Previous Median Price: \$670,000
Based on 214 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$674,125
Current Median Rent: \$600
Based on 236 registered Unit rentals compared over the last 12 months.

COOMBS - Recently Sold Properties

Median Sale Price

\$1.01m

Based on 16 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-22.6%

Current Median Price: \$1,010,000
Previous Median Price: \$1,305,000

Based on 41 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

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

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

47 MADGWICK ST



18 LAFFAN ST



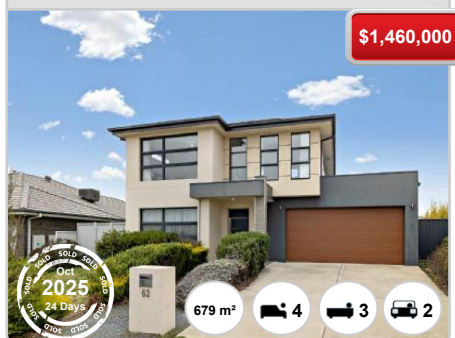
38 CASTAN ST



18 CHANTER TCE



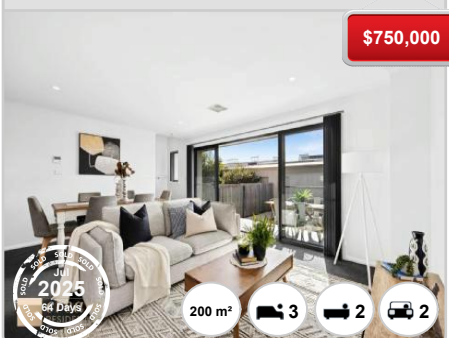
62 CORNELIUS ST



5 LAFFAN ST



18 TAGGART TCE



COOMBS - Properties For Rent

Median Rental Price

\$880 /w

Based on 30 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+4.5%

Current Median Price: \$1,010,000
Current Median Rent: \$880

Based on 16 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

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

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

