

RayWhite.

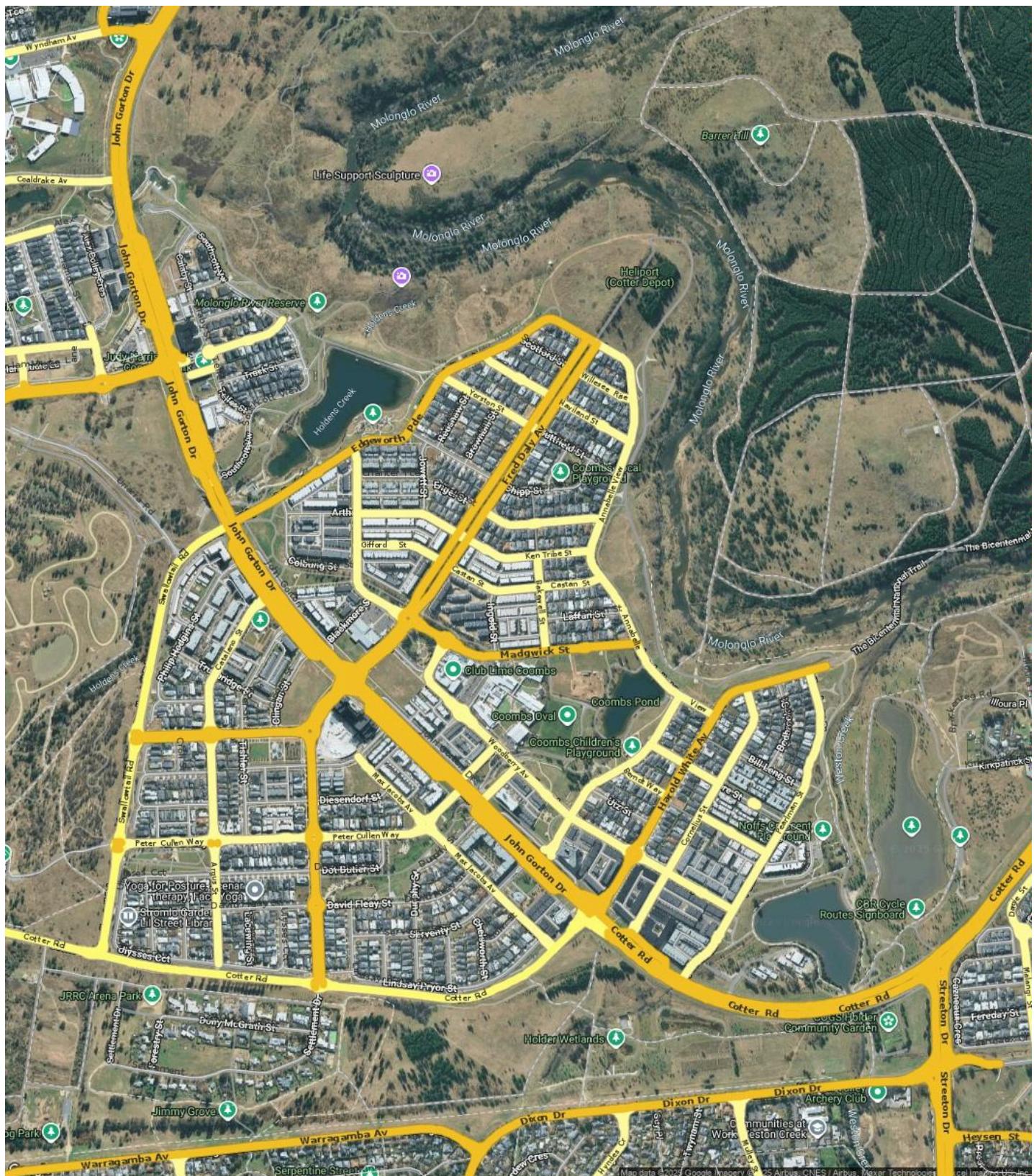
Suburb flyover report

COOMBS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



COOMBS - Suburb Map



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)

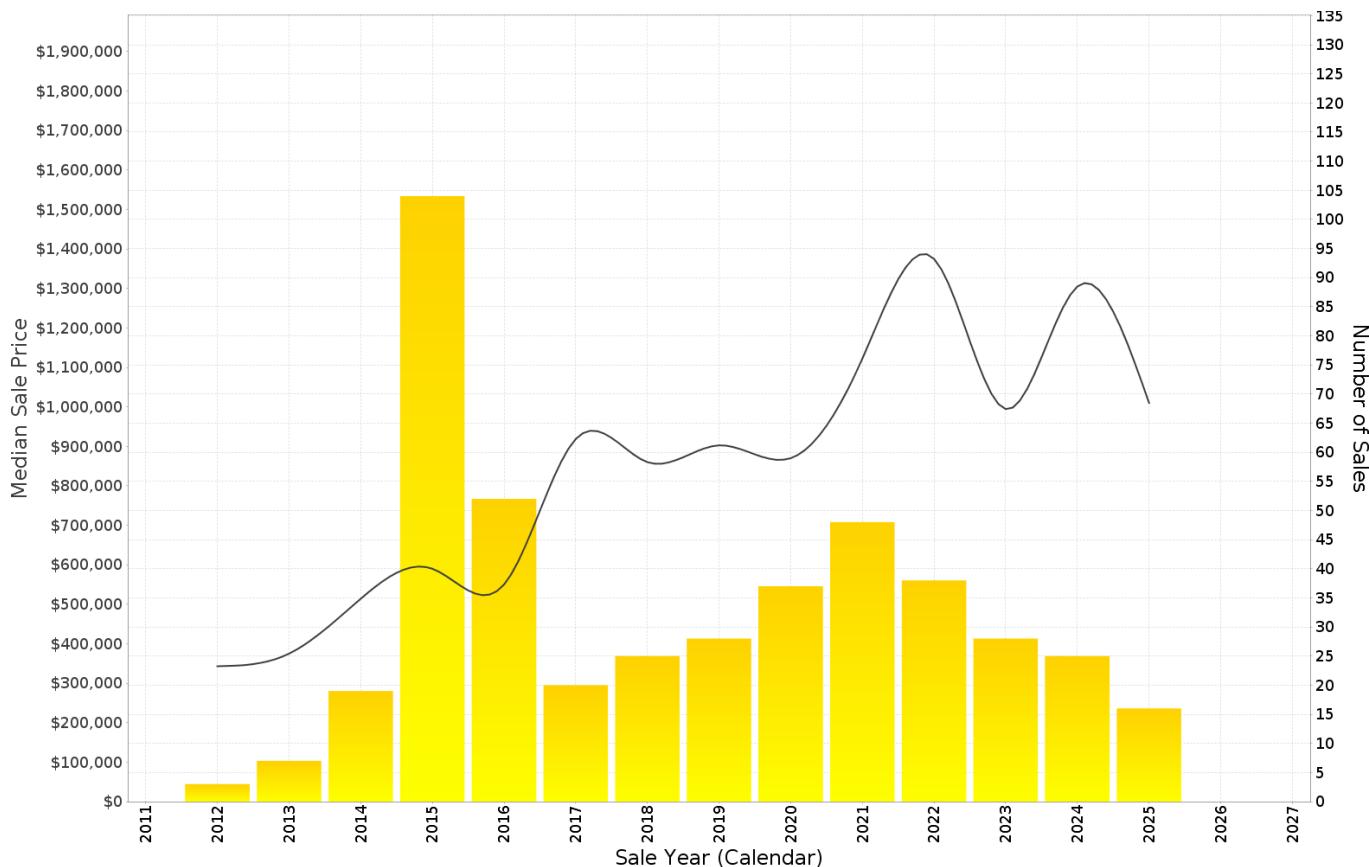
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

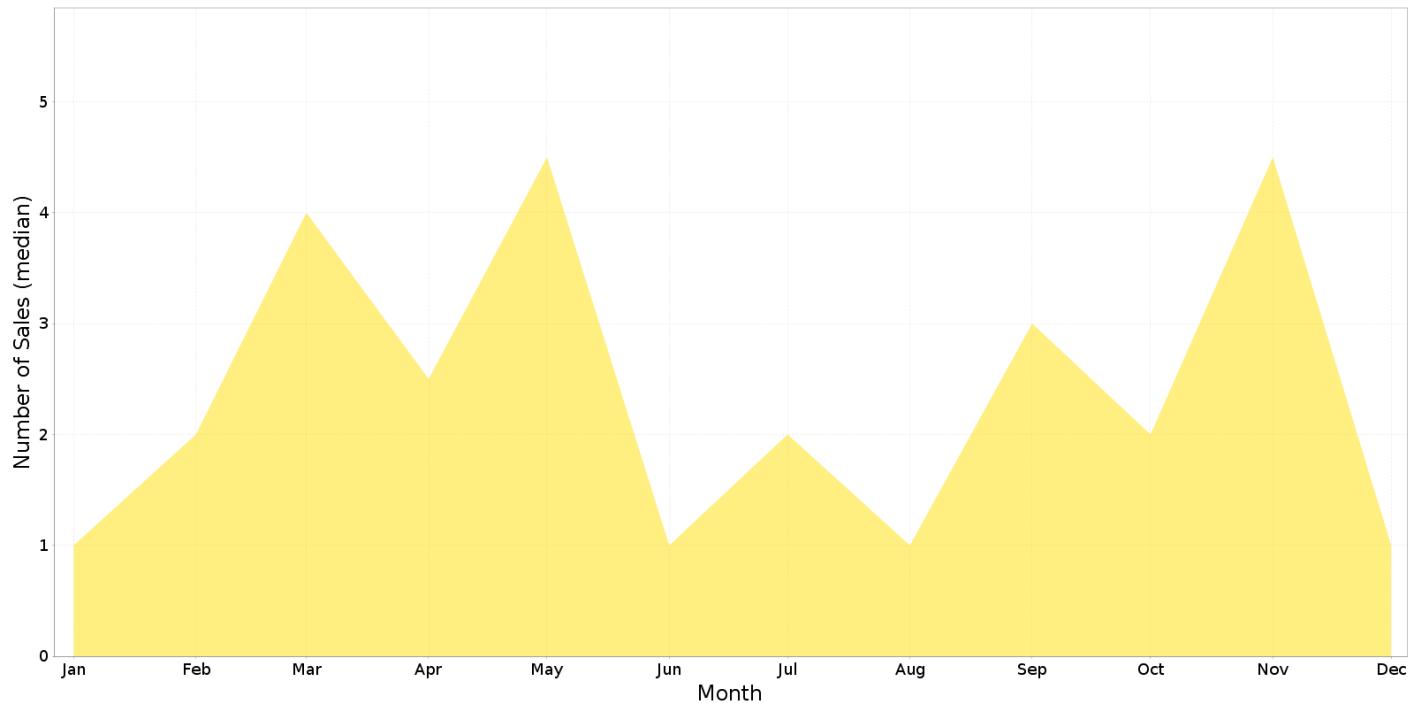
-22.6%

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

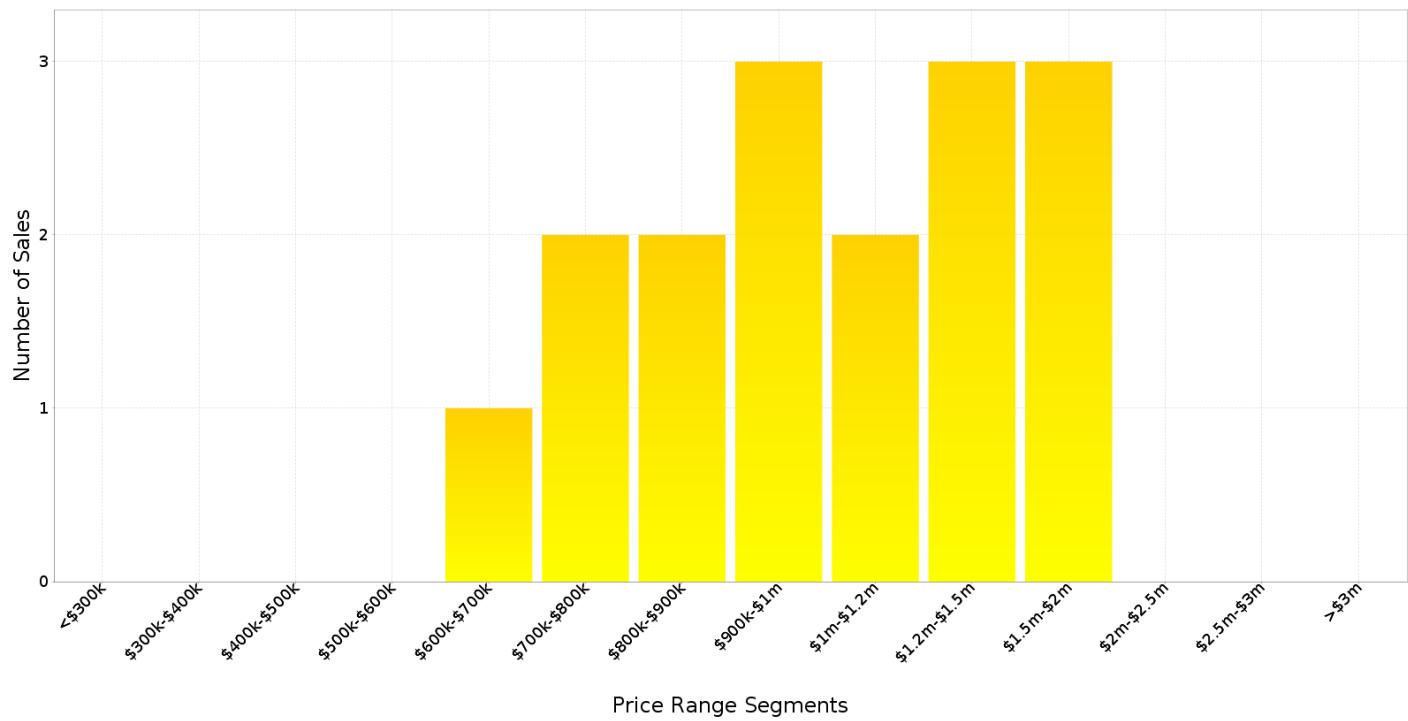
Based on 41 recorded House sales compared over the last two rolling 12 month periods



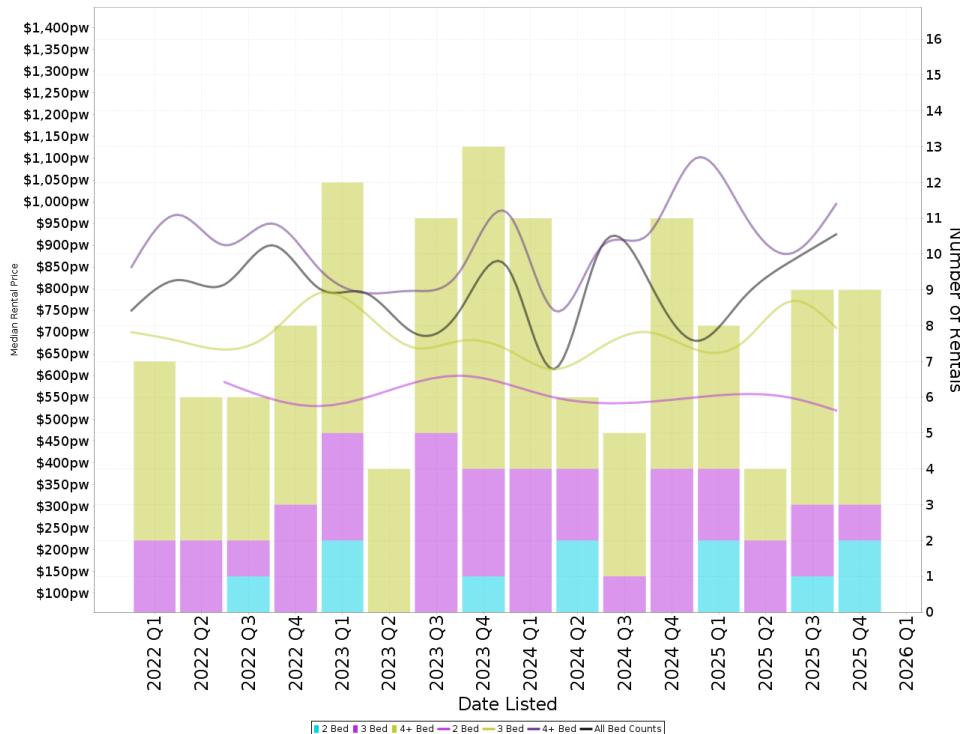
COOMBS - Peak Selling Periods (3 years)



COOMBS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-22.6%

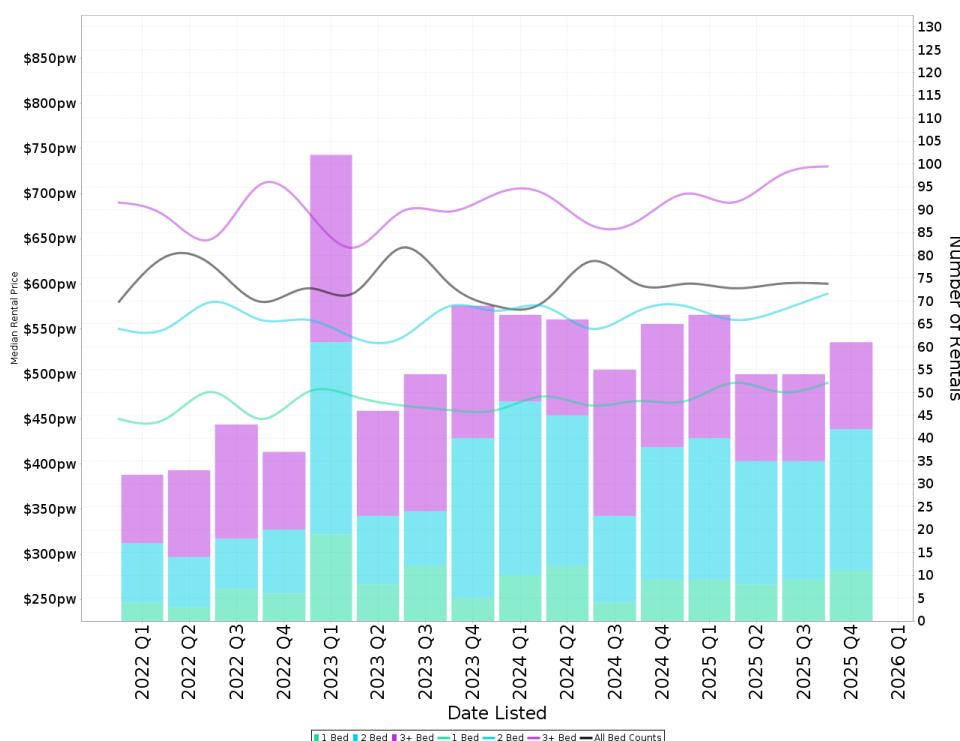
Current Median Price: \$1,010,000
Previous Median Price: \$1,305,000
Based on 41 registered House sales compared over the last two rolling 12 month periods.

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



\$1,050,000

330 m² 3 2 1

18 LAFFAN ST



\$1,280,000

403 m² 5 3 2

38 CASTAN ST



\$1,005,000

337 m² 3 2 2

18 CHANTER TCE



\$970,000

200 m² 4 3 2

62 CORNELIUS ST



\$1,460,000

679 m² 4 3 2

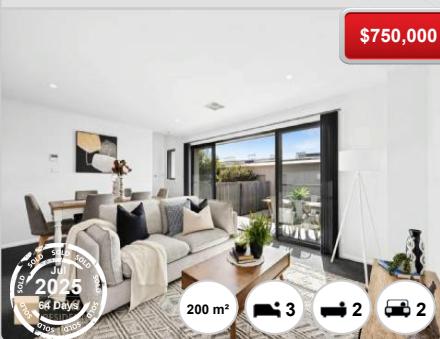
5 LAFFAN ST



\$930,000

330 m² - - -

18 TAGGART TCE



\$750,000

200 m² 3 2 2

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

7/60 John Gorton Drive



5 HAVILAND STREET



27/39 WOODBERRY AVENUE

