

RayWhite.

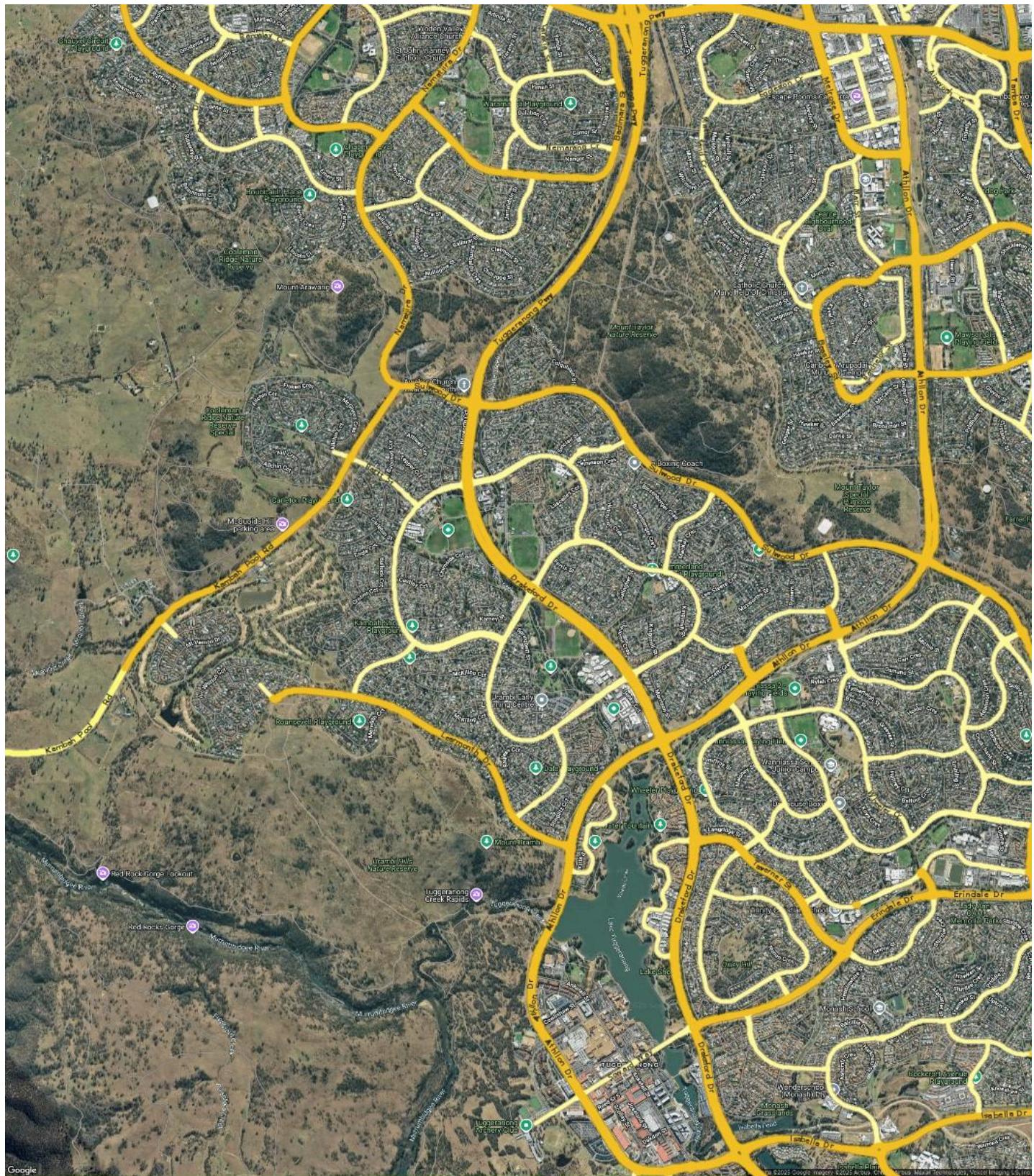
Suburb flyover report

KAMBAH (HOUSE)

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KAMBAH - Suburb Map



KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	205	\$ 400,000	0.0 %	\$ 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	169	\$ 477,500	-0.4 %	\$ 45,000	\$ 980,000
2012	163	\$ 477,500	0.0 %	\$ 160,000	\$ 1,295,000
2013	144	\$ 485,000	1.6 %	\$ 5,000	\$ 1,025,000
2014	180	\$ 475,000	-2.1 %	\$ 76,000	\$ 1,045,000
2015	163	\$ 525,000	10.5 %	\$ 36,000	\$ 1,000,000
2016	172	\$ 522,500	-0.5 %	\$ 99,097	\$ 2,000,000
2017	172	\$ 557,000	6.6 %	\$ 55,500	\$ 1,400,000
2018	213	\$ 550,000	-1.3 %	\$ 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	204	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	179	\$ 850,000	-2.3 %	\$ 250,000	\$ 1,520,000
2024	176	\$ 869,000	2.2 %	\$ 185,000	\$ 2,268,000
2025	122	\$ 877,500	1.0 %	\$ 327,497	\$ 1,902,000
2026	0				

Median Sale Price

\$878k

Based on 122 recorded House sales within the last 12 months (2025)

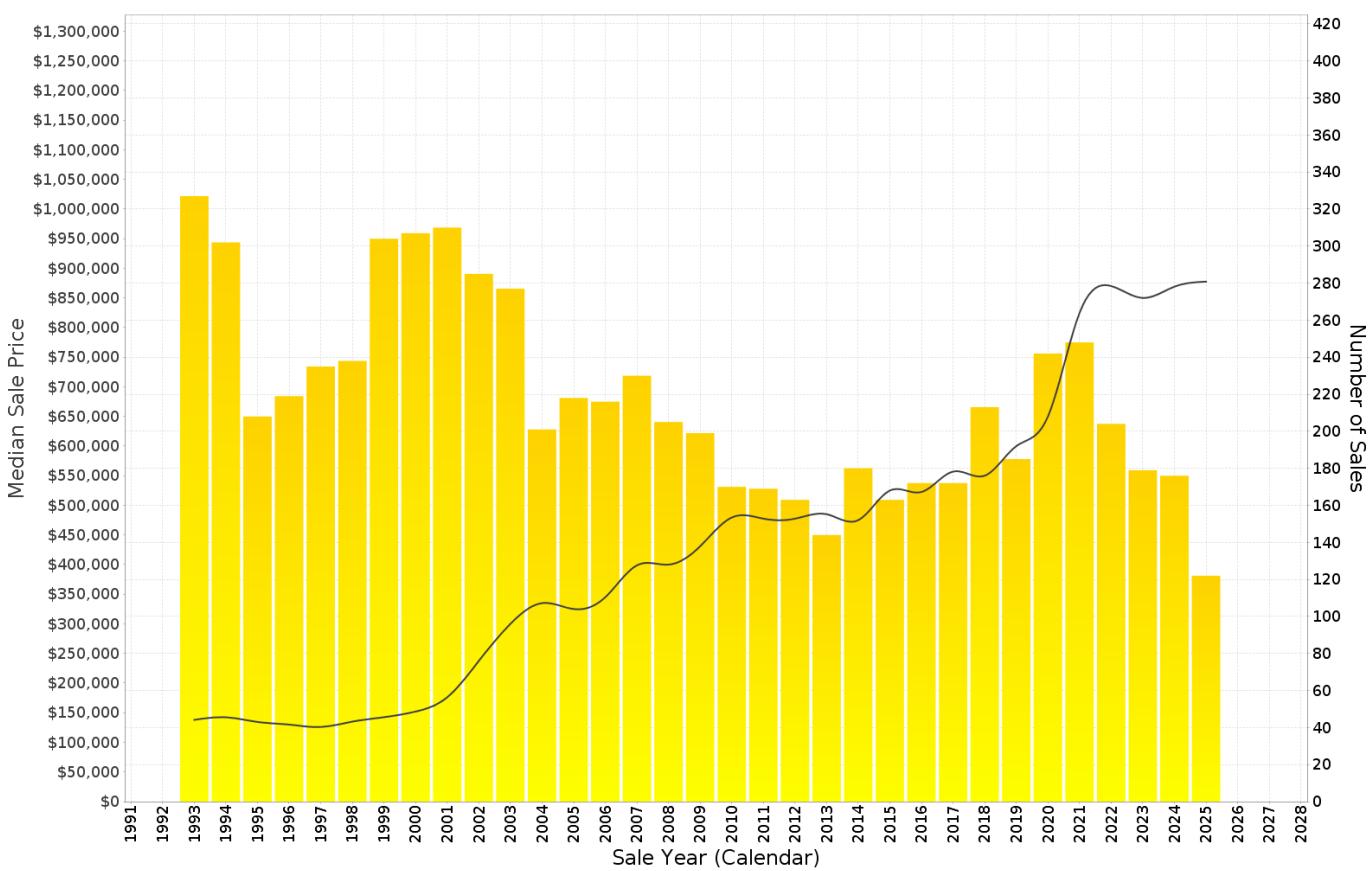
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

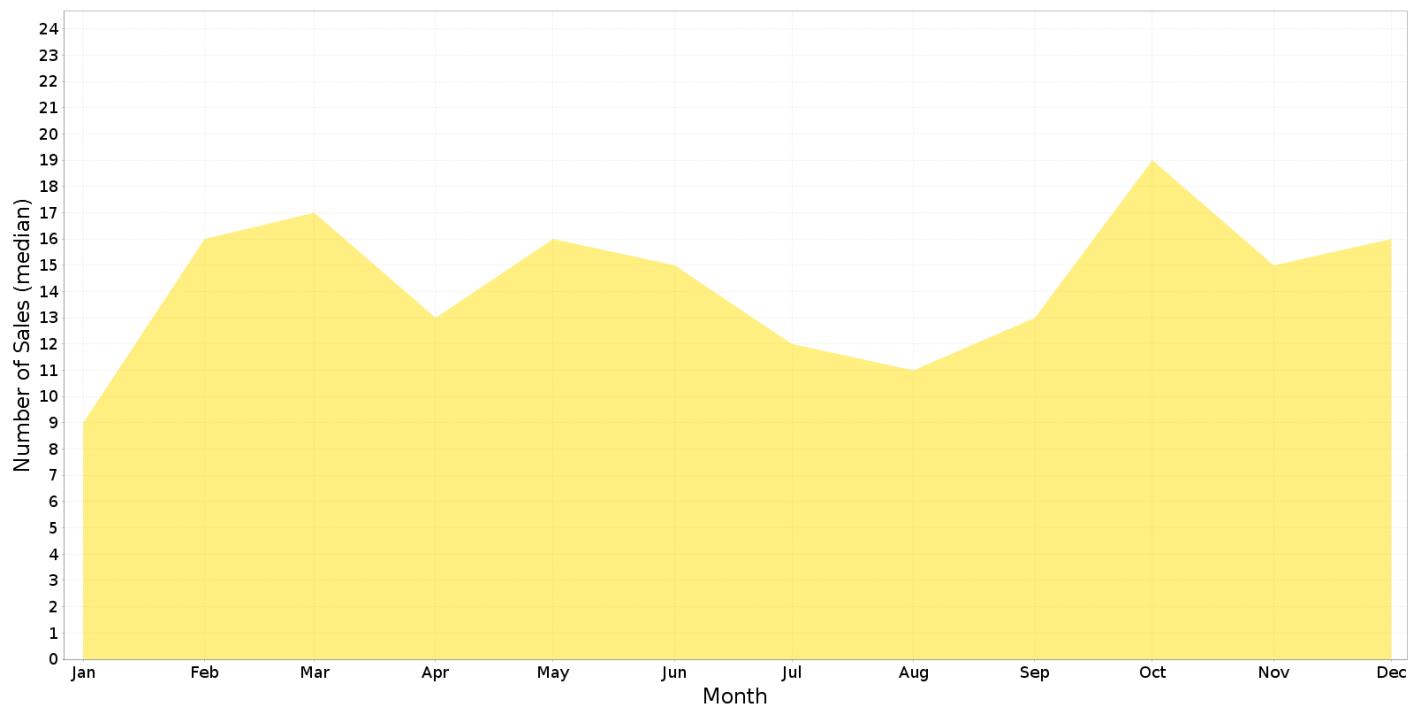
+1.0%

Current Median Price: \$877,500
Previous Median Price: \$869,000

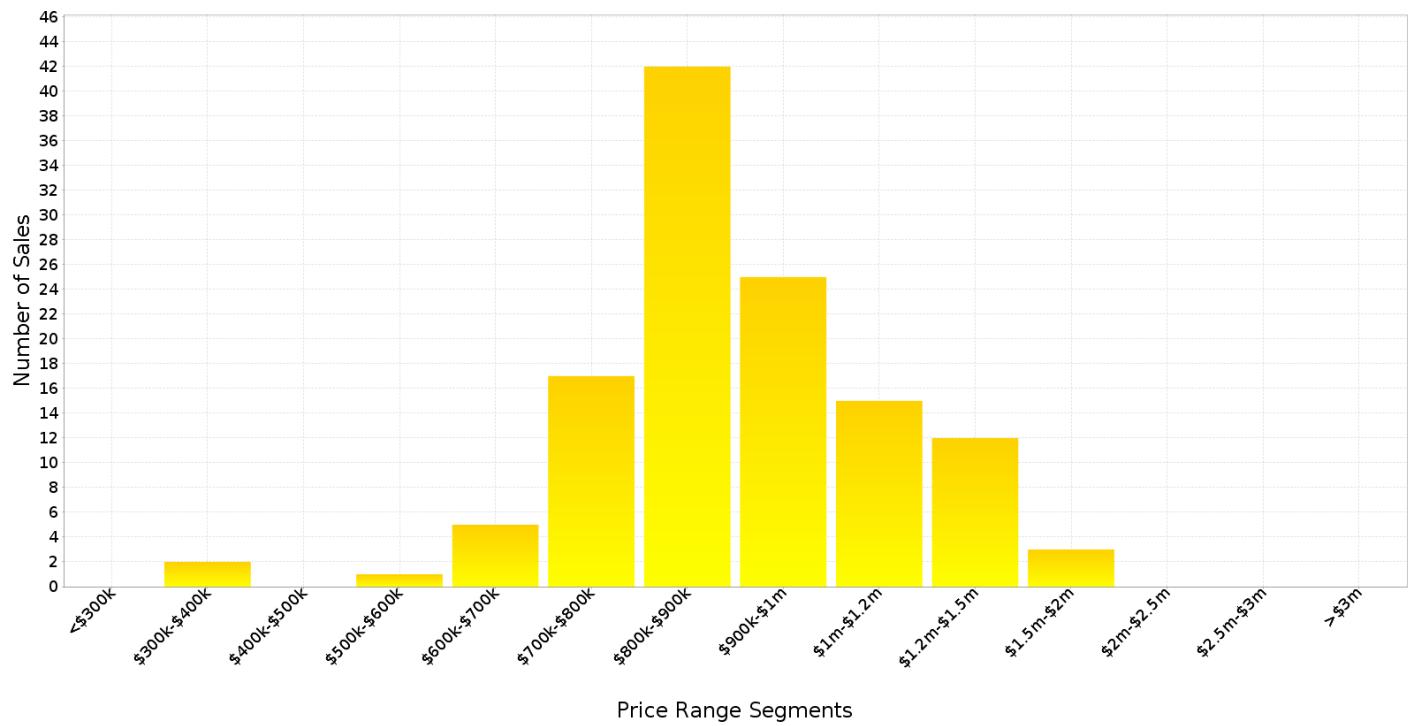
Based on 298 recorded House sales compared over the last two rolling 12 month periods



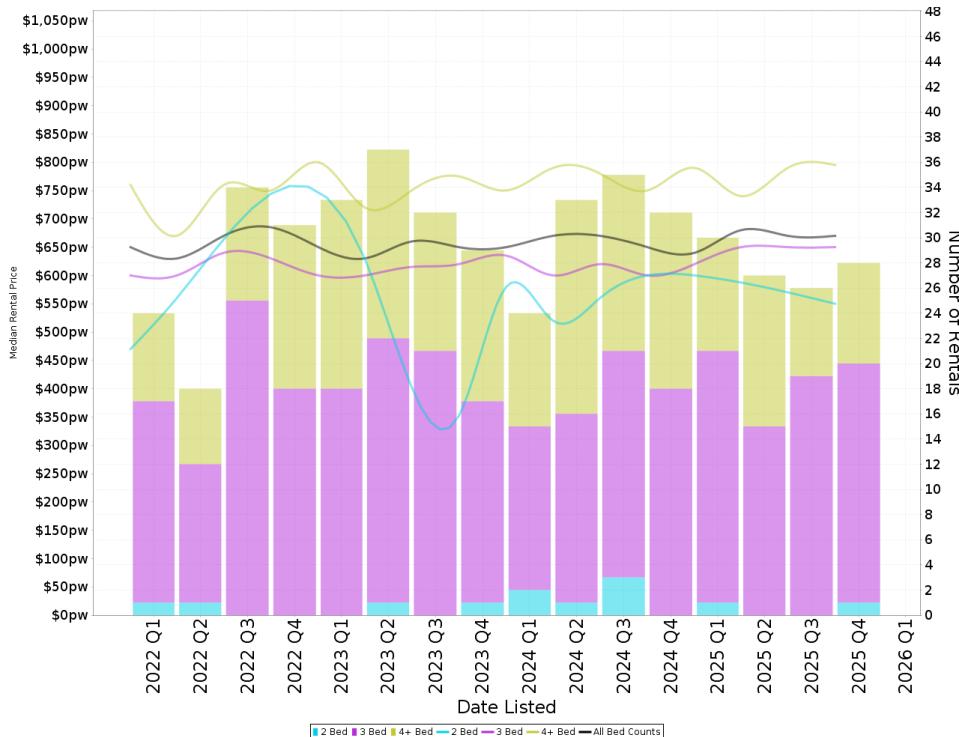
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$877,500
Previous Median Price: \$869,000

Based on 298 registered House sales compared over the last two rolling 12 month periods.

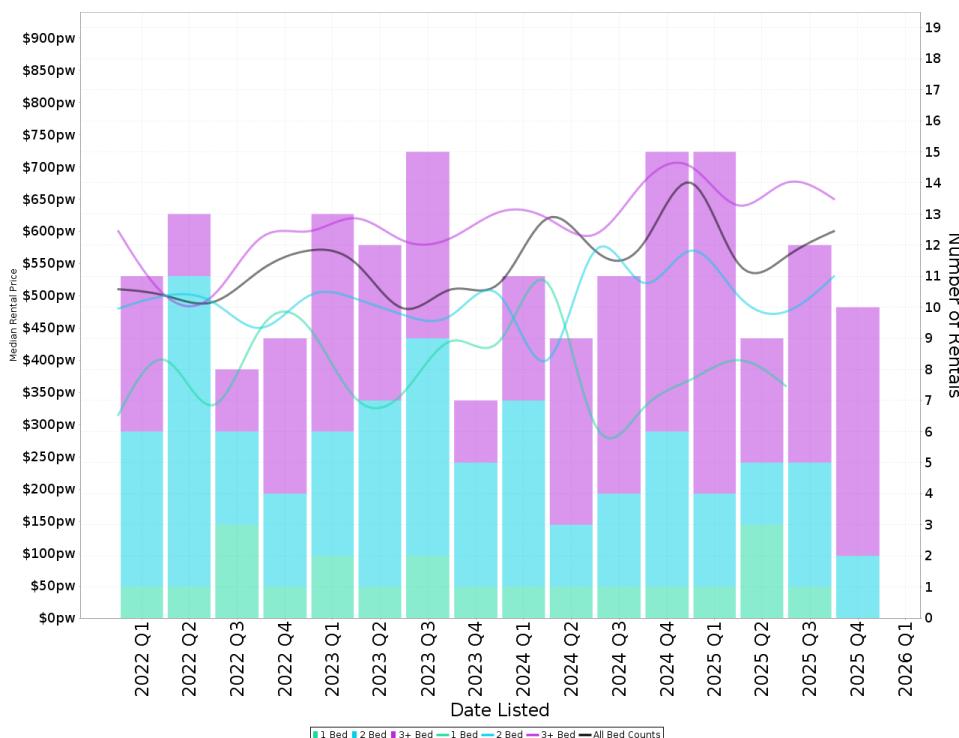
Suburb Rental Yield

+4.0%

Current Median Price: \$877,500
Current Median Rent: \$670

Based on 111 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.7%

Current Median Price: \$702,500
Previous Median Price: \$690,750

Based on 90 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$702,500
Current Median Rent: \$595

Based on 46 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$878k

Based on 122 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

+1.0%

Current Median Price: \$877,500
Previous Median Price: \$869,000

Based on 298 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

122

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

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

4 GRIFFITH PL



3 EALES PL



38 DINNISON CCT



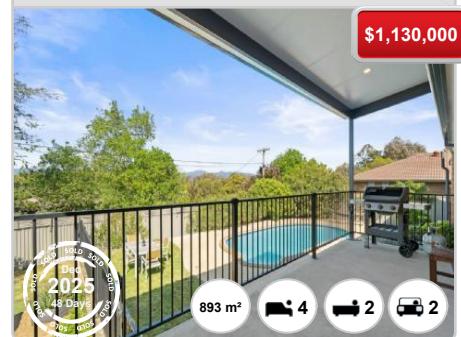
46 MCKILLOP CCT



20 SUMMERLAND CCT



8 BROWNSMITH CRES



16 HABGOOD PL



2 MAXWORTHY ST



70 BACCHUS CCT



\$1,055,000

 8 Days

965 m²   

21 LEE-STEERE CRES



\$980,000

 22 Days

805 m²   

53 RAGLESS CCT



\$908,000

 21 Days

944 m²   

81 MCKILLOP CCT



\$875,000

 7 Days

913 m²   

28 SNODGRASS CRES



\$835,000

 78 Days

987 m²   

4 HOOLEY PL



\$1,031,000

 20 Days

791 m²   

81 O'HALLORAN CCT



\$820,000

 23 Days

957 m²   

17 RAGLESS CCT



\$840,000

 26 Days

676 m²   

11 LLOYD PL



\$870,000

 N/A

1,296 m²   

17 MCGIVERN CRES



\$1,040,000

 63 Days

777 m²   

58 O'HALLORAN CCT



\$1,220,000

 14 Days

820 m²   

16 CUTBUSH ST



\$888,000

 23 Days

999 m²   

KAMBAH - Properties For Rent

Median Rental Price

\$670 /w

Based on 111 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

+4.0%

Current Median Price: \$877,500
Current Median Rent: \$670

Based on 122 recorded House sales and 111 House rentals compared over the last 12 months

Number of Rentals

111

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

32 Gallagher Street



13 SNODGRASS CRESCENT



76 Crozier Circuit



15 SEYMORE PLACE

