

Suburb flyover report

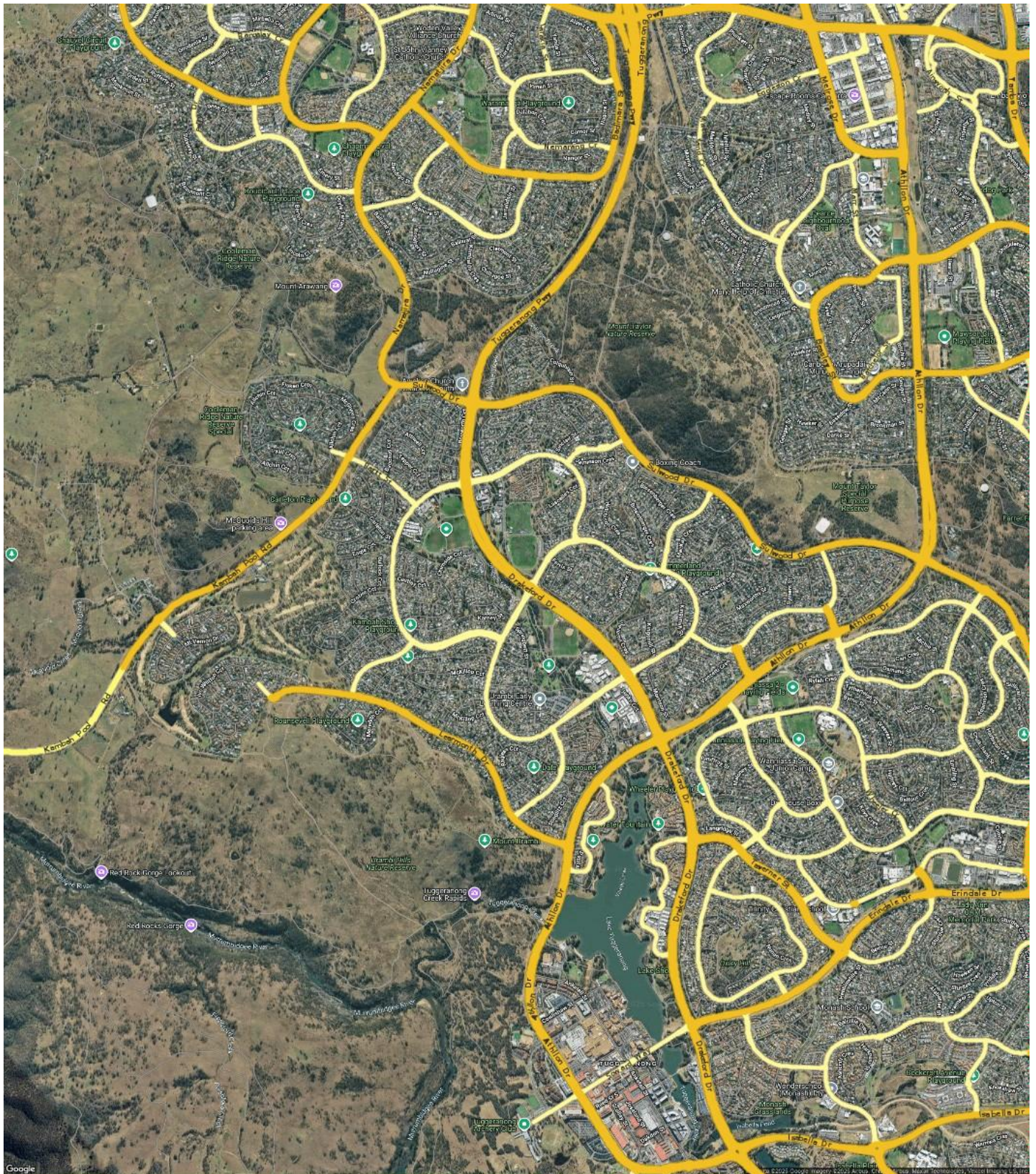
KAMBAH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



KAMBAH - 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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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)

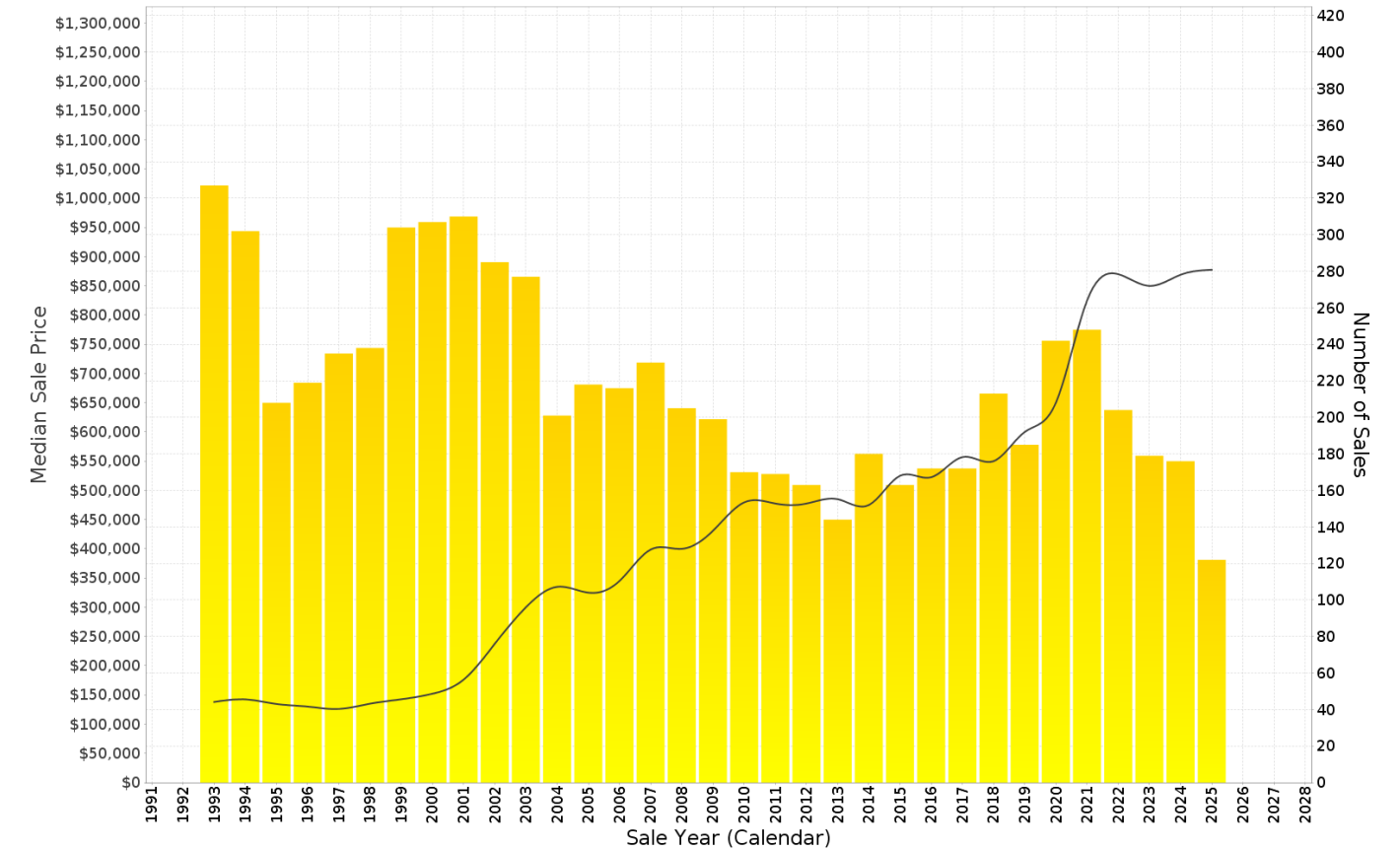
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

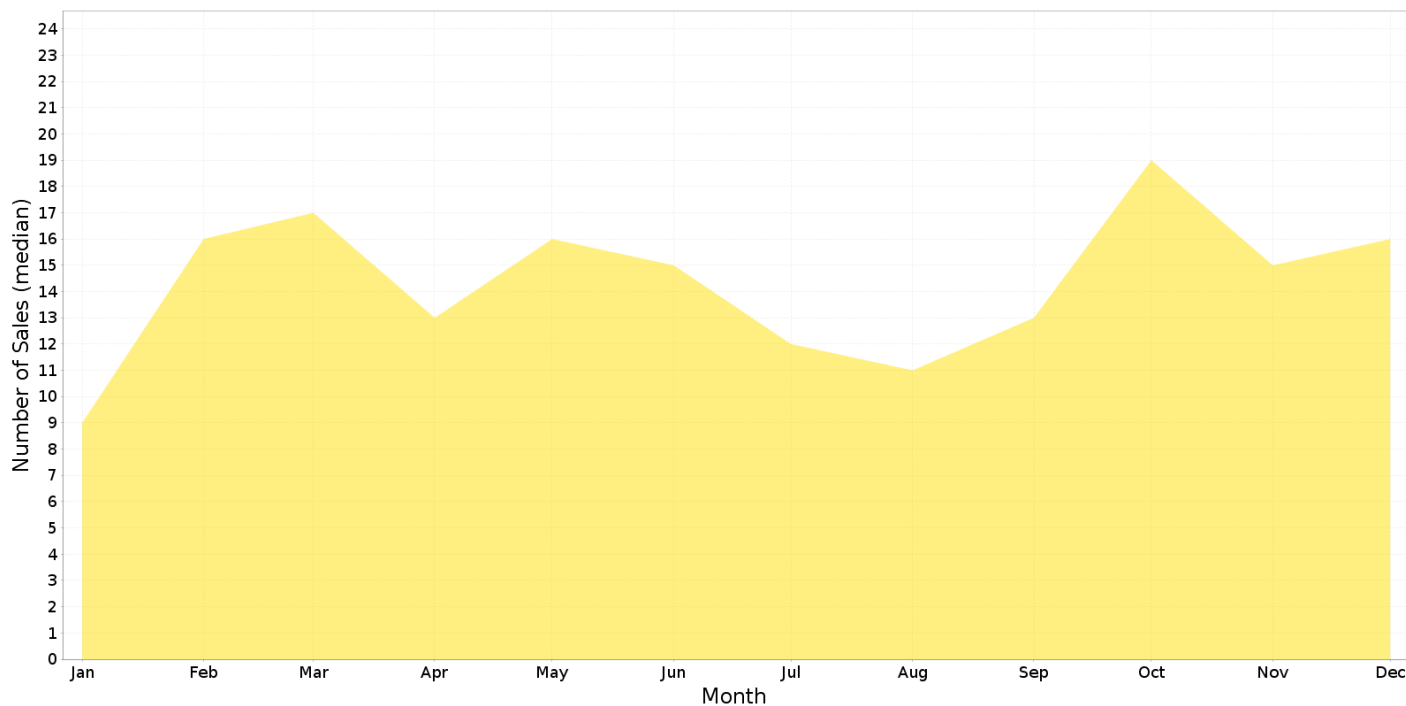
+1.0%

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

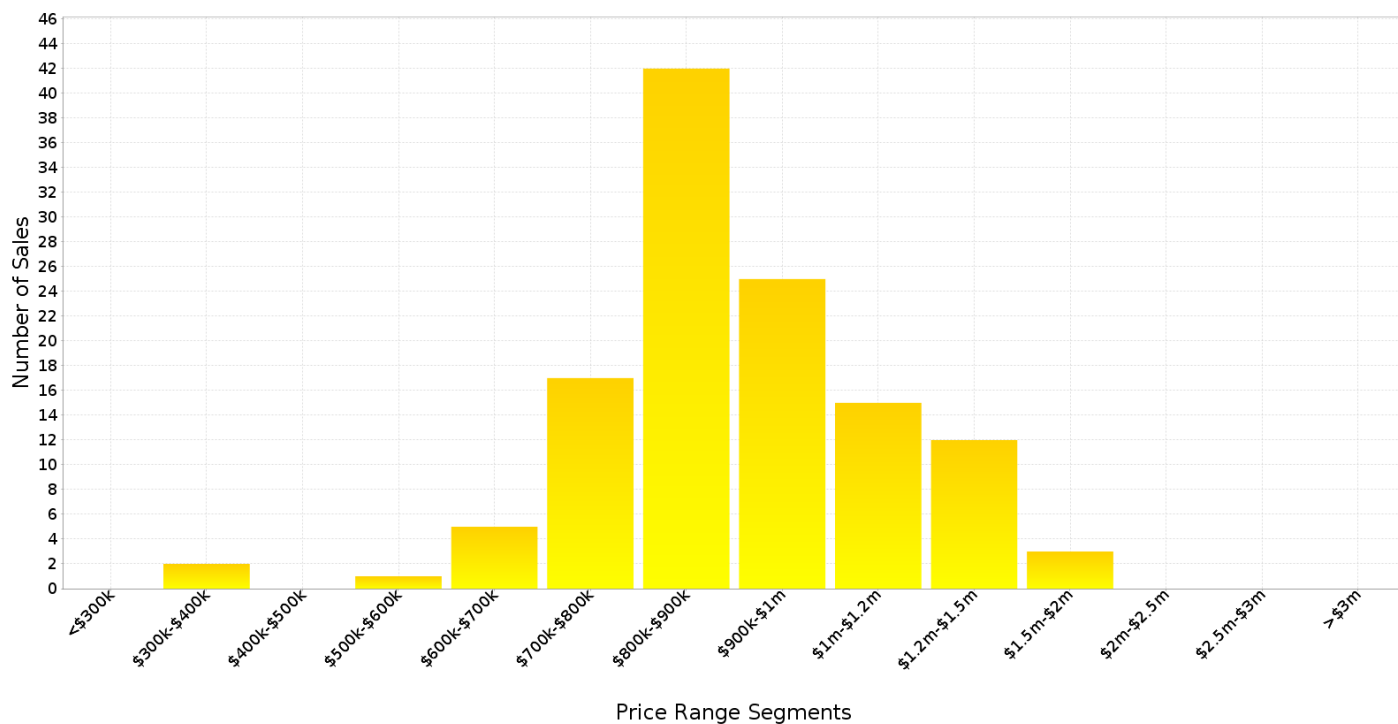
Based on 298 recorded House sales compared over the last two rolling 12 month periods



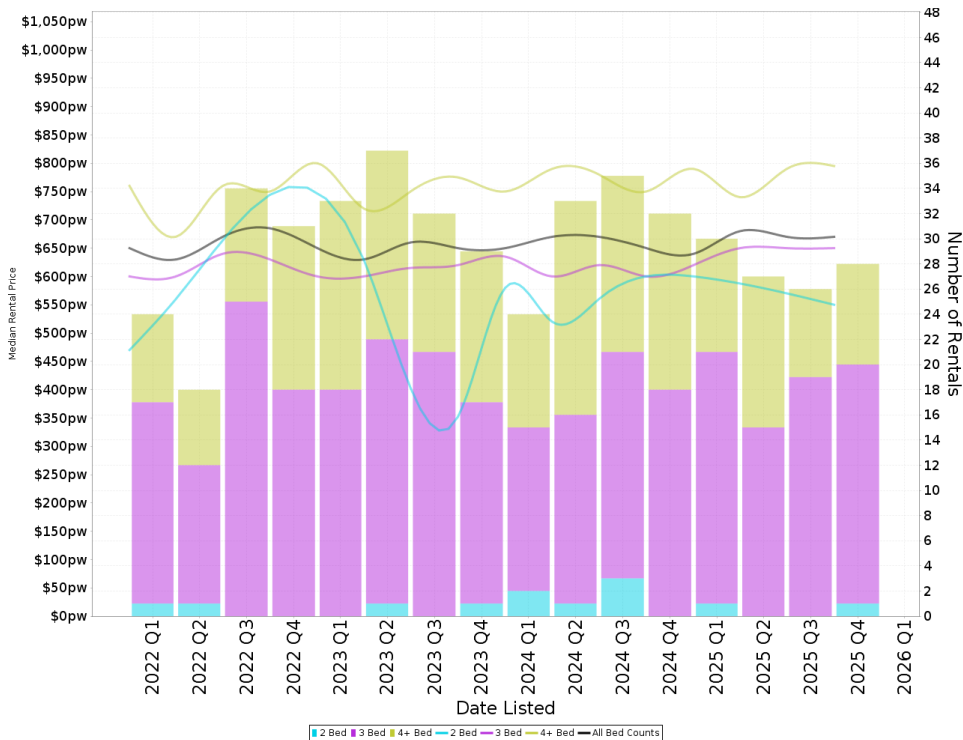
KAMBAH - Peak Selling Periods (3 years)



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.

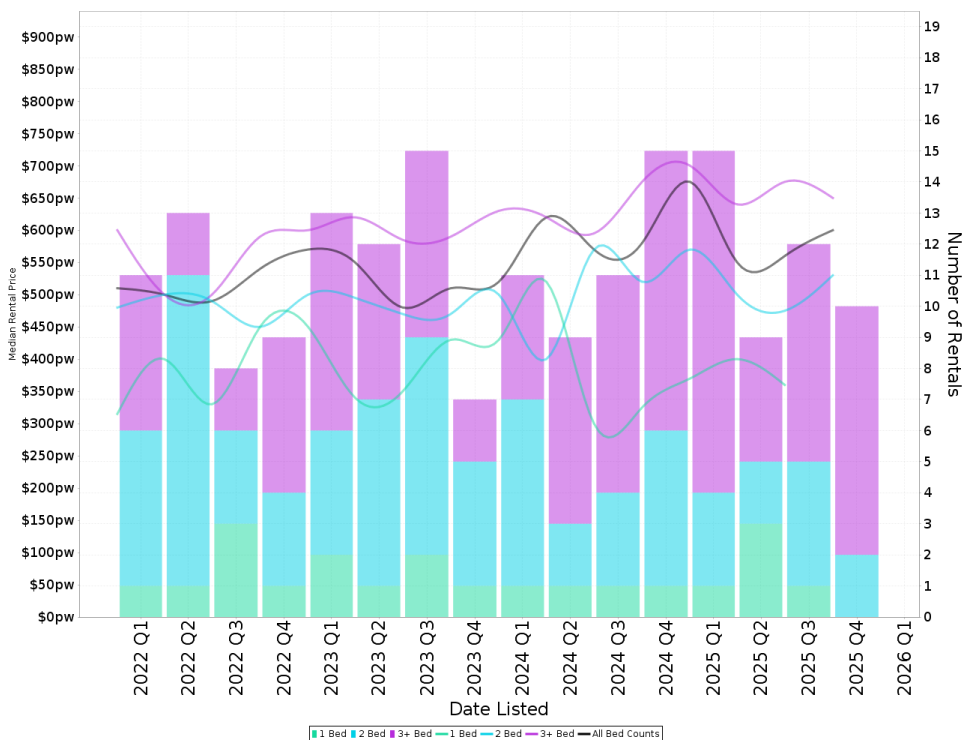
Suburb Rental Yield

+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




\$800,000

Sold Dec 2025
15 Days

757 m² 3 1 3

46 MCKILLOP CCT




\$835,000

Sold Dec 2025
32 Days

929 m² 3 1 2

8 BROWNSMITH CRES




\$1,130,000

Sold Dec 2025
48 Days

893 m² 4 2 2

3 EALES PL



\$1,230,000

Sold Dec 2025
57 Days

793 m² 5 2 2

20 SUMMERLAND CCT



\$1,100,000

Sold Dec 2025
20 Days

843 m² 4 2 4

16 HABGOOD PL



\$775,000

Sold Dec 2025
19 Days

621 m² 3 1 1

38 DINNISON CCT



\$850,000

Sold Dec 2025
53 Days

787 m² 3 1 1

37 LEE-STEERE CRES



\$1,160,000

Sold Dec 2025
24 Days

1,040 m² 4 2 2

2 MAXWORTHY ST



\$760,000

Sold Dec 2025
23 Days

652 m² 3 1 2

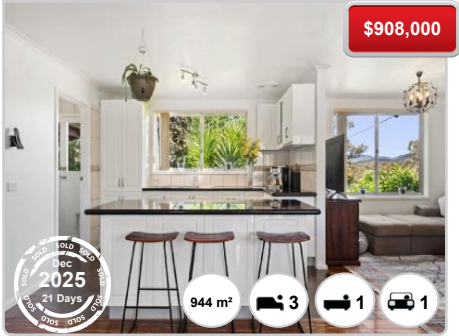
70 BACCHUS CCT



21 LEE-STEERE CRES



53 RAGLESS CCT



81 MCKILLOP CCT



28 SNODGRASS CRES



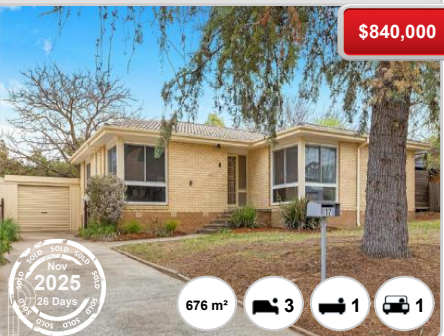
4 HOOLEY PL



81 O'HALLORAN CCT



17 RAGLESS CCT



11 LLOYD PL



17 MCGIVERN CRES



58 O'HALLORAN CCT



16 CUTBUSH ST



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

\$700 per week

Dec 2025 10 Days

1,295 m² 3 2 2

13 SNODGRASS CRESCENT

\$550 per week

Photos Coming Soon

momentum

Dec 2025 18 Days

740 m² 2 1 1

76 Crozier Circuit

\$760 per week

Dec 2025 20 Days

1,113 m² 4 3 1

15 SEYMOUR PLACE

\$630 per week

Dec 2025 21 Days

730 m² 3 1 4