

# SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

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## KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	221	\$ 325,000	0.0 %	\$ 150,000	\$ 785,000
2006	217	\$ 345,000	6.2 %	\$ 190,000	\$ 910,000
2007	232	\$ 396,750	15.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.8 %	\$ 41,500	\$ 895,000
2009	198	\$ 431,750	7.9 %	\$ 290,000	\$ 920,000
2010	170	\$ 479,500	11.1 %	\$ 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	247	\$ 825,000	26.9 %	\$ 63,750	\$ 2,350,000
2022	137	\$ 896,250	8.6 %	\$ 150,000	\$ 1,630,000
2023	0				

### Median Sale Price

# \$896k

Based on 137 recorded House sales within the last 12 months (2022)

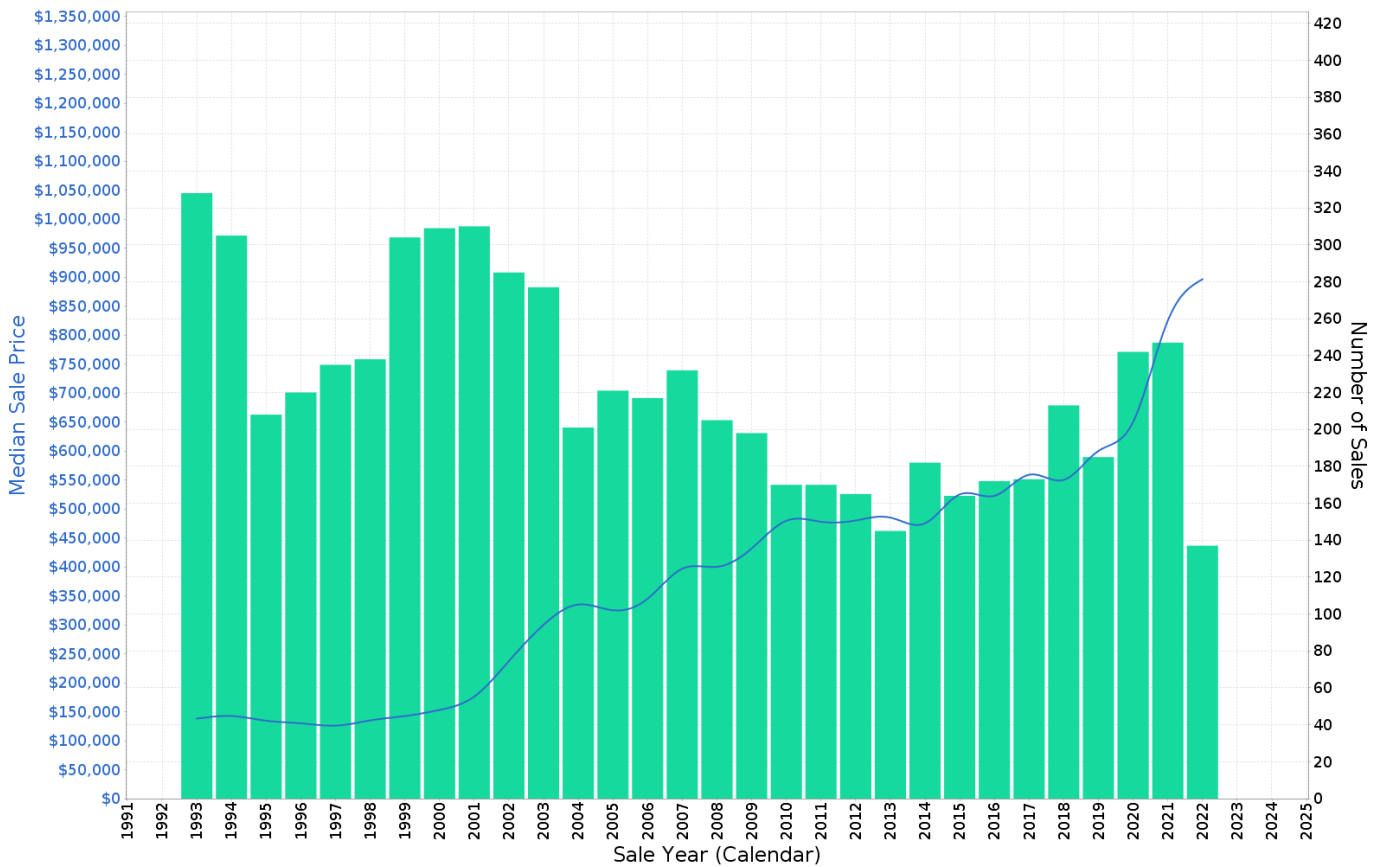
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

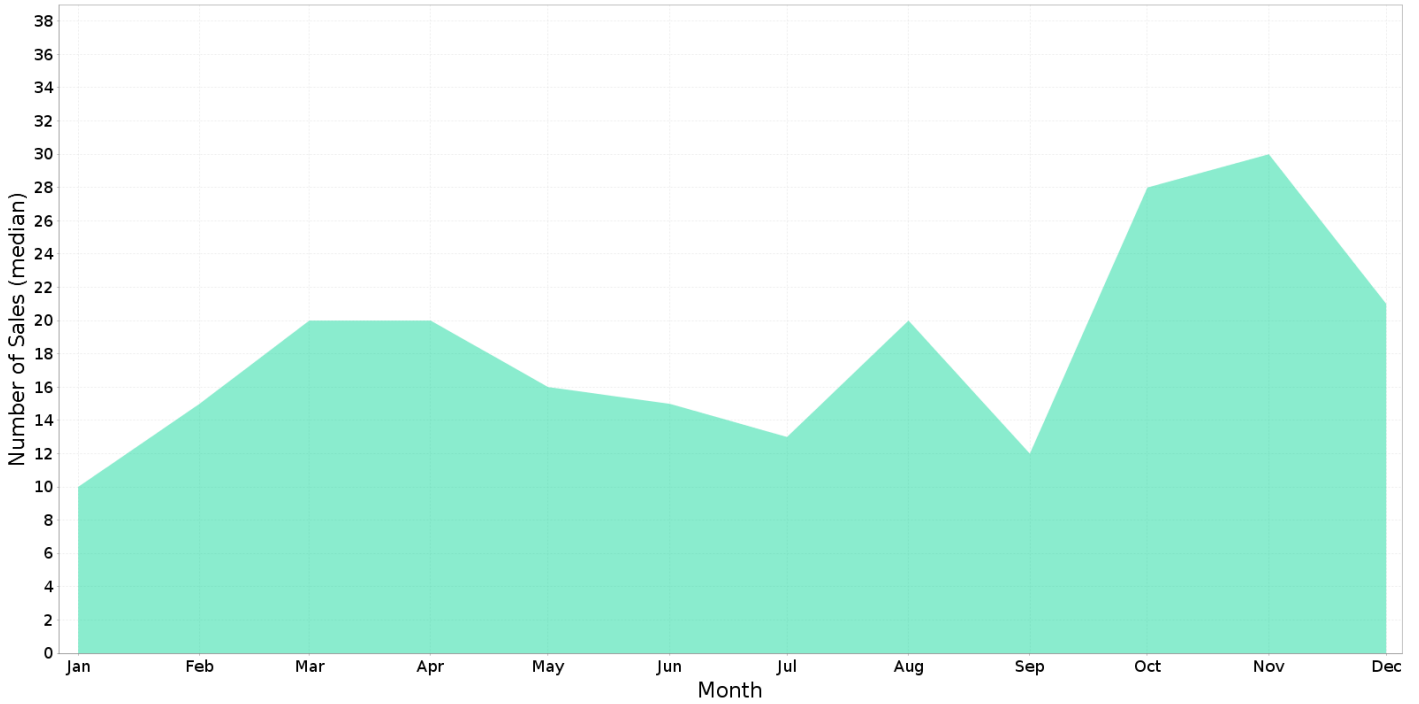
# +8.6%

Current Median Price: \$896,250  
Previous Median Price: \$825,000

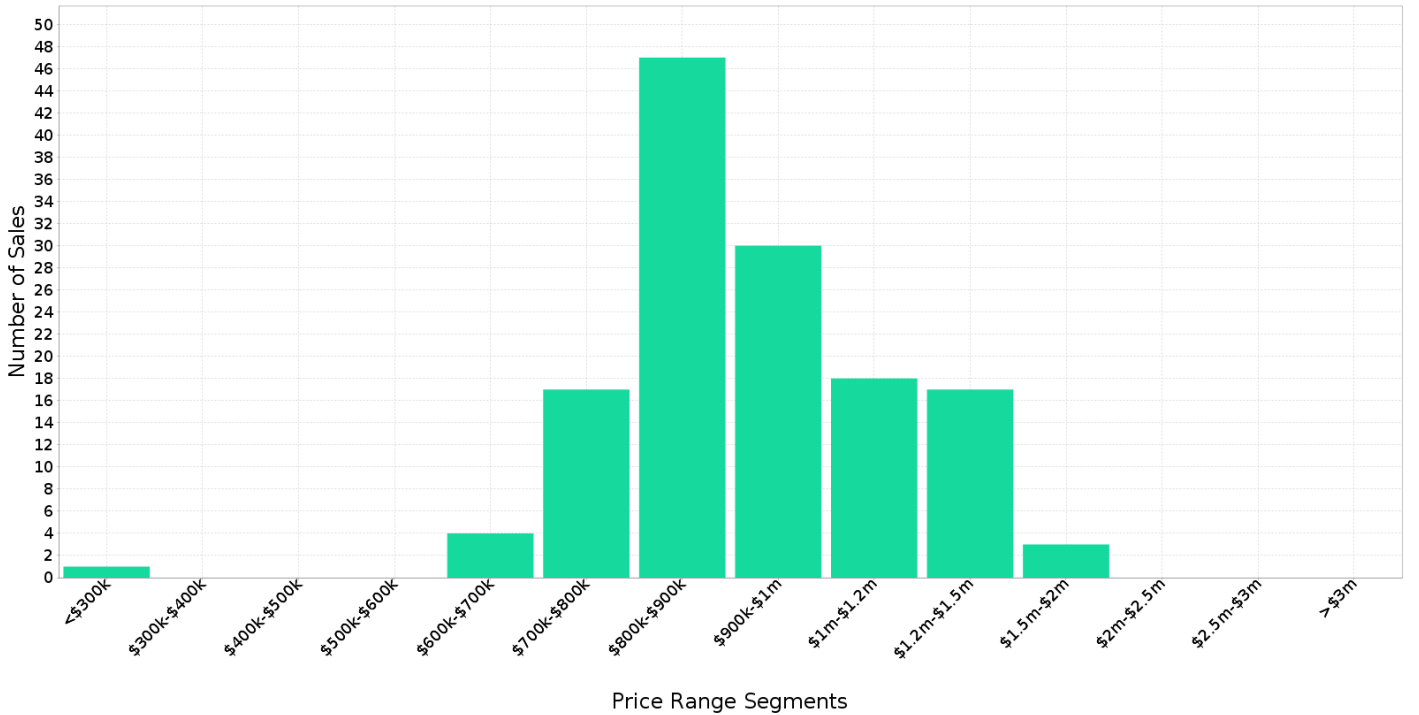
Based on 384 recorded House sales compared over the last two rolling 12 month periods



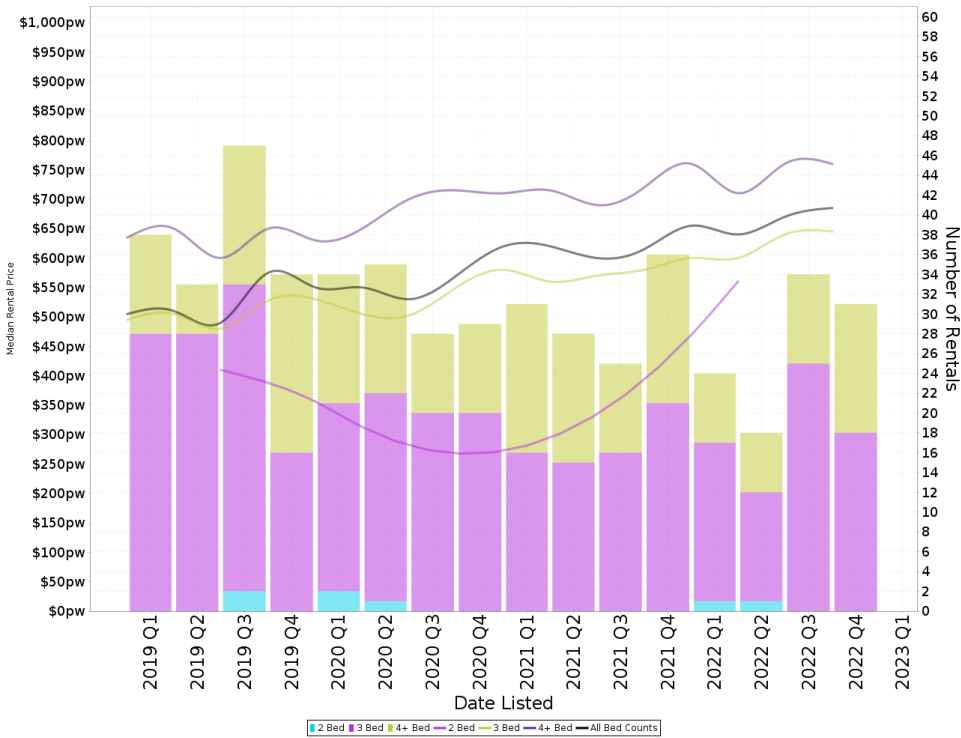
## KAMBAH - Peak Selling Periods (3 years)



## KAMBAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.6%**

Current Median Price: \$896,250  
Previous Median Price: \$825,000

Based on 384 registered House sales compared over the last two rolling 12 month periods.

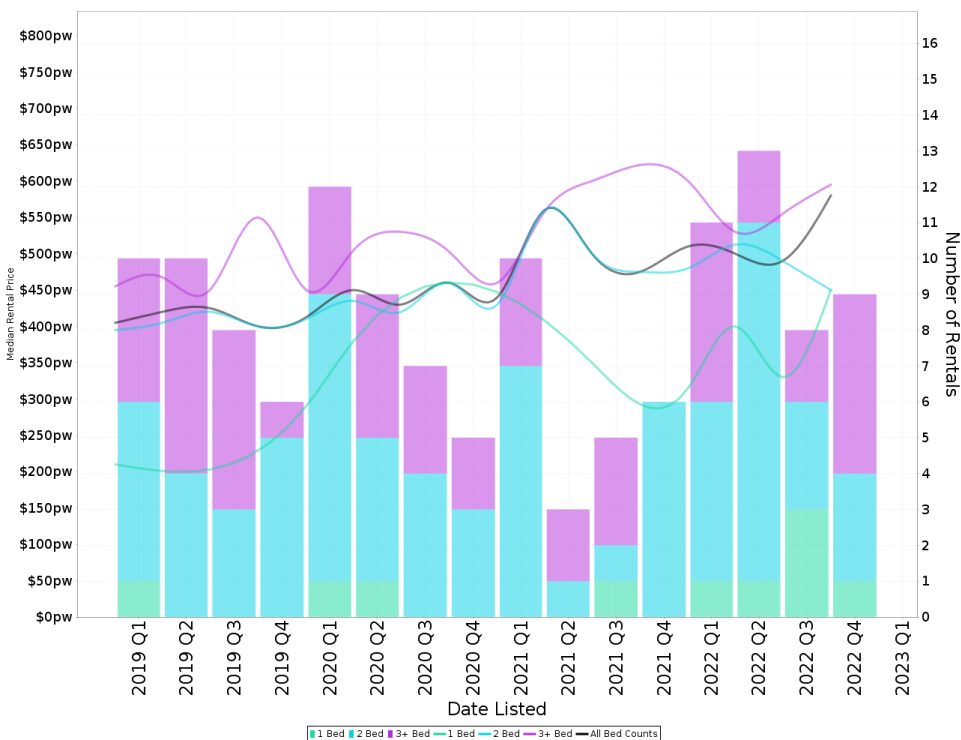
### Suburb Rental Yield

**+3.0%**

Current Median Price: \$896,250  
Current Median Rent: \$510

Based on 152 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+17.4%**

Current Median Price: \$725,000  
Previous Median Price: \$617,500

Based on 114 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$725,000  
Current Median Rent: \$410

Based on 34 registered Unit rentals compared over the last 12 months.

## KAMBAH - Recently Sold Properties

Median Sale Price

# \$896k

Based on 137 recorded House sales within the last 12 months (2022)

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

Suburb Growth

# +8.6%

Current Median Price: \$896,250  
Previous Median Price: \$825,000

Based on 384 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

# 137

Based on recorded House sales within the 12 months (2022)

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

**45 KARNEY PL**



**\$735,000**

Sold Date: 28 Days, 2022

638 m<sup>2</sup> 3 1 4

**88 BODDINGTON CRES**



**\$736,000**

Sold Date: 16 Days, 2022

753 m<sup>2</sup> 3 2 2

**21 MCTAGGART CRES**

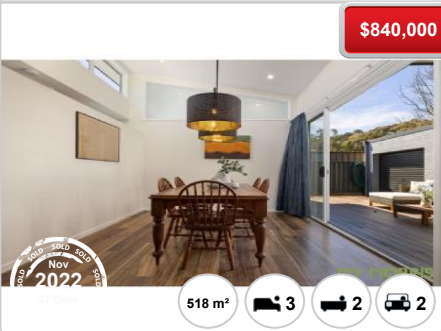


**\$1,010,000**

Sold Date: 2022

1,008 m<sup>2</sup> 4 2 3

**43 CHIRNSIDE CCT**



**\$840,000**

Sold Date: 2022

518 m<sup>2</sup> 3 2 2

**99 IVO WHITTON CCT**

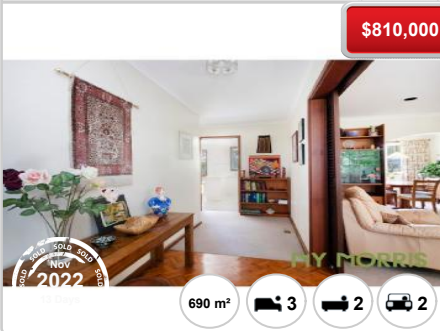


**\$1,610,000**

Sold Date: 22 Days, 2022

1,055 m<sup>2</sup> 5 2 2

**4 SAMSON PL**

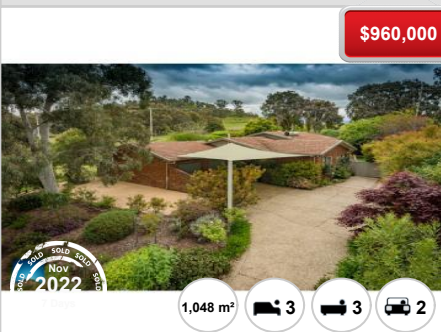


**\$810,000**

Sold Date: 2022

690 m<sup>2</sup> 3 2 2

**106 ALLCHIN CCT**

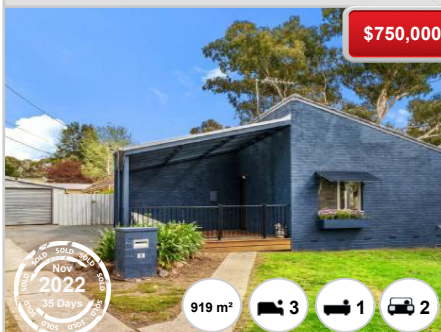


**\$960,000**

Sold Date: 2022

1,048 m<sup>2</sup> 3 3 2

**2 HOPWOOD PL**

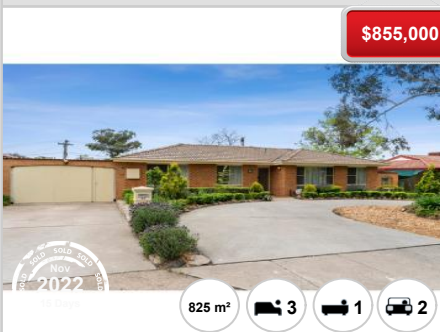


**\$750,000**

Sold Date: 35 Days, 2022

919 m<sup>2</sup> 3 1 2

**42 SEVERNE CRES**



**\$855,000**

Sold Date: 2022

825 m<sup>2</sup> 3 1 2

**78 MT VERNON DR**

**\$980,000**




**SOLD** Nov 2022  
22 Days

944 m<sup>2</sup> 4 2 2

**67 CASTLEY CCT**

**\$630,000**



**SOLD** Nov 2022  
86 Days

474 m<sup>2</sup> 3 1 1

**107 IVO WHITTON CCT**

**\$1,405,000**




**SOLD** Nov 2022  
22 Days

1,256 m<sup>2</sup> 4 2 3

**37 MT VERNON DR**

**\$1,510,000**




**SOLD** Nov 2022  
22 Days

1,079 m<sup>2</sup> 4 2 2

**5 CONNOR PL**

**\$865,000**



**SOLD** Nov 2022  
87 Days

931 m<sup>2</sup> 3 2 1

**74 TEPPER CCT**

**\$680,000**

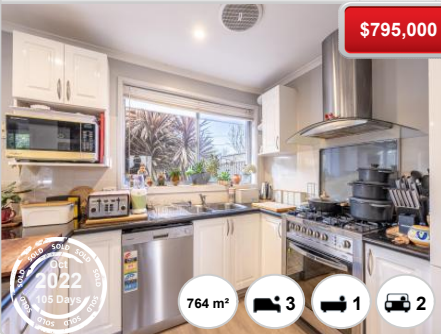


**SOLD** Nov 2022  
91 Days

604 m<sup>2</sup> 3 1 -

**81 SUMMERLAND CCT**

**\$795,000**



**SOLD** Oct 2022  
105 Days

764 m<sup>2</sup> 3 1 2

**18 MCMAHON CRT**

**\$730,000**



**SOLD** Oct 2022  
83 Days

875 m<sup>2</sup> 3 1 2

**14 MACKAY CRES**

**\$1,005,000**



**SOLD** Oct 2022  
22 Days

812 m<sup>2</sup> 4 2 3

**46 MAXWORTHY ST**

**\$940,000**

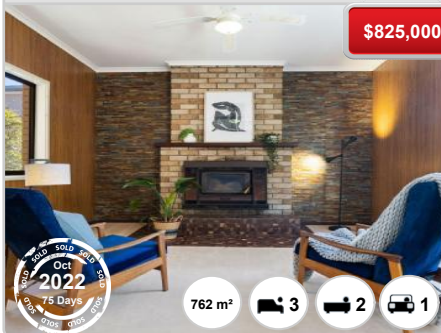


**SOLD** Oct 2022  
85 Days

779 m<sup>2</sup> 4 2 1

**15 BUCKLEY CCT**

**\$825,000**



**SOLD** Oct 2022  
75 Days

762 m<sup>2</sup> 3 2 1

**20 FISKEN CRES**

**\$1,010,000**



**SOLD** Oct 2022  
17 Days

977 m<sup>2</sup> 4 3 4

## KAMBAH - Properties For Rent

### Median Rental Price

# \$510 /w

Based on 152 recorded House rentals within the last 12 months (2022)

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

### Rental Yield

# +3.0%

Current Median Price: \$896,250  
Current Median Rent: \$510

Based on 137 recorded House sales and 152 House rentals compared over the last 12 months

### Number of Rentals

# 152

Based on recorded House rentals within the last 12 months (2022)

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

**155 BODDINGTON CRESCENT**

**\$950 per week**




Dec 2022  
17 Days




1,119 m<sup>2</sup>   

**70 Kingsmill Street**

**\$825 per week**




Dec 2022  
20 Days




1,031 m<sup>2</sup>   

**4 LACEY PLACE**

**\$640**




Dec 2022  
22 Days




934 m<sup>2</sup>   

**37 SINCLAIR STREET**

**\$780 per week**




Dec 2022  
24 Days




786 m<sup>2</sup>   

**3 MCRAE PLACE**

**\$770**



Dec 2022  
25 Days

833 m<sup>2</sup>   

**14 MACKAY CRESCENT**

**\$770 Per Week**




Dec 2022  
29 Days




812 m<sup>2</sup>   

**9 SYMERS STREET**

**\$760 per week**




Dec 2022  
30 Days




902 m<sup>2</sup>   

**8 Shipard Place**

**\$650 per week**

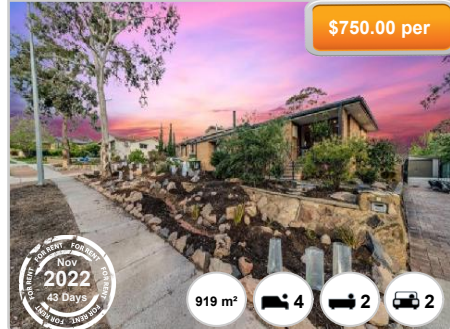


Nov 2022  
37 Days




664 m<sup>2</sup>   

**15 MANNHEIM STREET**

**\$750.00 per**



Nov 2022  
43 Days

919 m<sup>2</sup>   



**2 CRICHTON CRESCENT**

**\$830 per week**

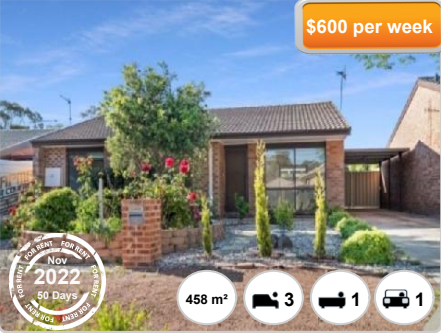


Nov 2022  
15 Days

1,233 m<sup>2</sup> 4 2 2

**83 MORRISON STREET**

**\$600 per week**



Nov 2022  
50 Days

458 m<sup>2</sup> 3 1 1

**4 Habgood Place**

**\$950**



Sep 2022  
119 Days

1,133 m<sup>2</sup> 3 1 1

**63/ LIVINGSTON AVENUE**

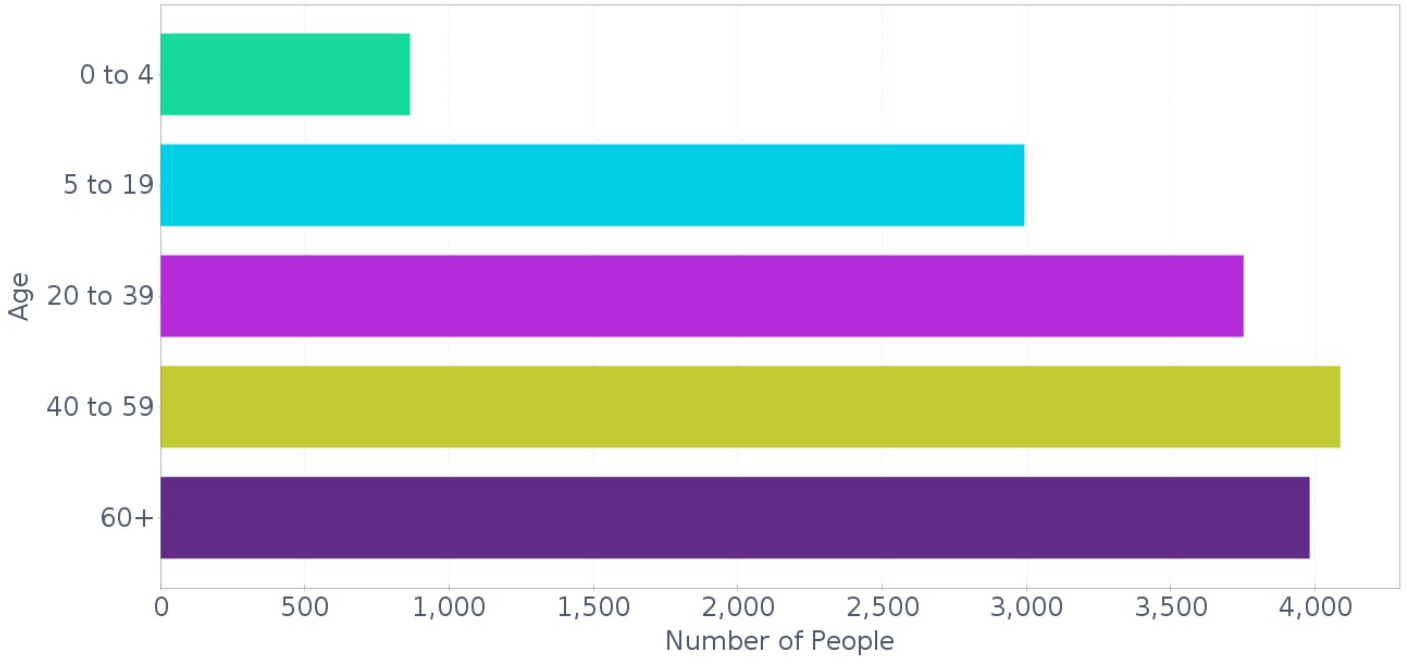
**\$640 - \$660 per**



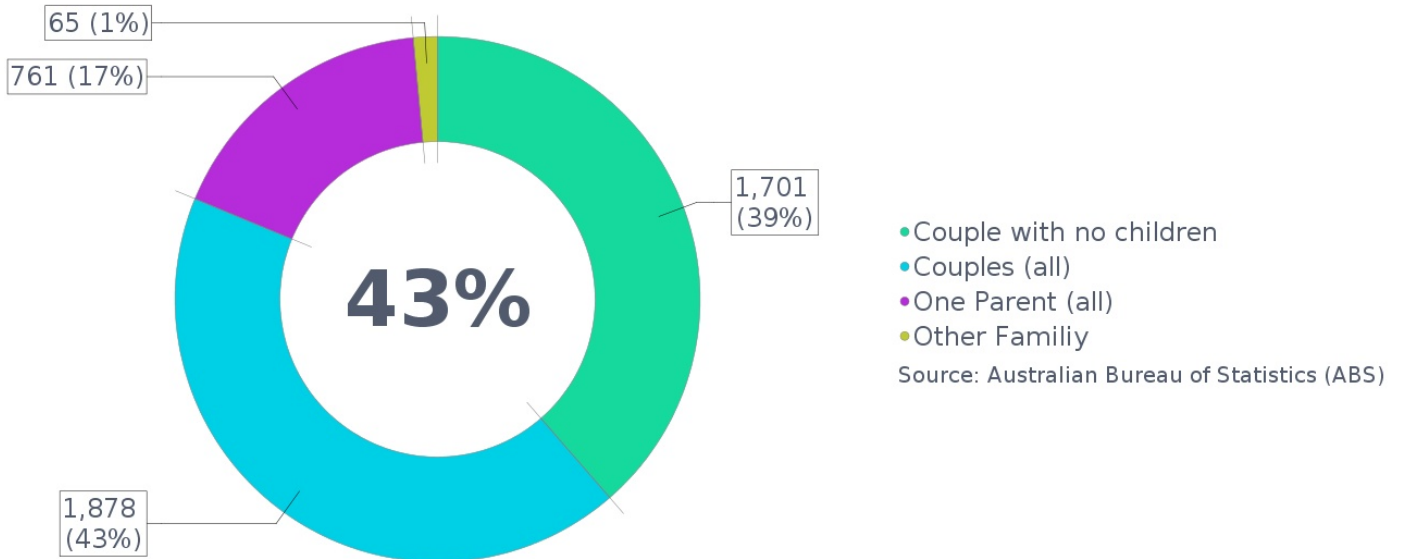
Aug 2022  
133 Days

3 2 2

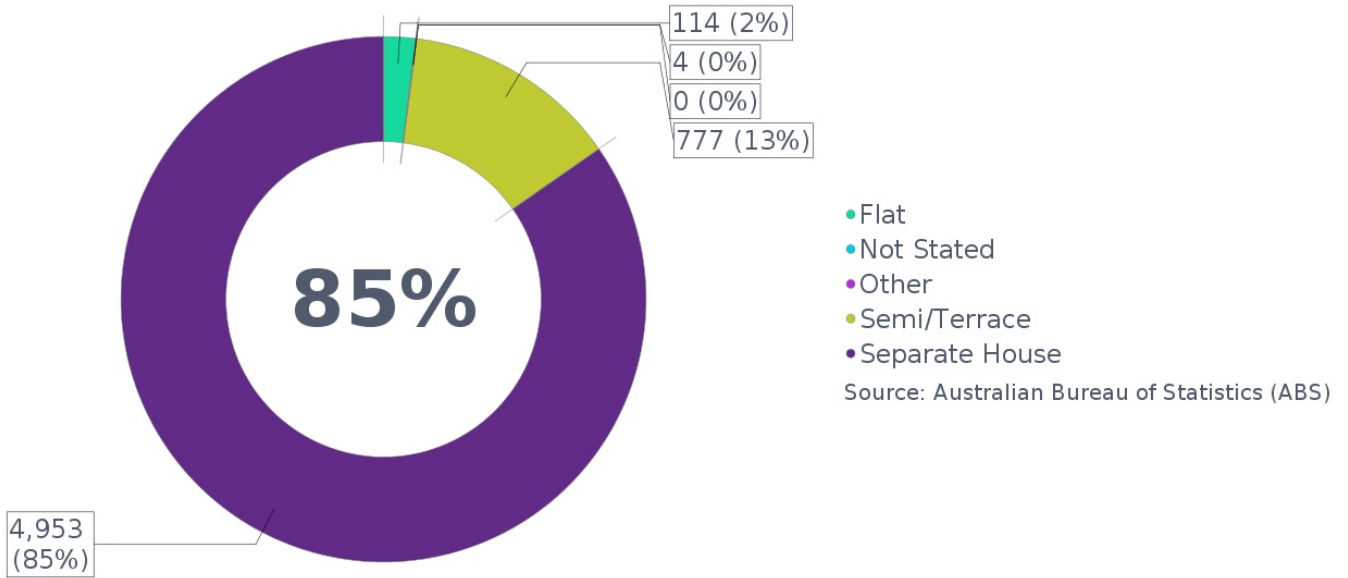
## Age of Population (2021)



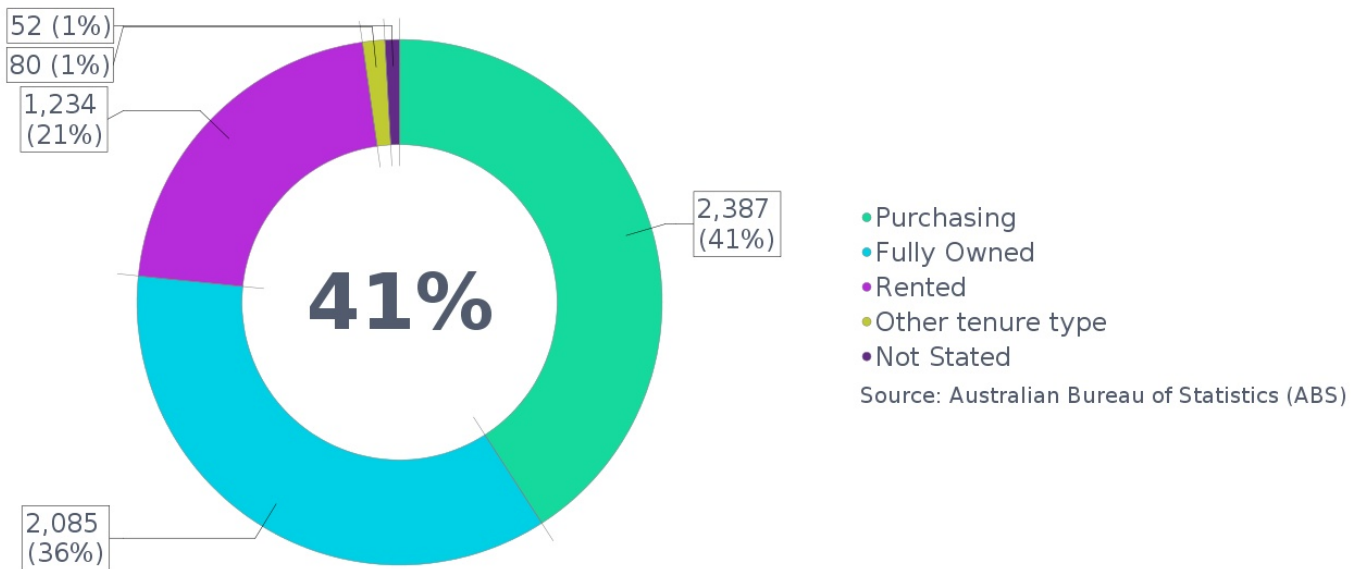
## Family Composition (2021)



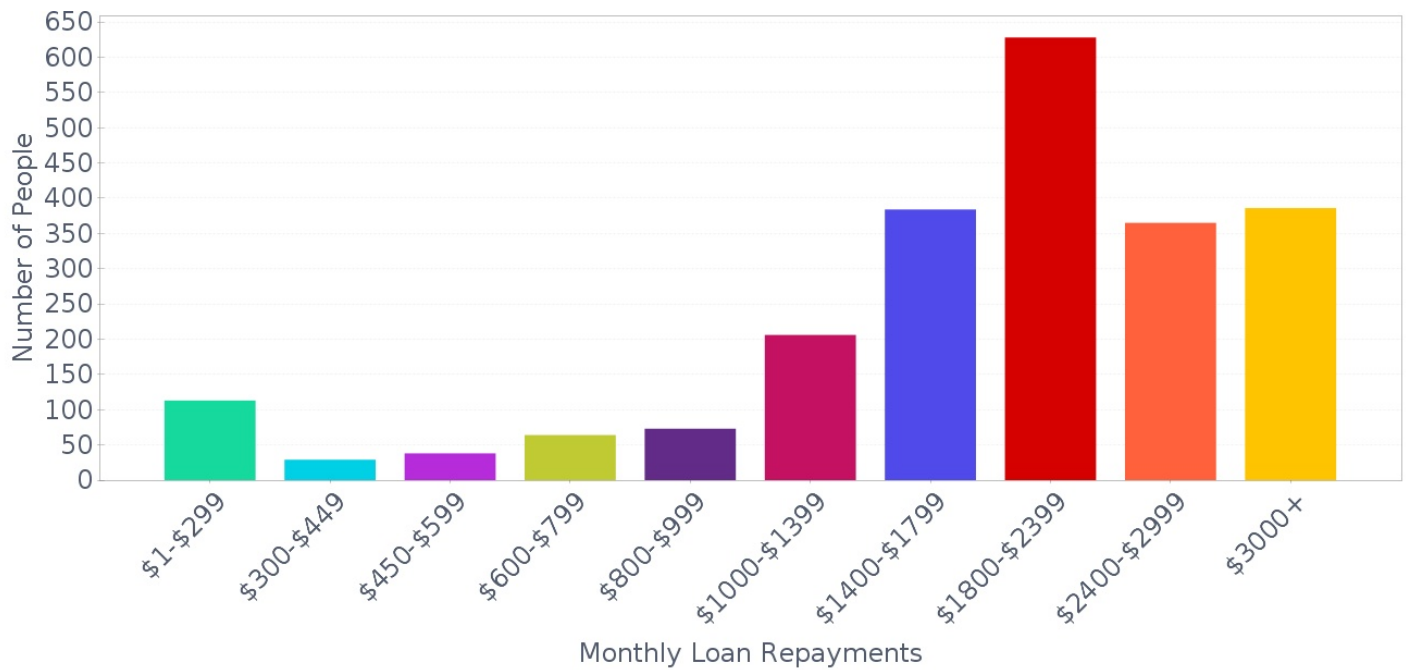
## Dwelling Structure (2021)



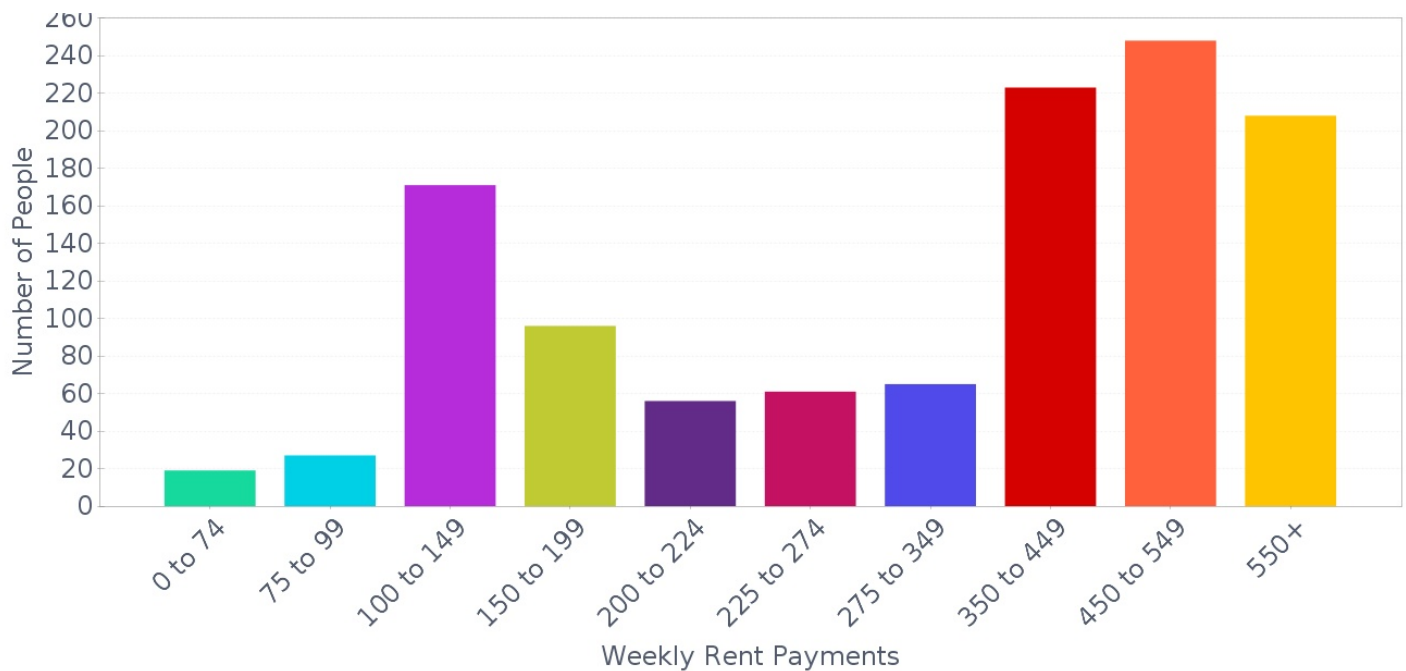
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

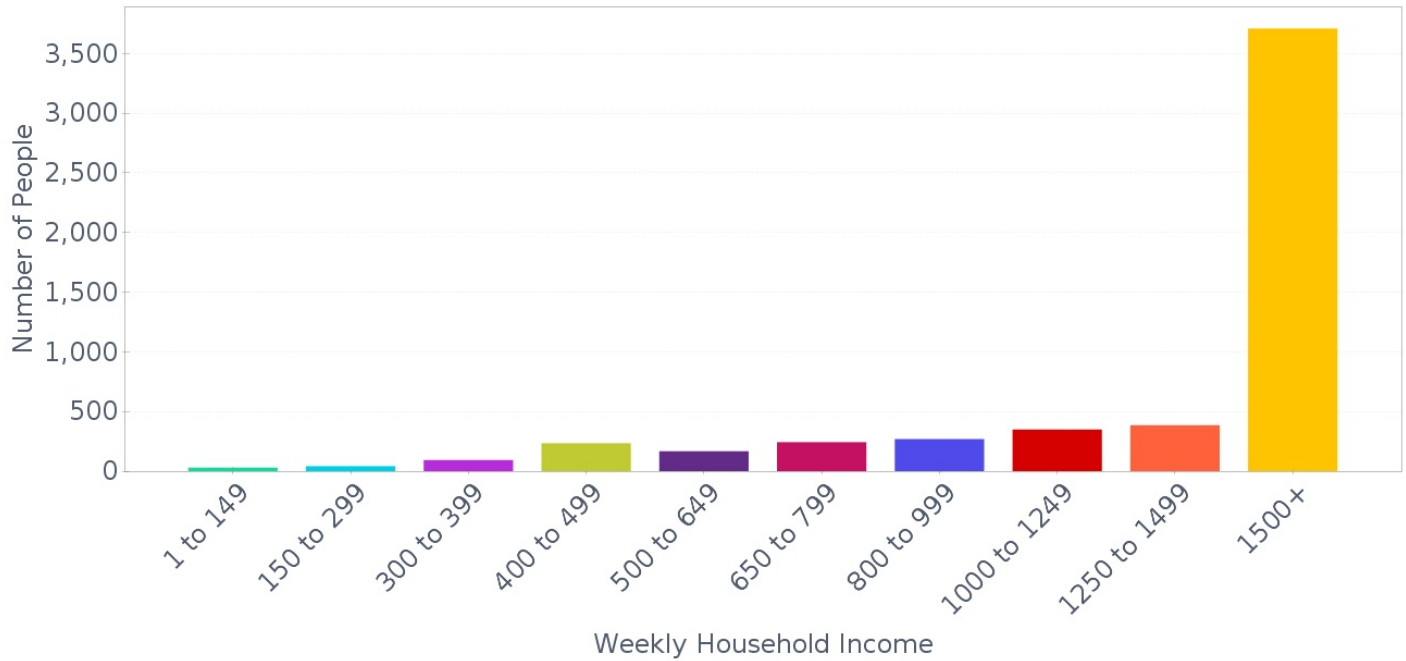


## Rent Payments - Weekly (2021)

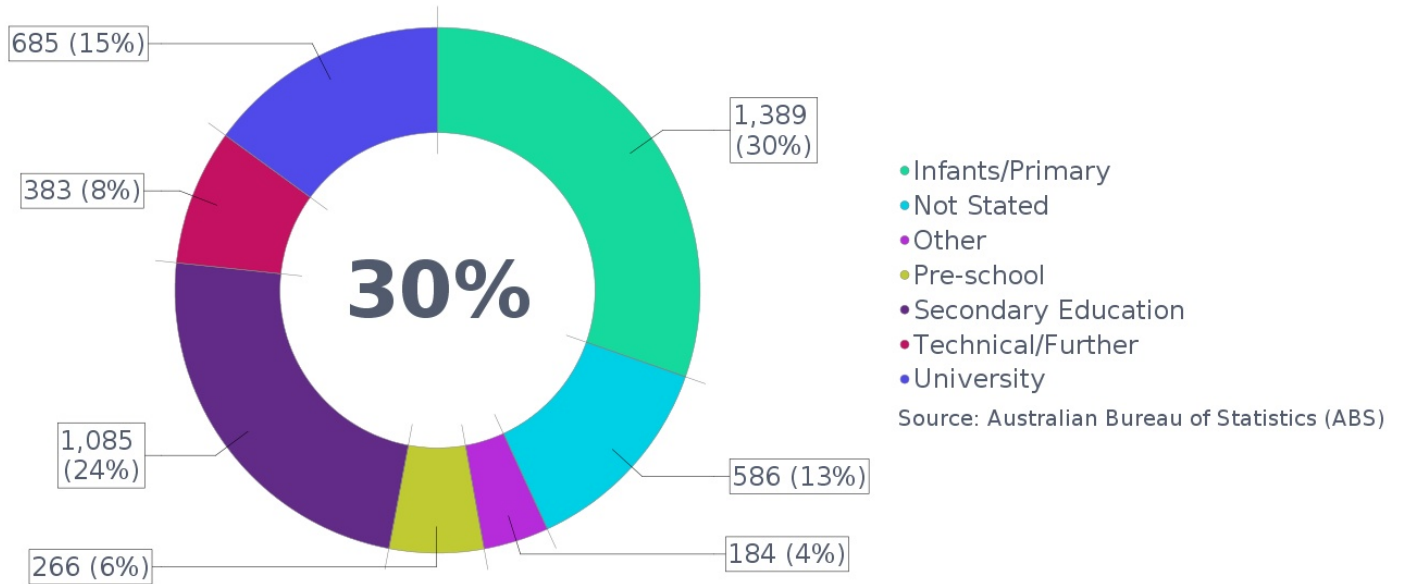




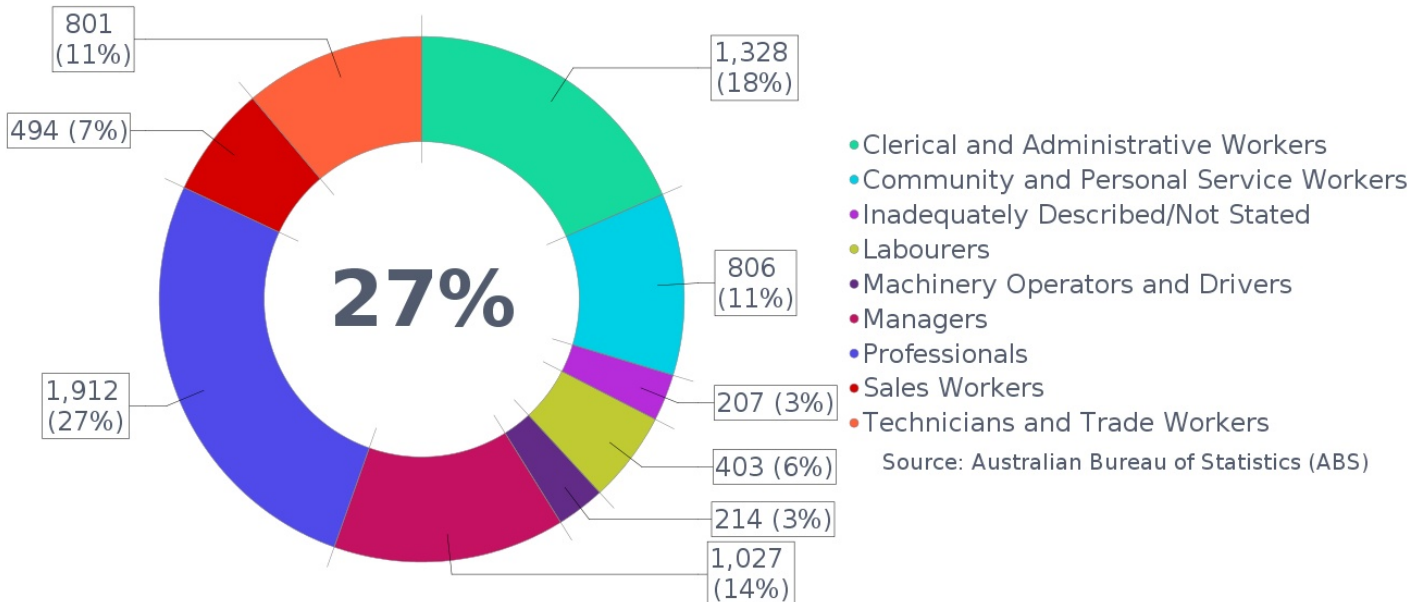
## Household Income - Weekly (2021)



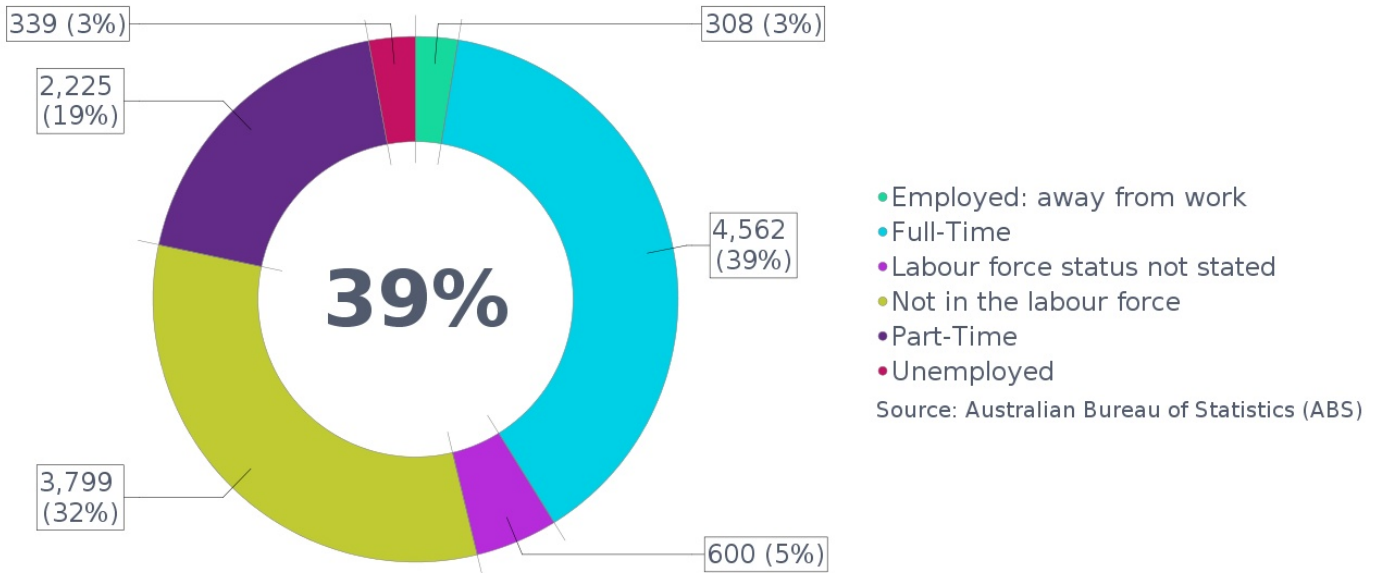
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

