

# 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	163	\$ 875,000	6.1 %	\$ 150,000	\$ 1,700,000
2023	0				

### Median Sale Price

# \$875k

Based on 163 recorded House sales within the last 12 months (2022)

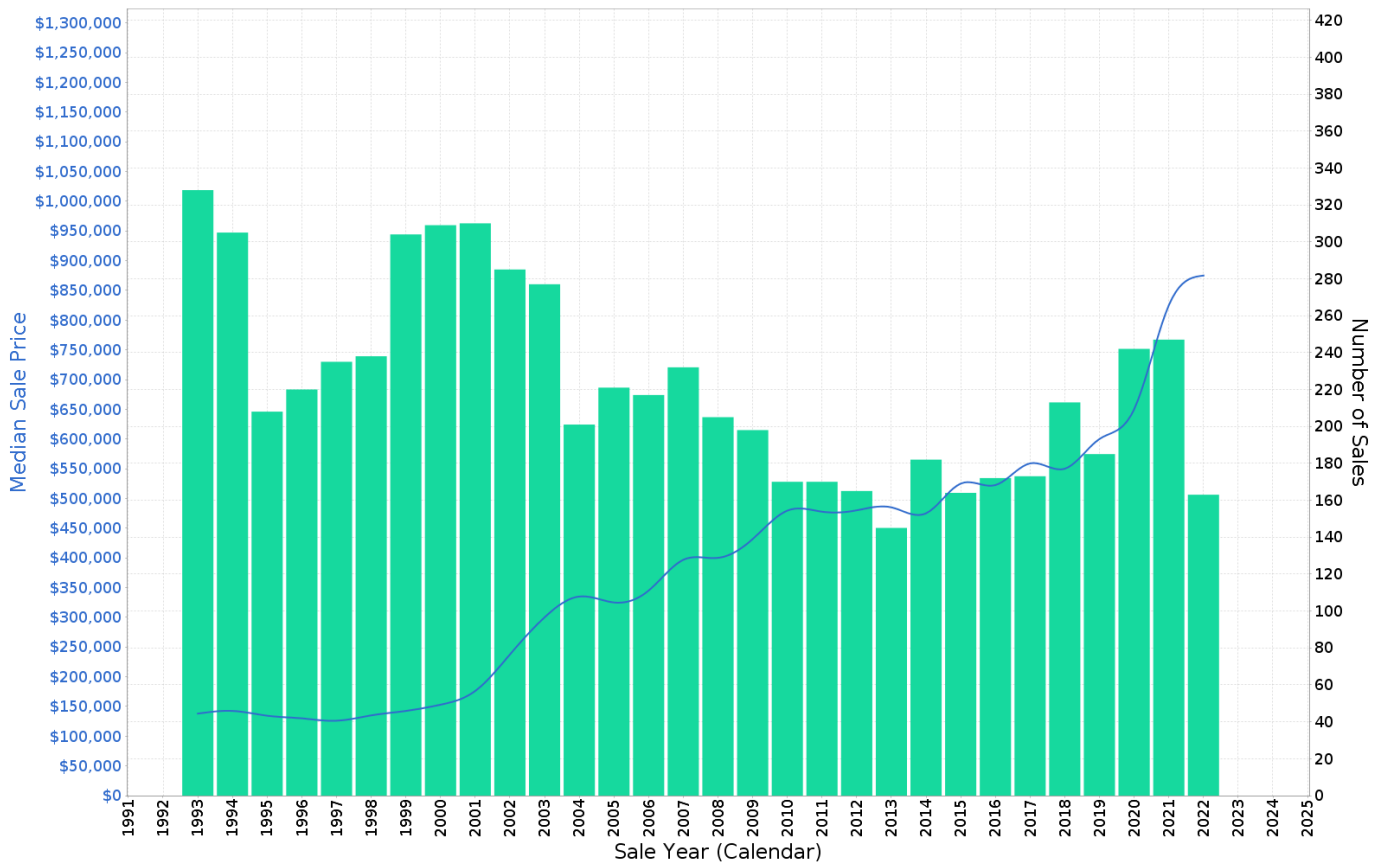
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

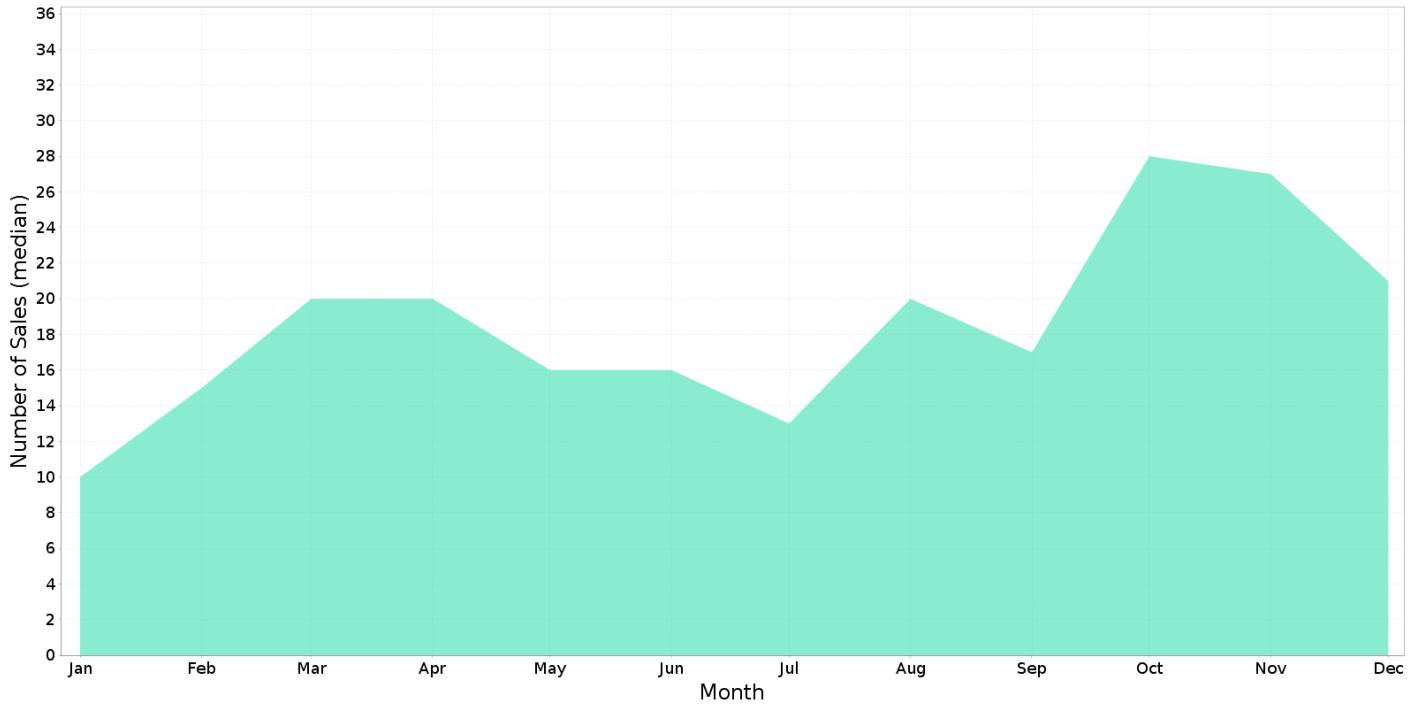
# +6.1%

Current Median Price: \$875,000  
Previous Median Price: \$825,000

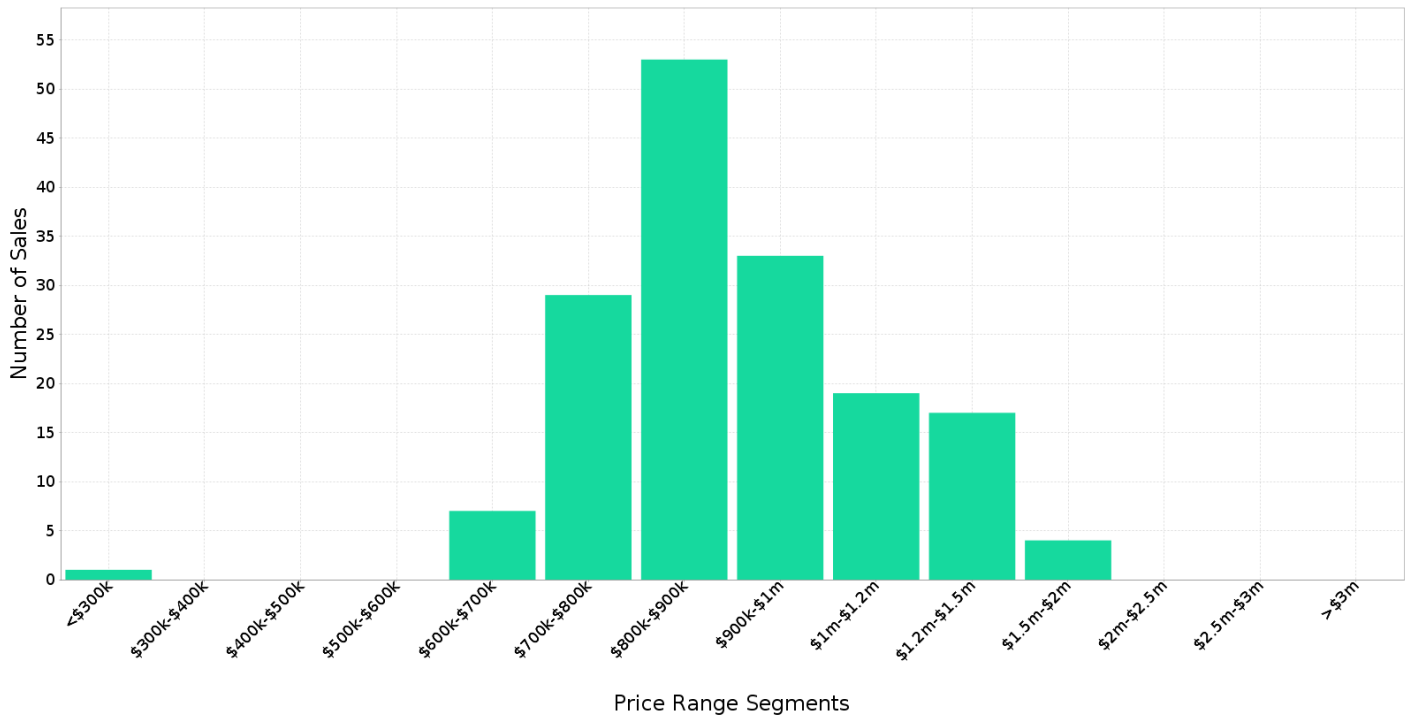
Based on 410 recorded House sales compared over the last two rolling 12 month periods



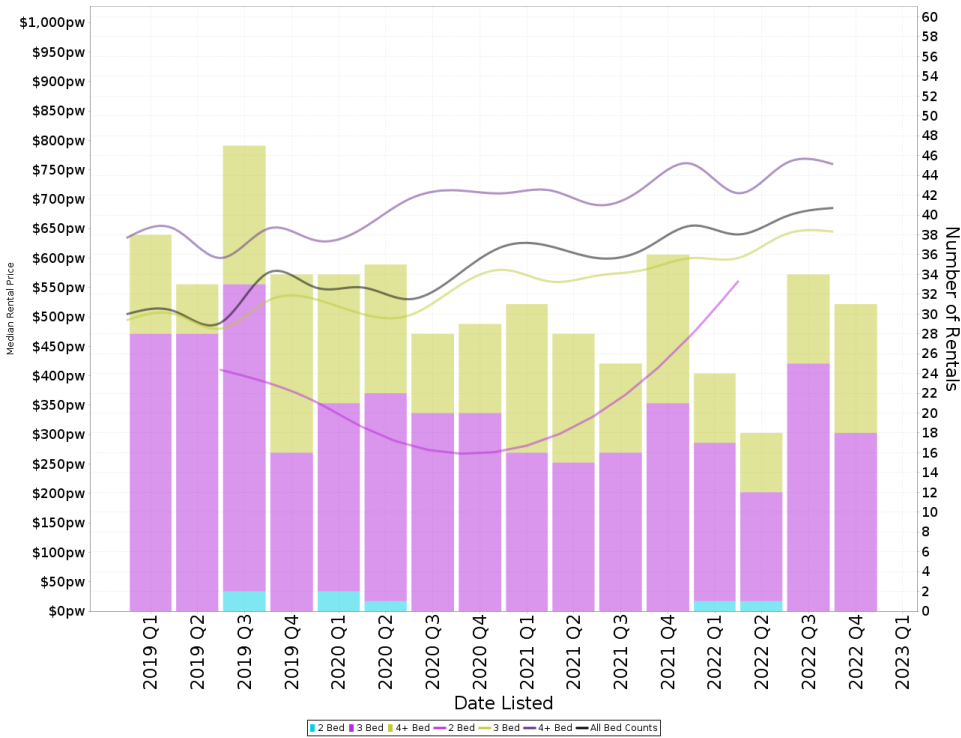
## KAMBAH - Peak Selling Periods (3 years)



## KAMBAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+6.1%**

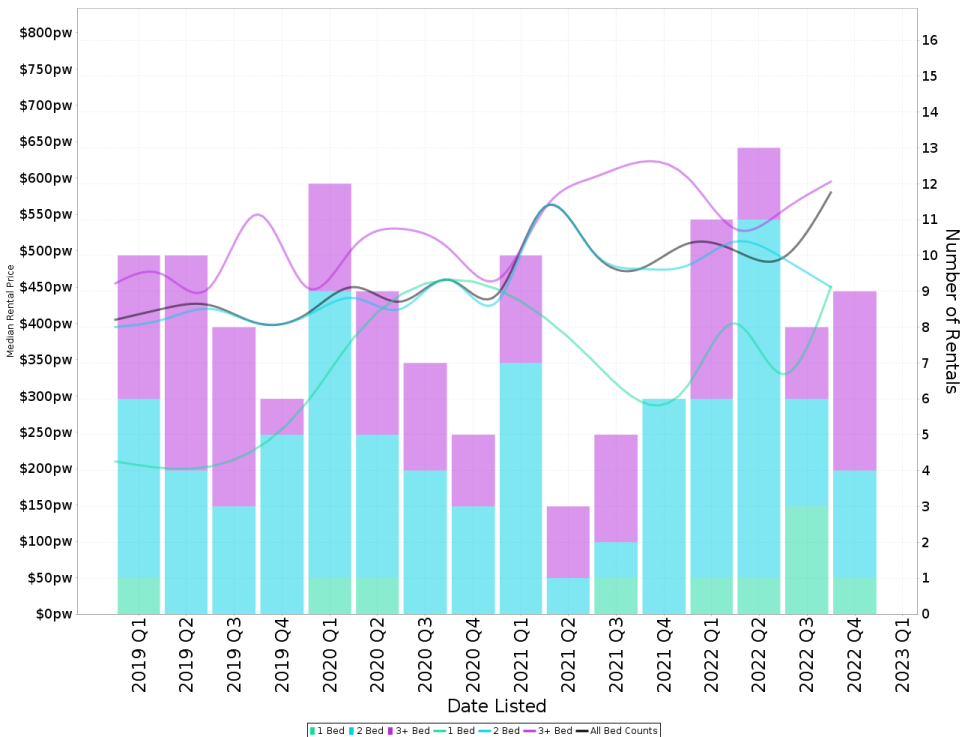
Current Median Price: \$875,000  
Previous Median Price: \$825,000  
Based on 410 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$875,000  
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 116 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  
**\$875k**

Based on 163 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  
**+6.1%**

Current Median Price: \$875,000  
Previous Median Price: \$825,000


Based on 410 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**163**

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




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

**9 AMMON PL**



**\$1,115,000**

**Sold Jan 2023**  
48 Days

830 m<sup>2</sup>   

**21 MAXWORTHY ST**



**\$1,125,000**

**Sold Jan 2023**  
55 Days

919 m<sup>2</sup>   

**45 KARNEY PL**



**\$735,000**

**Sold Dec 2022**  
38 Days

638 m<sup>2</sup>   

**88 BODDINGTON CRES**



**\$736,000**

**Sold Dec 2022**  
16 Days

753 m<sup>2</sup>   

**21 MCTAGGART CRES**

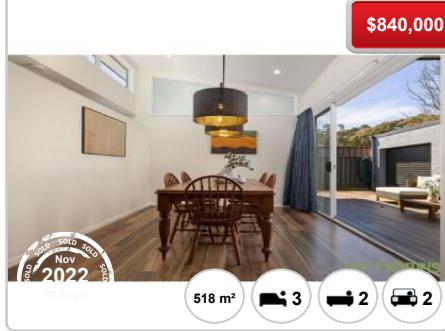


**\$1,010,000**

**Sold Dec 2022**  
55 Days




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

**43 CHIRNSIDE CCT**



**\$840,000**

**Sold Nov 2022**  
38 Days

518 m<sup>2</sup>   

**99 IVO WHITTON CCT**

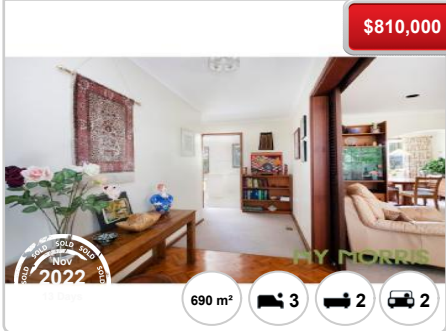


**\$1,610,000**

**Sold Nov 2022**  
22 Days




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

**4 SAMSON PL**

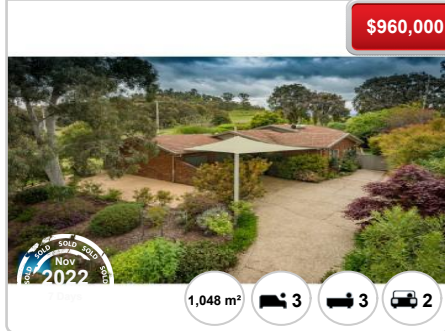


**\$810,000**

**Sold Nov 2022**  
38 Days




690 m<sup>2</sup>   

**106 ALLCHIN CCT**



**\$960,000**

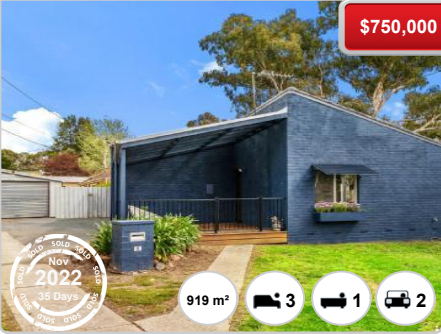
**Sold Nov 2022**  
38 Days

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



**2 HOPWOOD PL**

**\$750,000**




Nov 2022  
35 Days

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

**42 SEVERNE CRES**

**\$855,000**



Nov 2022  
11 Days

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

**78 MT VERNON DR**

**\$980,000**



Nov 2022  
23 Days

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

**107 IVO WHITTON CCT**

**\$1,405,000**




Nov 2022  
22 Days

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

**37 MT VERNON DR**

**\$1,510,000**



Nov 2022  
22 Days

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

**22 LEE-STEERE CRES**

**\$750,000**




Nov 2022  
14 Days

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

**2 SEYMOUR PL**

**\$700,000**



Nov 2022  
153 Days

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

**1 MCLEOD PL**

**\$735,000**

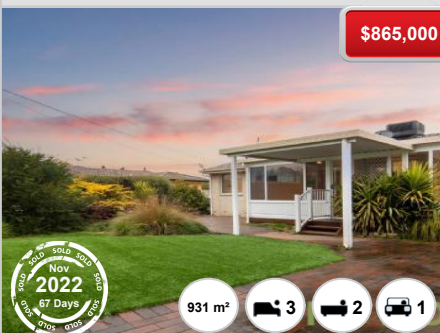


Nov 2022  
59 Days

788 m<sup>2</sup> 4 2 2

**5 CONNOR PL**

**\$865,000**

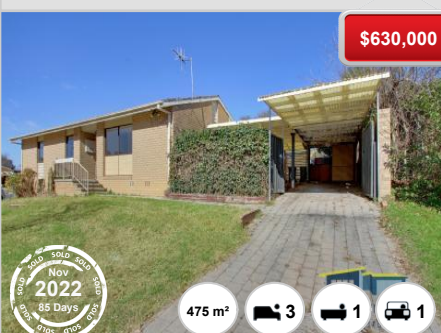


Nov 2022  
87 Days

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

**67 CASTLEY CCT**

**\$630,000**



Nov 2022  
85 Days

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

**74 TEPPER CCT**

**\$680,000**

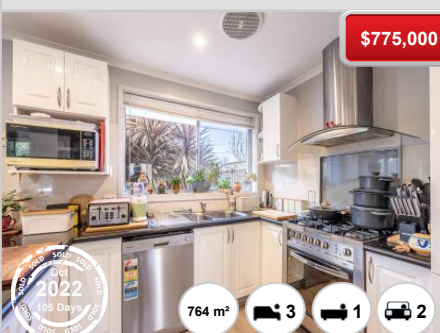


Nov 2022  
91 Days

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

**81 SUMMERLAND CCT**

**\$775,000**



Nov 2022  
105 Days

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



## 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: \$875,000  
Current Median Rent: \$510

Based on 163 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

**29B DESAILLY CRESCENT**

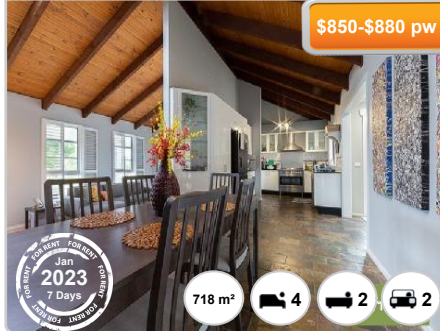


**\$650 - \$670 pw**




718 m<sup>2</sup>   

Jan 2023 3 Days

**9 FITZALAN STREET**




**\$850-\$880 pw**




718 m<sup>2</sup>   

Jan 2023 7 Days

**14 Broad Place**




**\$620 per week**




1,211 m<sup>2</sup>   

Jan 2023 7 Days

**3 GLYDE PLACE**



**\$750 per week**

808 m<sup>2</sup>   

Jan 2023 13 Days

**22 SYMERS STREET**

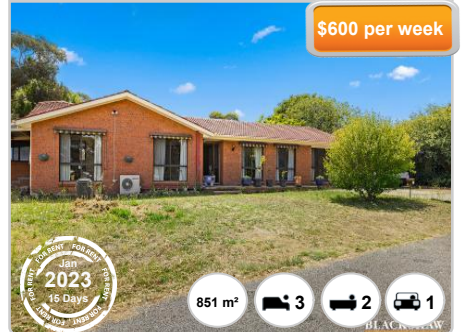


**\$800 per week**




740 m<sup>2</sup>   

Jan 2023 13 Days

**1 Deuchar Close**



**\$600 per week**

851 m<sup>2</sup>   

Jan 2023 15 Days

**9 CRICHTON CRESCENT**




**\$830 - \$850 pw**




978 m<sup>2</sup>   

Jan 2023 17 Days

**41 MOUNT VERNON DRIVE**




**\$1350 pw**




1,193 m<sup>2</sup>   

Jan 2023 19 Days

**12 Simon Place**



**\$650 per week**


766 m<sup>2</sup>   

Jan 2023 22 Days



**12 ORMEROD PLACE**

**\$600 per week**



**785 m<sup>2</sup>** **3** **1** **2**

FOR RENT FOR SALE  
 2023  
 Jan  
 26 Days

**155 BODDINGTON CRESCENT**

**\$850 - \$875 per**

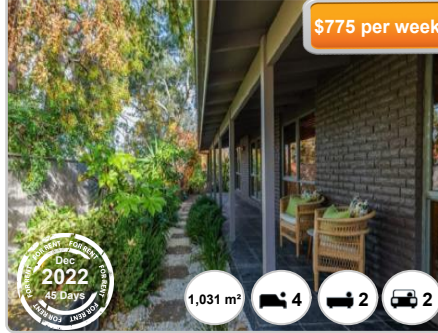


**1,119 m<sup>2</sup>** **4** **2** **2**

FOR RENT FOR SALE  
 2022  
 Dec  
 41 Days

**70 Kingsmill Street**

**\$775 per week**

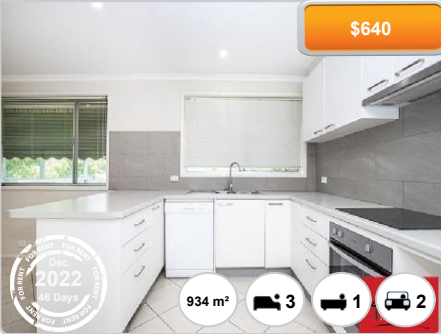


**1,031 m<sup>2</sup>** **4** **2** **2**

FOR RENT FOR SALE  
 2022  
 Dec  
 45 Days

**4 LACEY PLACE**

**\$640**



**934 m<sup>2</sup>** **3** **1** **2**

FOR RENT FOR SALE  
 2022  
 Dec  
 16 Days

**37 SINCLAIR STREET**

**\$750 per week**

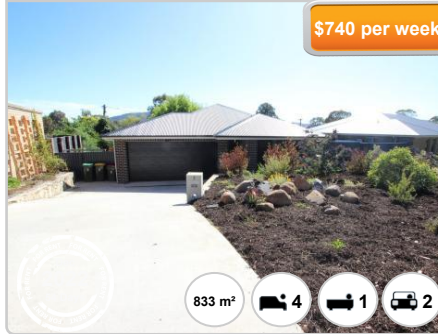


**786 m<sup>2</sup>** **4** **3** **2**

FOR RENT FOR SALE  
 2022  
 Dec  
 49 Days

**3 McRae Place**

**\$740 per week**




**833 m<sup>2</sup>** **4** **1** **2**

FOR RENT FOR SALE  
 2022  
 Dec  
 49 Days

**9 SYMERS STREET**

**\$700 per week**




**902 m<sup>2</sup>** **4** **1** **2**

FOR RENT FOR SALE  
 2022  
 Dec  
 54 Days

**8 Shipard Place**

**\$650 per week**




**664 m<sup>2</sup>** **3** **1** **2**

FOR RENT FOR SALE  
 2022  
 Nov  
 61 Days

**4 Habgood Place**

**\$950**

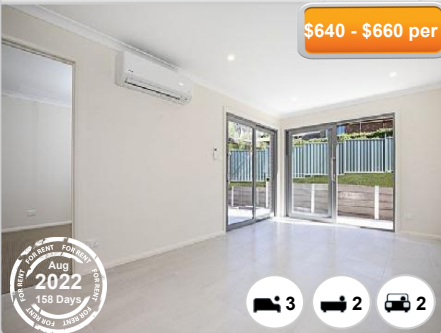


**1,133 m<sup>2</sup>** **3** **1** **1**

FOR RENT FOR SALE  
 2022  
 Sep  
 43 Days

**63/ LIVINGSTON AVENUE**

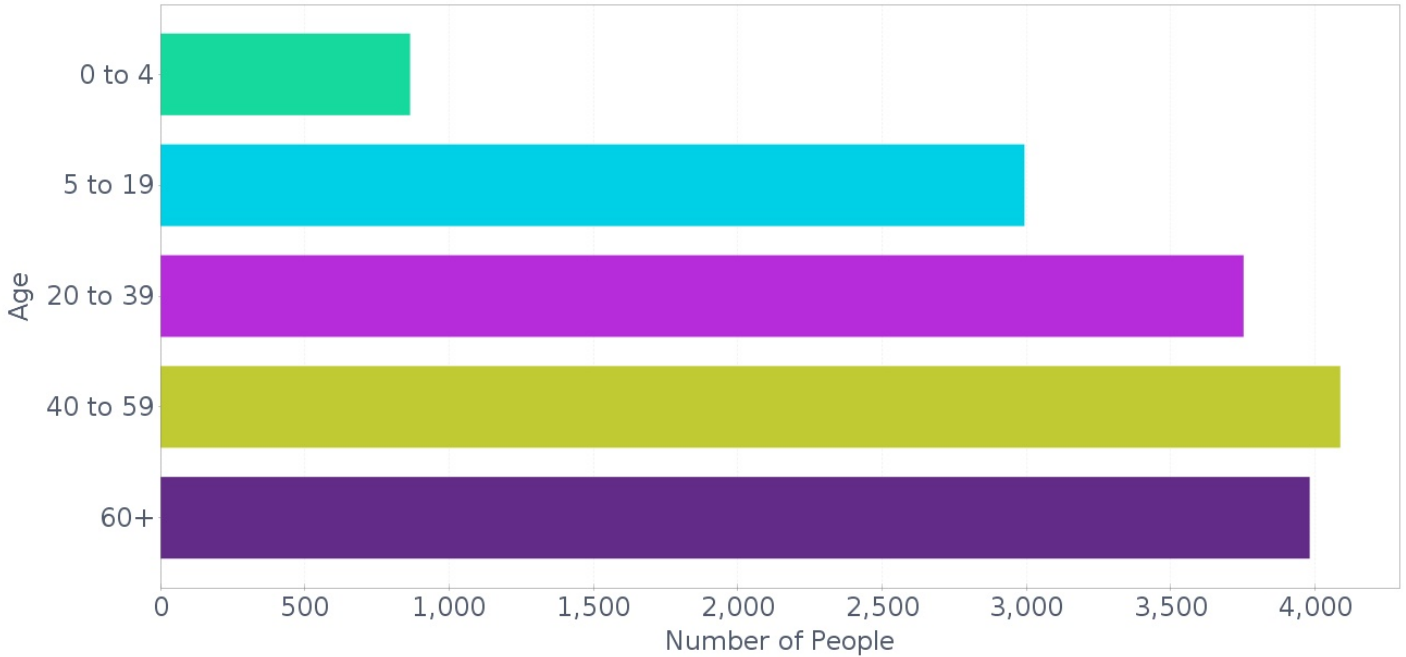
**\$640 - \$660 per**



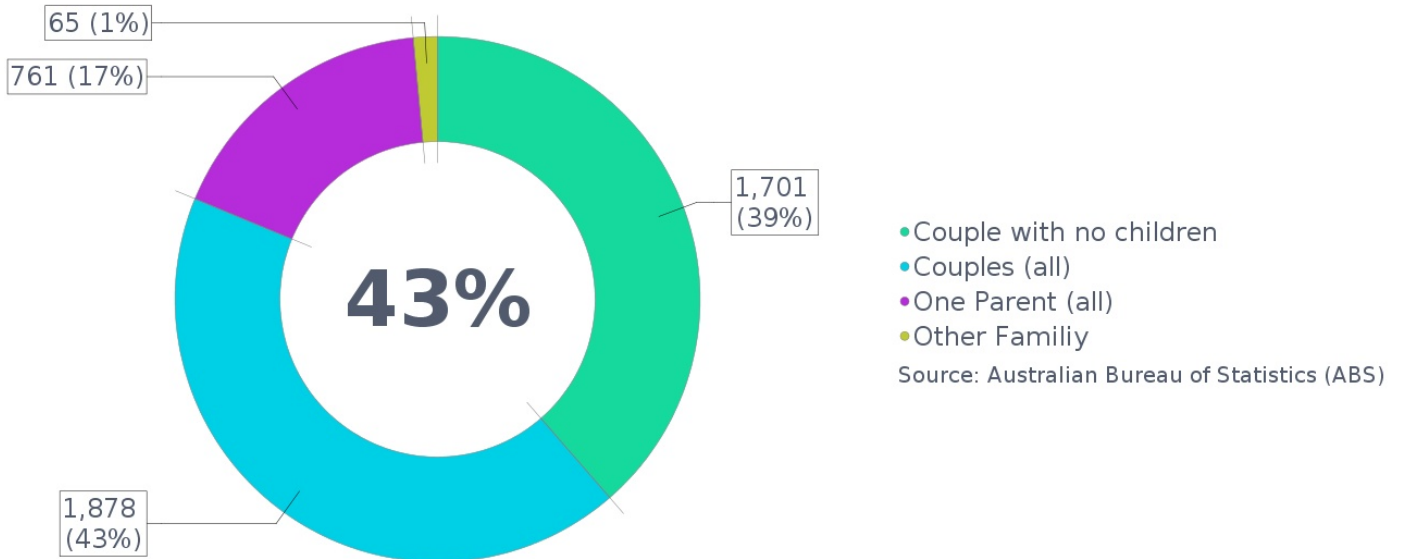
**3** **2** **2**

FOR RENT FOR SALE  
 2022  
 Aug  
 158 Days

## Age of Population (2021)

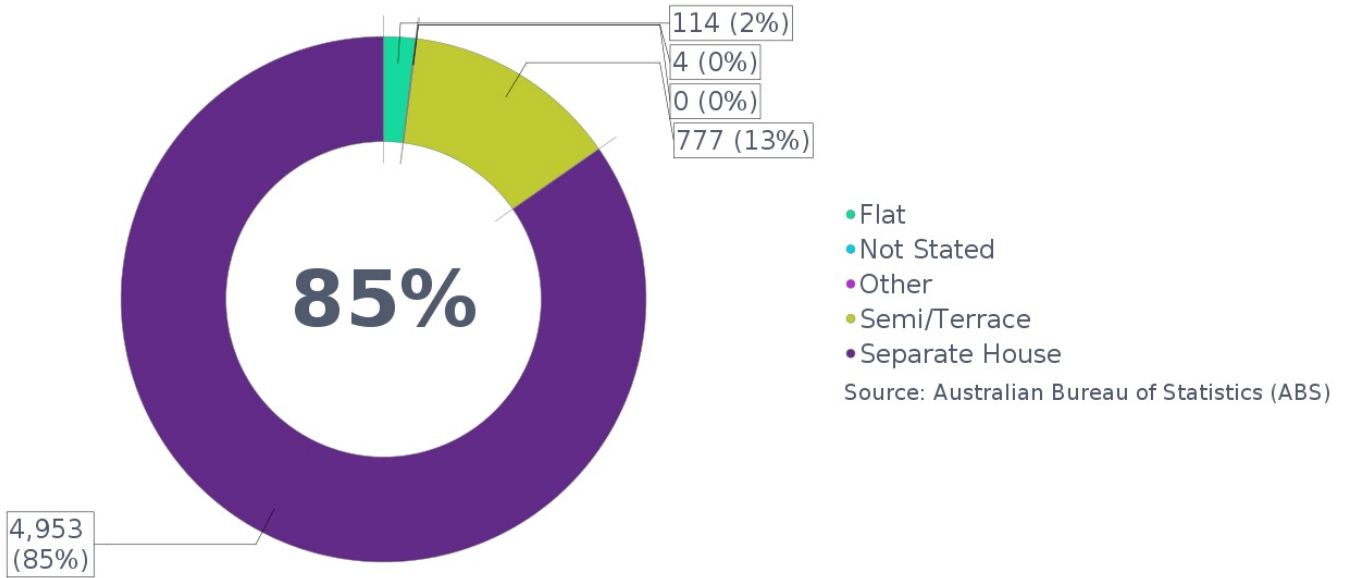


## Family Composition (2021)

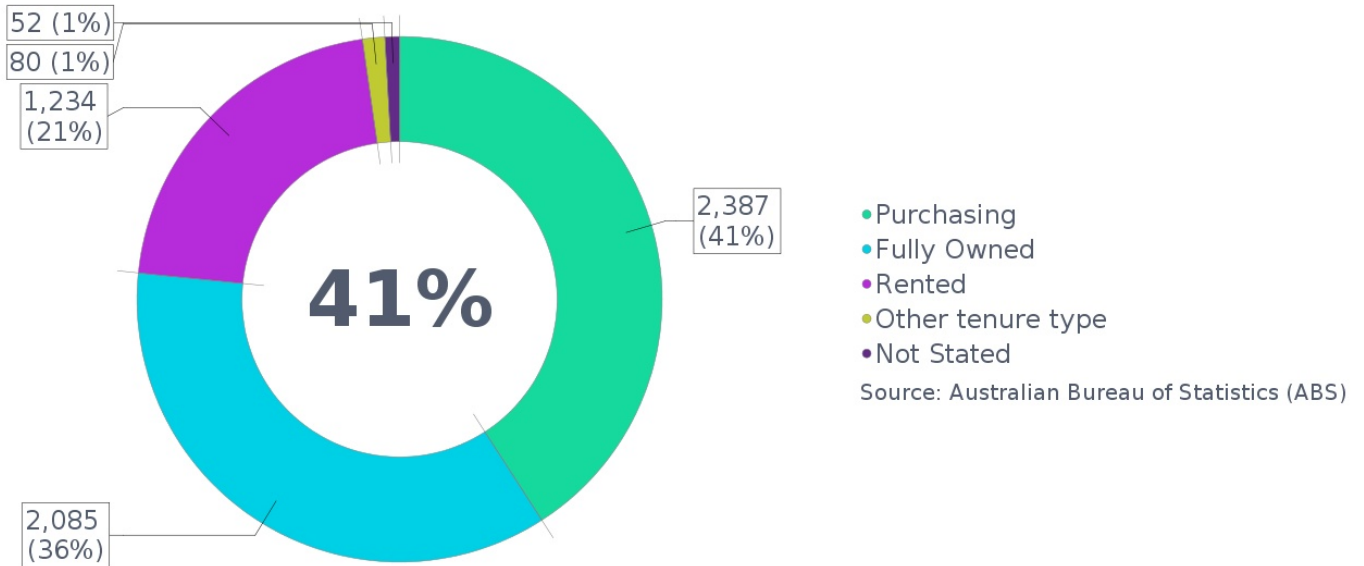




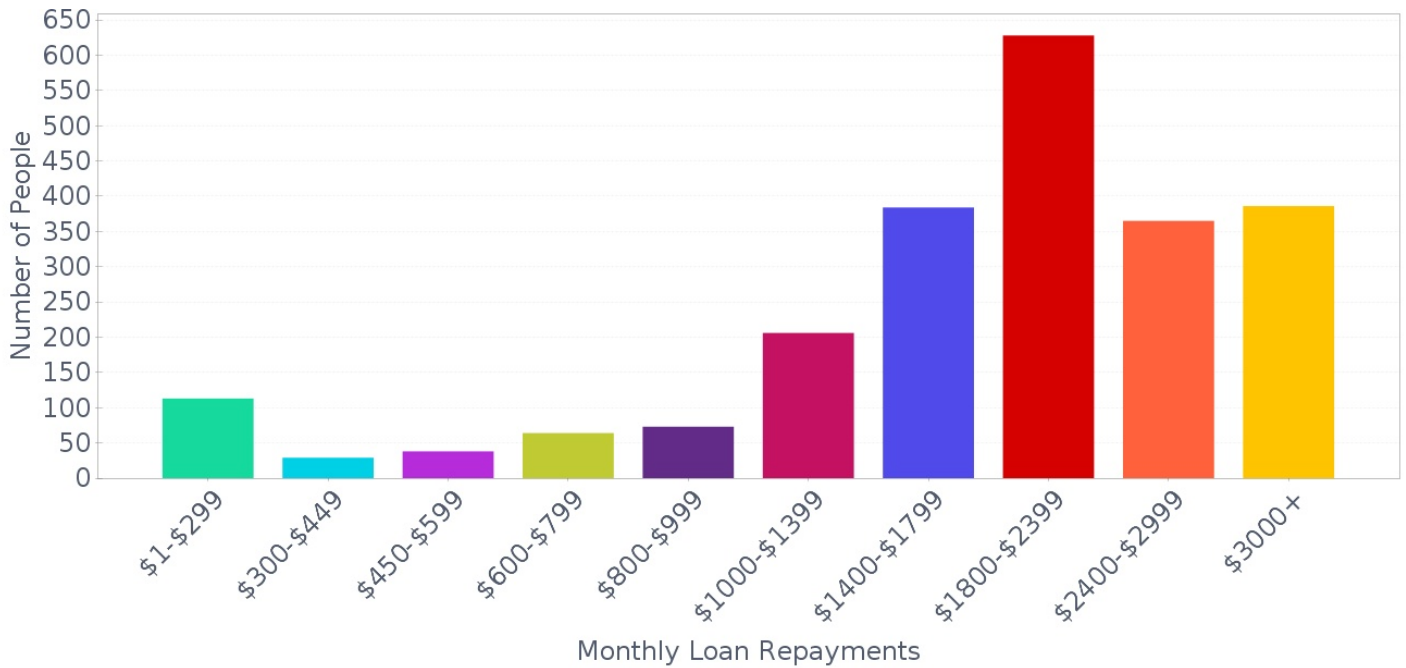
## Dwelling Structure (2021)



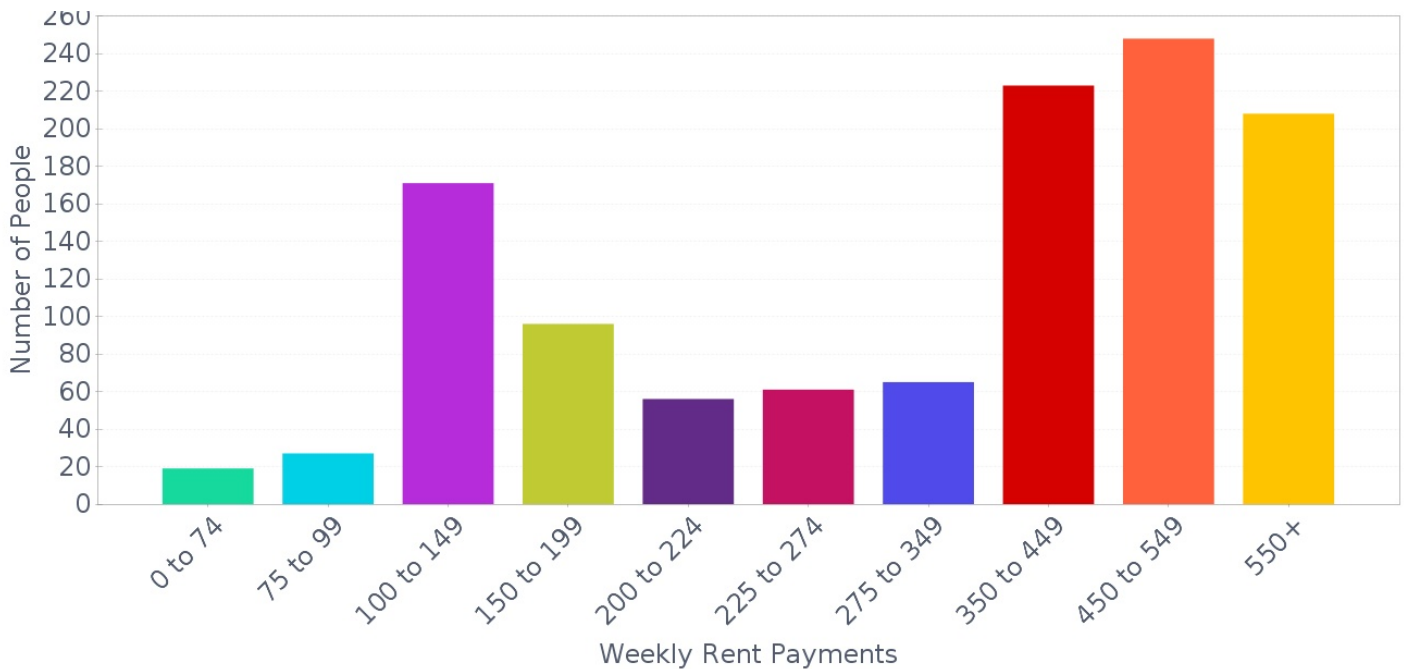
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)



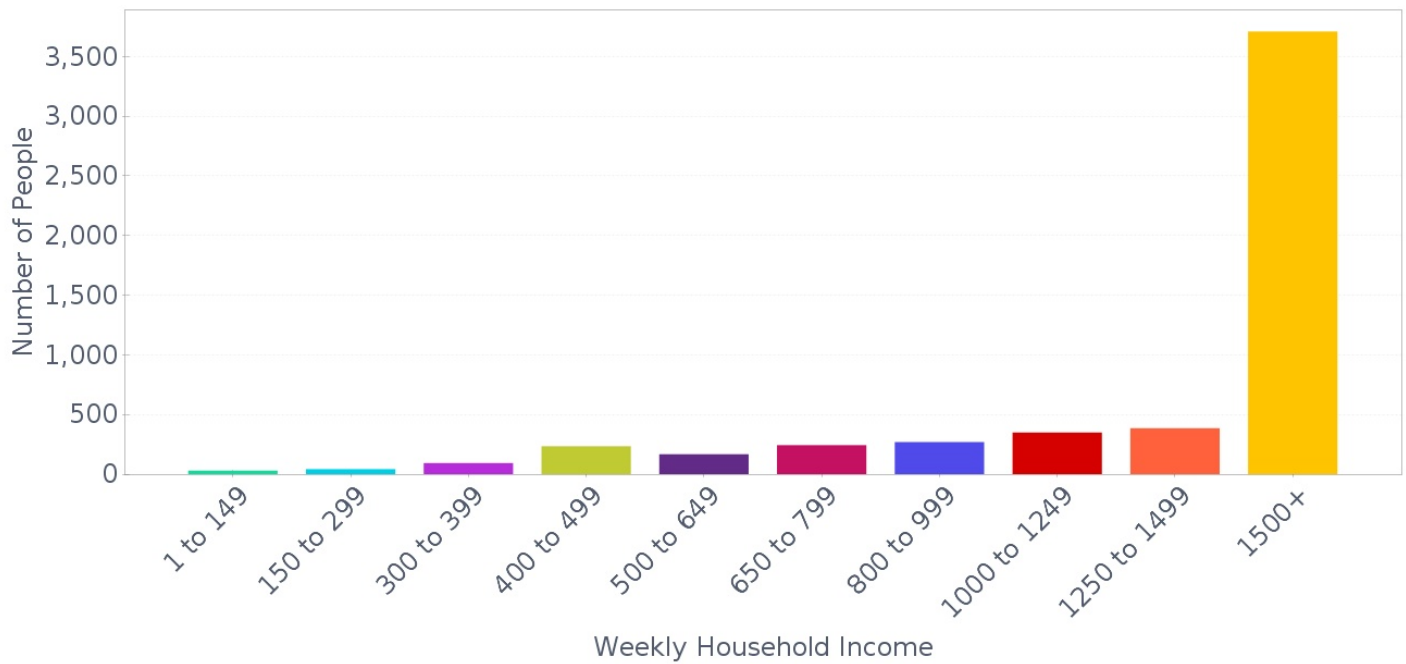
## Rent Payments - Weekly (2021)



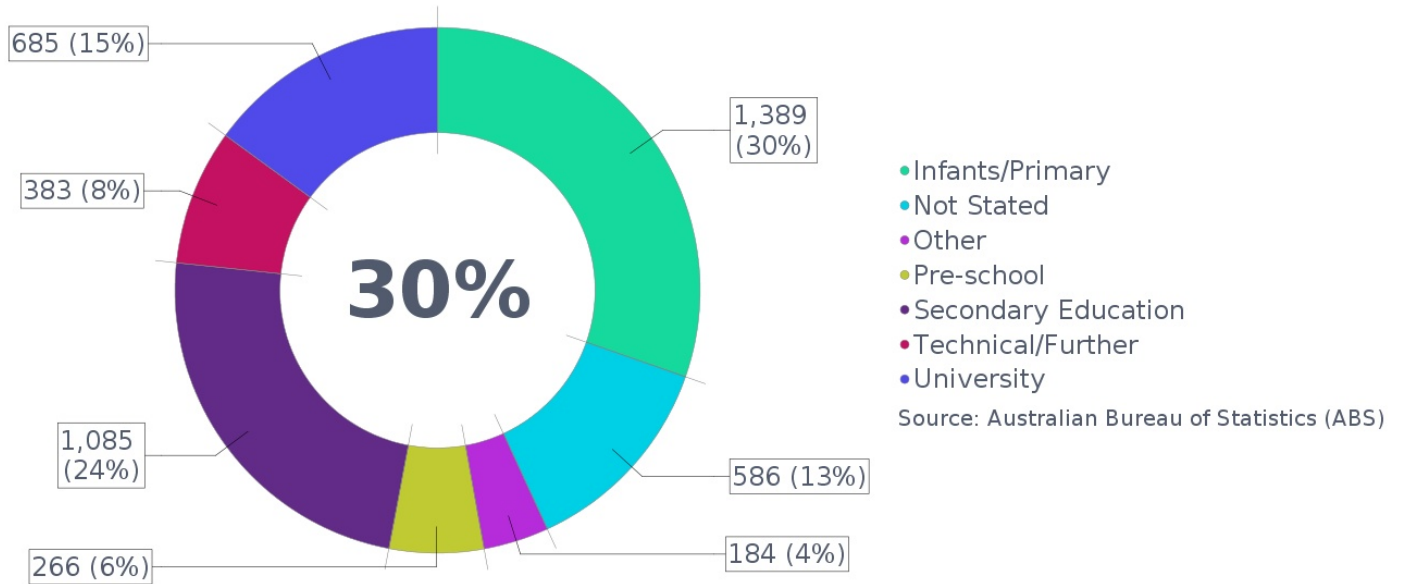




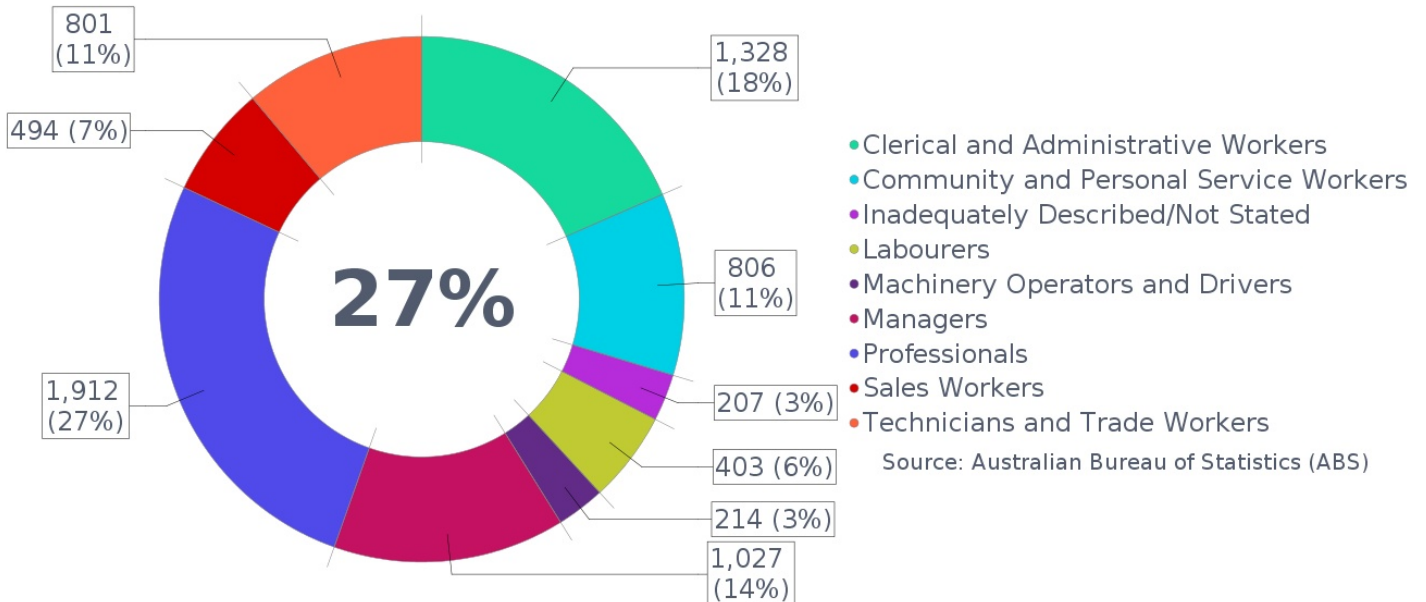
## Household Income - Weekly (2021)



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

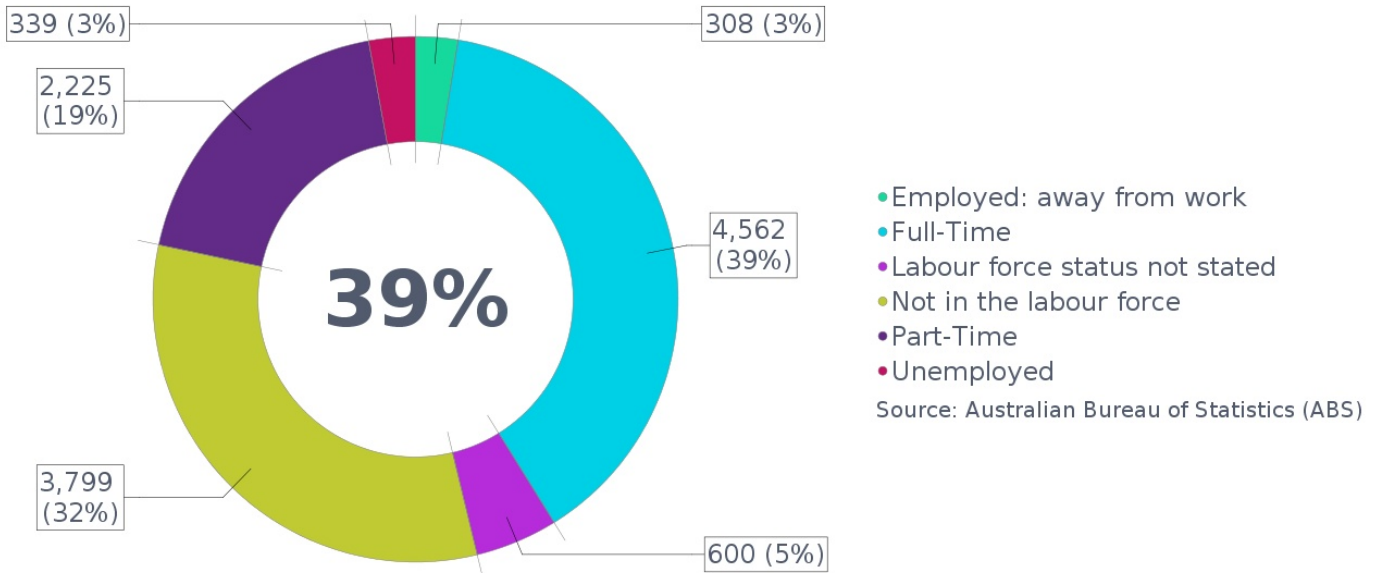


## Occupation (2021)





## Employment (2021)



## Method of Travel to Work (2021)

