

# 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	201	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	13	\$ 830,000	-4.6 %	\$ 730,000	\$ 1,300,000

### Median Sale Price

# \$855k

Based on 165 recorded House sales within the last 12 months (Apr '22 - Mar '23)

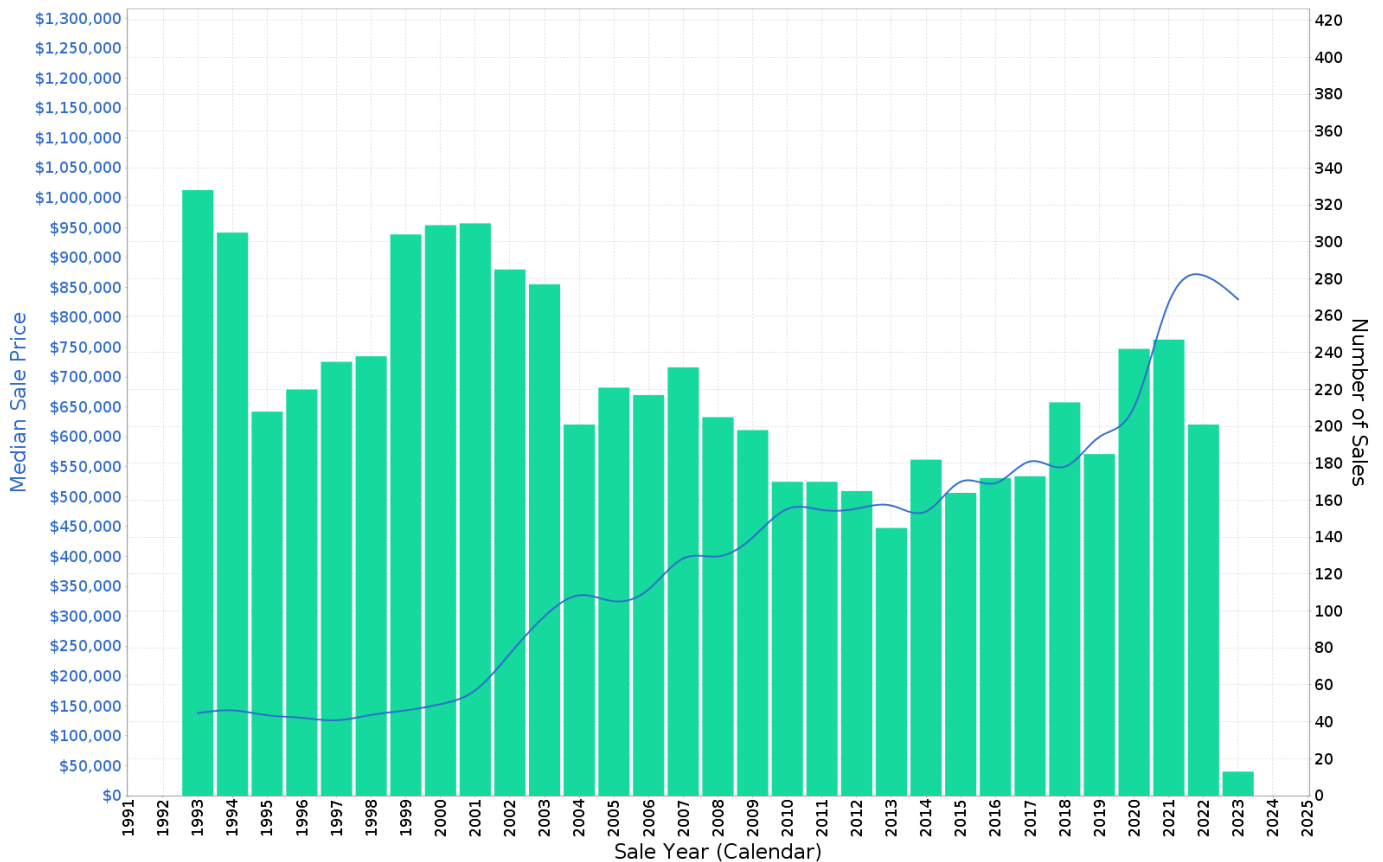
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

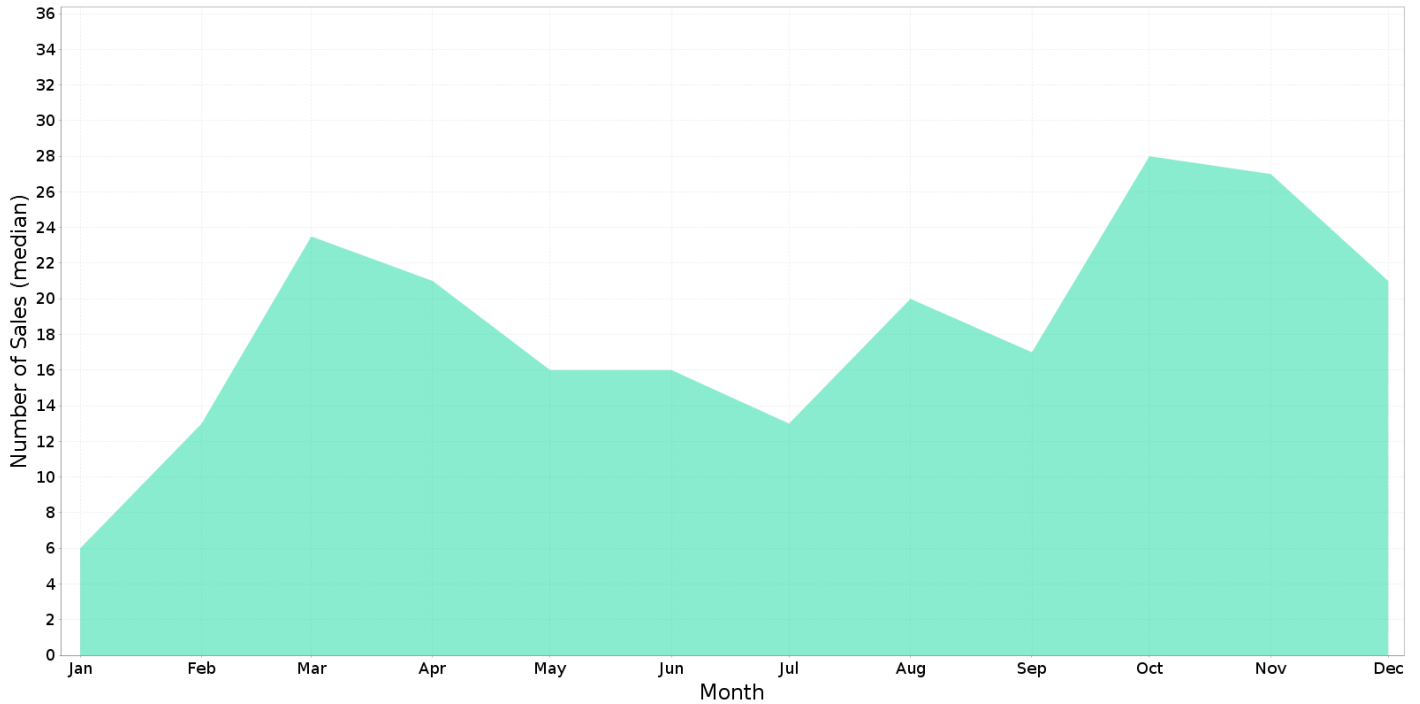
# -2.8%

Current Median Price: \$855,000  
Previous Median Price: \$880,000

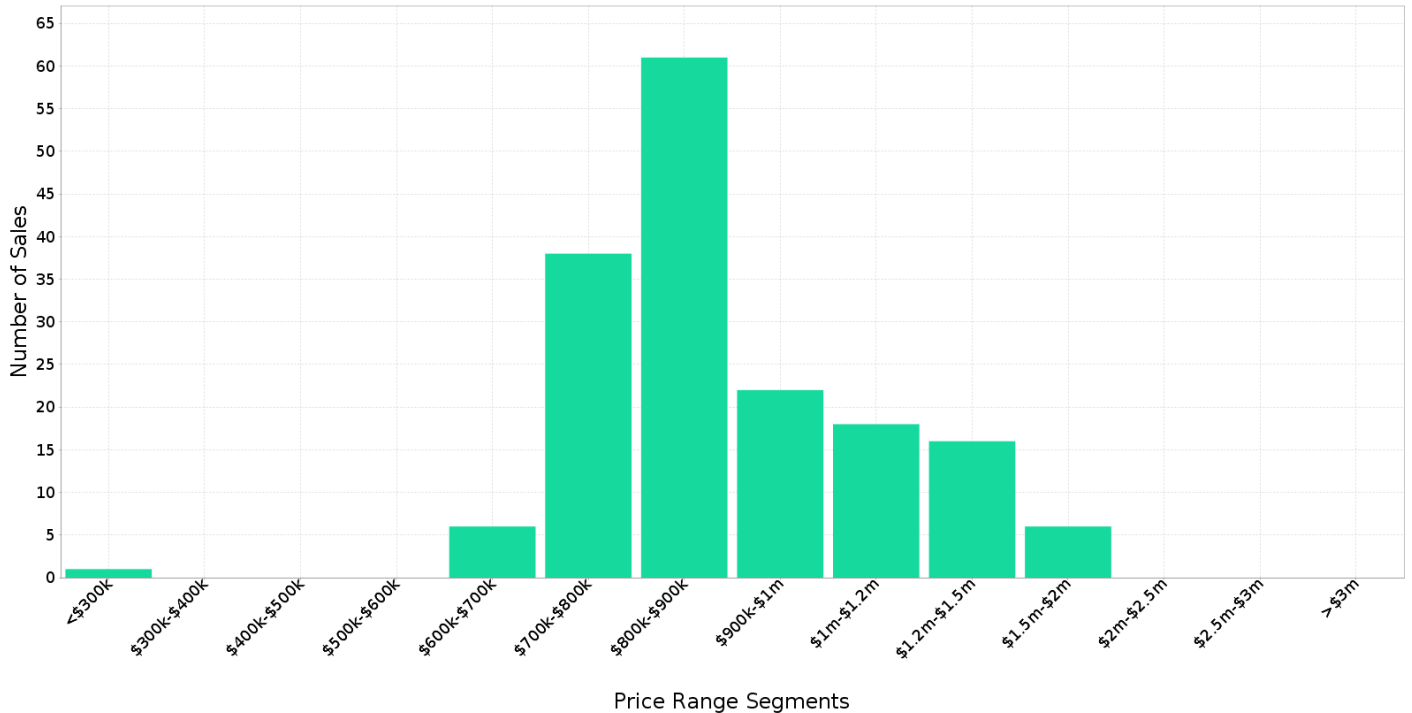
Based on 417 recorded House sales compared over the last two rolling 12 month periods



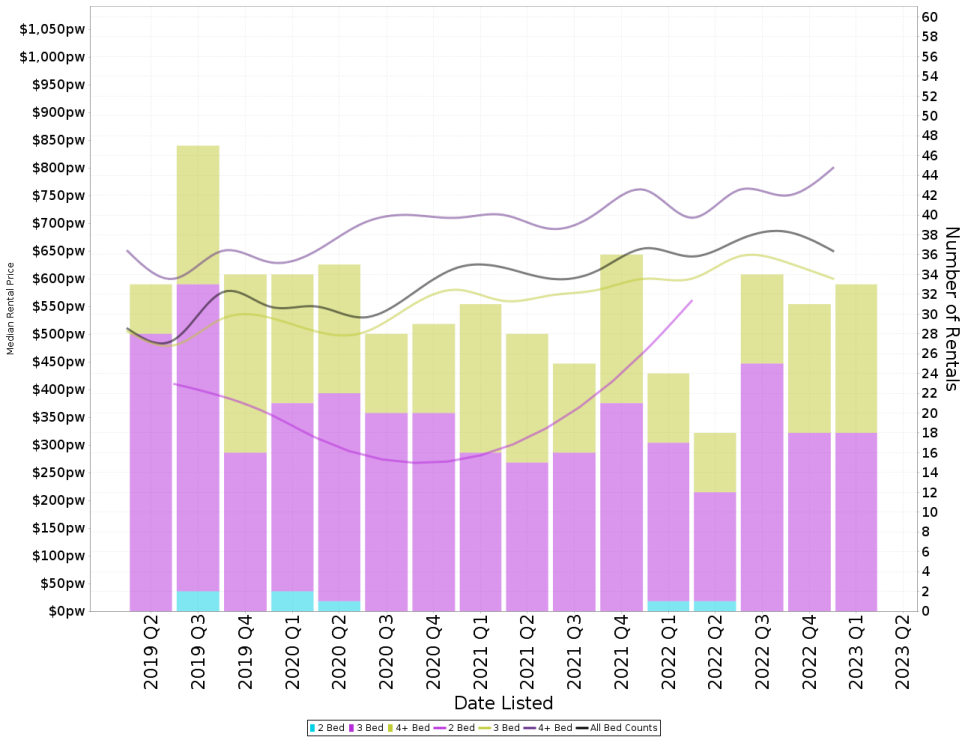
## KAMBAH - Peak Selling Periods (3 years)



## KAMBAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.8%**

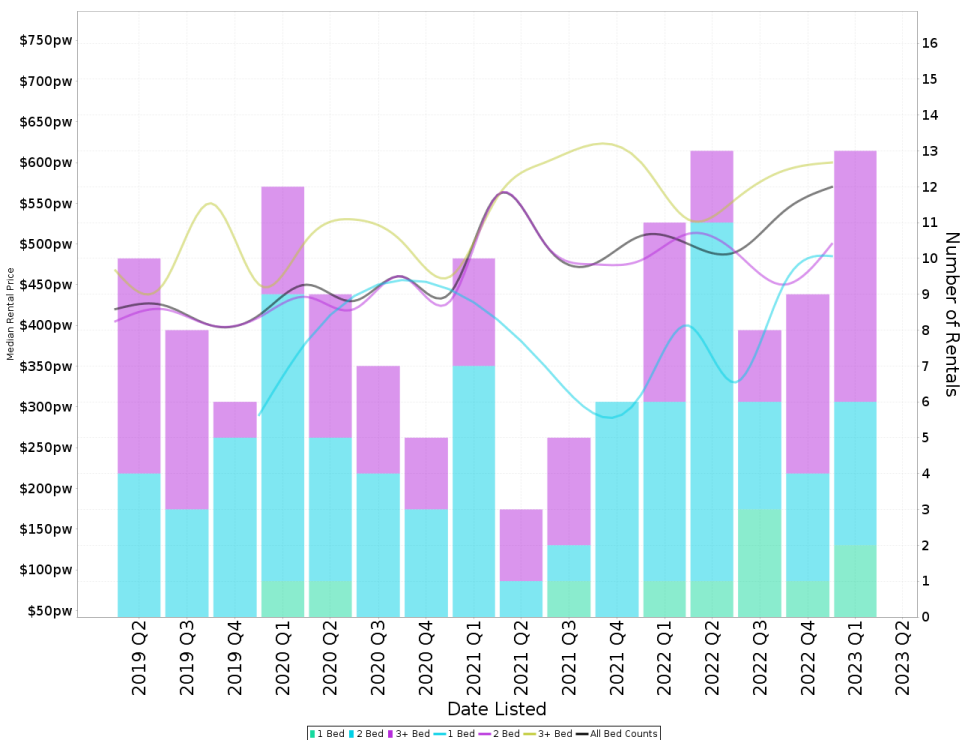
Current Median Price: \$855,000  
Previous Median Price: \$880,000  
Based on 417 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$855,000  
Current Median Rent: \$670  
Based on 116 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+5.4%**

Current Median Price: \$685,000  
Previous Median Price: \$650,000  
Based on 113 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$685,000  
Current Median Rent: \$525  
Based on 43 registered Unit rentals compared over the last 12 months.

## KAMBAH - Recently Sold Properties

Median Sale Price

**\$855k**

Based on 165 recorded House sales within the last 12 months (Apr '22 - Mar '23)

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

Suburb Growth

**-2.8%**

Current Median Price: \$855,000  
Previous Median Price: \$880,000

Based on 417 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**165**

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

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

**40 MCKILLOP CCT**




**\$1,430,000**

682 m<sup>2</sup> 5 3 3

Sold Apr 2023 19 Days

**6 LYNE PL**

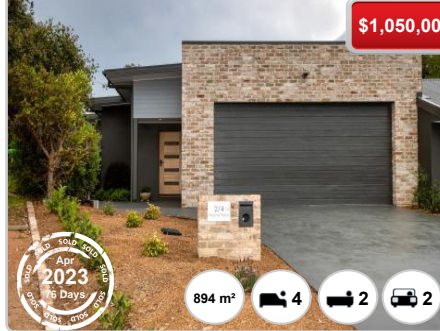


**\$850,000**

749 m<sup>2</sup> 4 2 4

Sold Apr 2023 57 Days

**2/4 KEARNE PL**

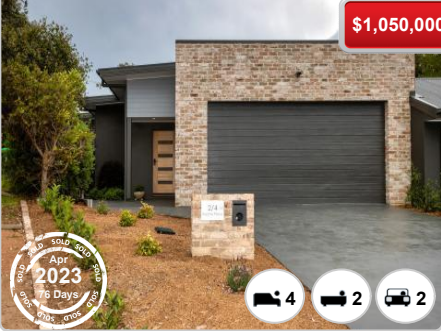


**\$1,050,000**

894 m<sup>2</sup> 4 2 2

Sold Apr 2023 16 Days

**2/4- KEARNE PL**



**\$1,050,000**

4 2 2

Sold Apr 2023 16 Days

**13 MCKENZIE ST**

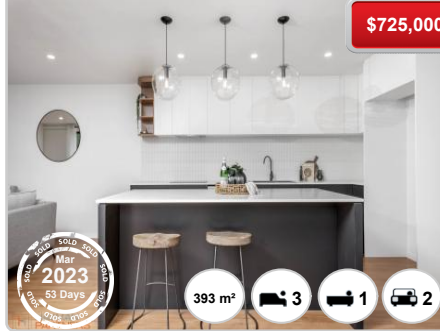


**\$652,000**

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

Sold Apr 2023 19 Days

**4 MORRISON ST**




**\$725,000**

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

Sold Mar 2023 53 Days

**20 FERRETT CCT**



**\$1,070,000**

864 m<sup>2</sup> 4 2 2

Sold Mar 2023 22 Days

**21 LEARMONTH DR**

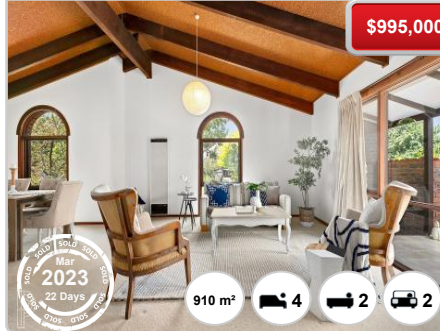


**\$1,300,000**

2,317 m<sup>2</sup> 3 2 6

Sold Mar 2023 14 Days

**24 FISKEN CRES**



**\$995,000**

910 m<sup>2</sup> 4 2 2

Sold Mar 2023 22 Days

**54 FAITHFULL CCT**

**\$1,175,000**

**Sold** Mar 2023  
15 Days

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

**19 KARNEY ST**

**\$815,000**

**Sold** Mar 2023  
42 Days

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

**16 HORTON CL**

**\$1,171,000**

**Sold** Mar 2023  
22 Days

766 m<sup>2</sup> 4 2 2

**109 MT VERNON DR**

**\$1,300,000**

**Sold** Mar 2023  
16 Days

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

**33 LAWRENCE CRES**

**\$790,000**

**Sold** Mar 2023  
20 Days

789 m<sup>2</sup> 3 2 2

**4 LOVEGROVE PL**

**\$740,000**

**Sold** Feb 2023  
66 Days

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

**38 GALLAGHER ST**

**\$1,155,000**

**Sold** Feb 2023  
22 Days

898 m<sup>2</sup> 4 2 2

**6 KARNEY ST**

**\$992,000**

**Sold** Feb 2023  
23 Days

772 m<sup>2</sup> 4 2 2

**2 GIBBS PL**

**\$860,000**

**Sold** Feb 2023  
19 Days

891 m<sup>2</sup> 4 2 2

**25 MT VERNON PL**

**\$1,300,000**

**Sold** Feb 2023  
11 Days

1,073 m<sup>2</sup> 6 3 3

**8 BROAD PL**

**\$750,000**

**Sold** Feb 2023  
4 Days

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

**7 SAMSON PL**

**\$940,000**

**Sold** Feb 2023  
15 Days

1,096 m<sup>2</sup> 5 3 3

## KAMBAH - Properties For Rent

### Median Rental Price

# \$670 /w

Based on 116 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

### Rental Yield

# +4.1%

Current Median Price: \$855,000  
Current Median Rent: \$670

Based on 165 recorded House sales and 116 House rentals compared over the last 12 months

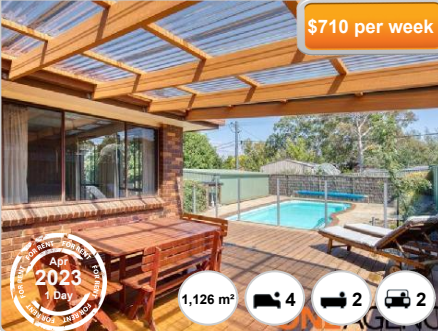
### Number of Rentals

# 116

Based on recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

**36 INKSTER STREET**



**\$710 per week**

1,126 m<sup>2</sup> 4 2 2

Apr 2023 1 Day

**14 GUNNING PLACE**




**\$740 pw**

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

Apr 2023 1 Day

**5 MERCER PLACE**



**\$700**

632 m<sup>2</sup> 4 2 2

Apr 2023 2 Days

**4 Ragless**

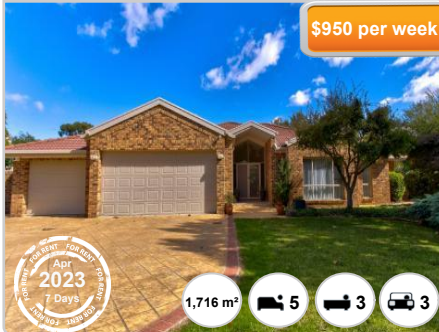


**\$700 per week**

992 m<sup>2</sup> 4 2 2

Apr 2023 6 Days

**4 Ferrier Place**




**\$950 per week**

1,716 m<sup>2</sup> 5 3 3

Apr 2023 7 Days

**9 TRIMMER PLACE**



**\$710 per week**

734 m<sup>2</sup> 3 1 6

Apr 2023 5 Days

**15 Coglin Place**




**\$680**

1,252 m<sup>2</sup> 3 1 4

Apr 2023 10 Days

**8A Goldie Place**

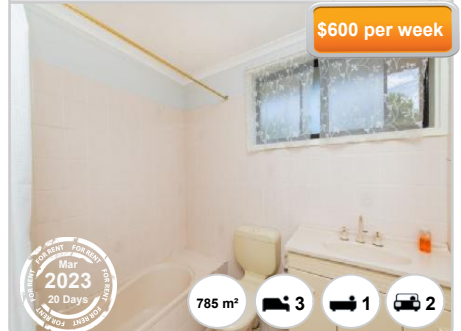


**\$800 per week**

1,122 m<sup>2</sup> 4 2 1

Apr 2023

**12 ORMEROD PLACE**



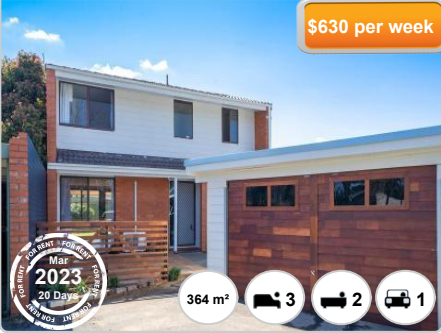
**\$600 per week**

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

Mar 2023 20 Days

**4 Cumbrae Place**

**\$630 per week**

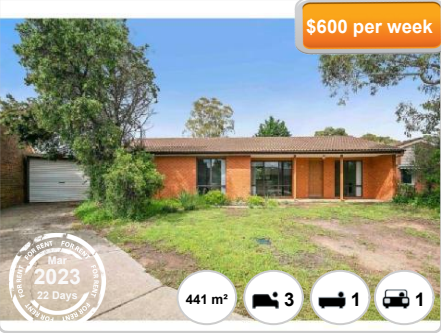


Mar 2023  
20 Days

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

**36 STANFIELD CLOSE**

**\$600 per week**



Mar 2023  
22 Days

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

**109 Mt Vernon Drive**

**\$1,050 per**



Mar 2023  
37 Days

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

**8 Shipard Place**

**\$590 per week**




Nov 2022  
140 Days

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

**4 Habgood Place**

**\$950**

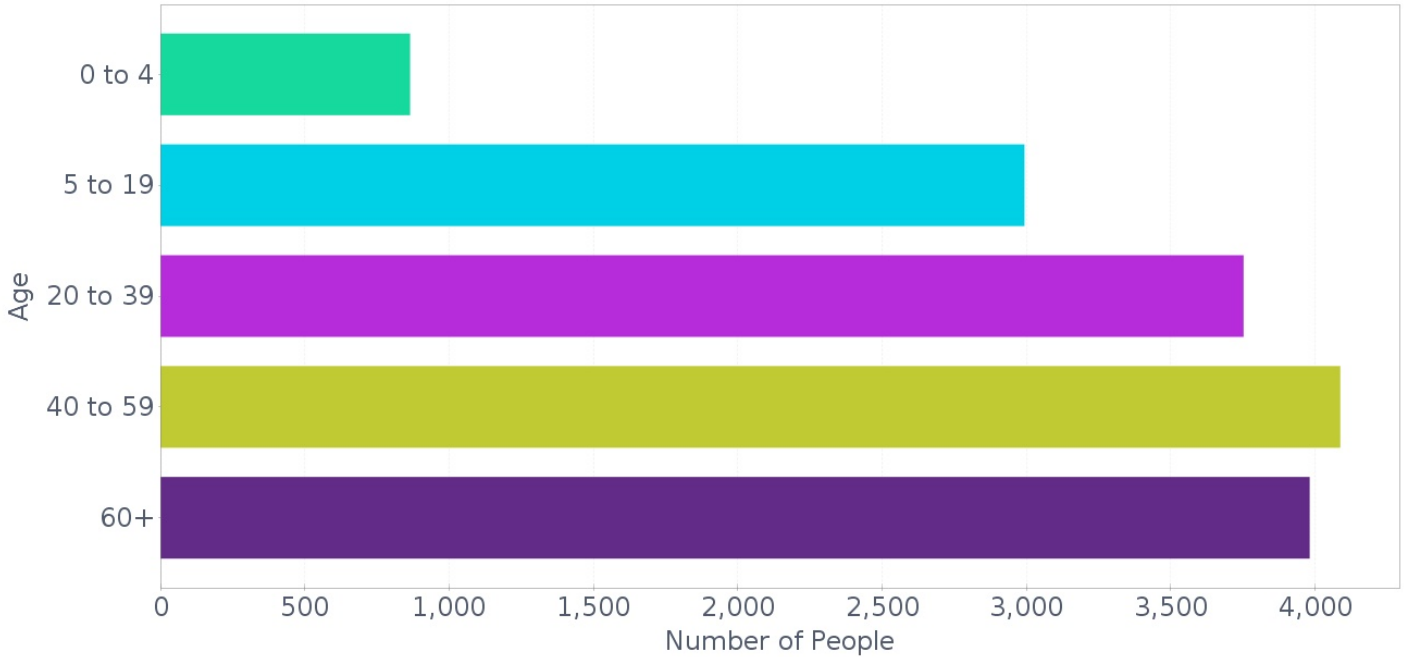


Sep 2022  
222 Days

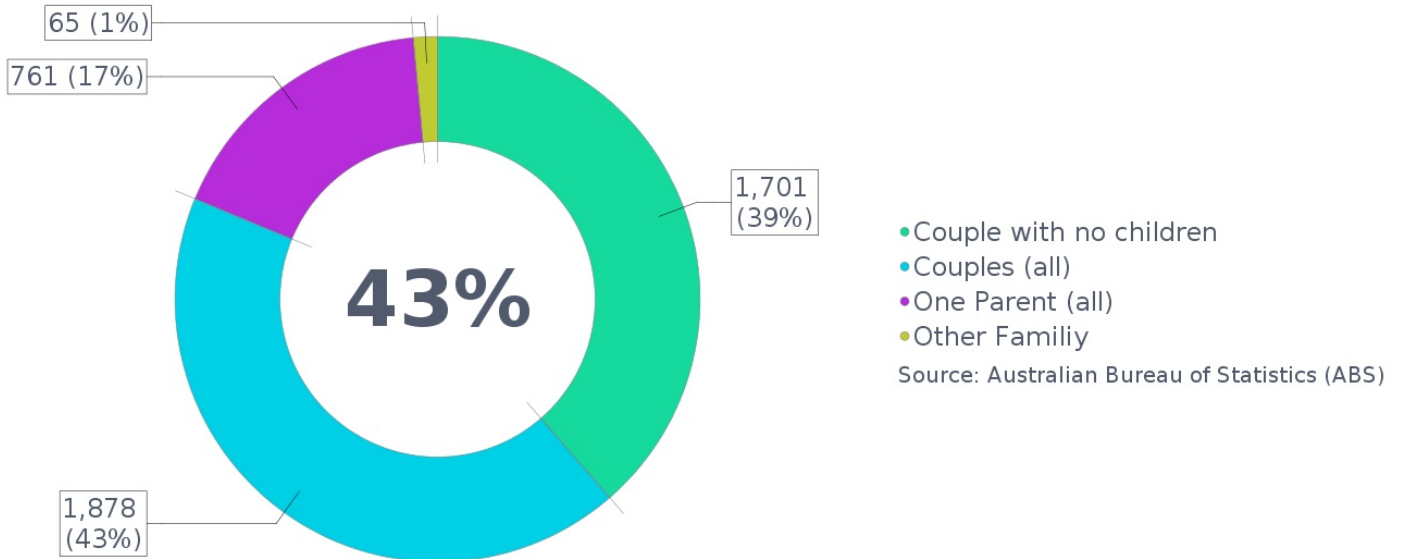
1,133 m<sup>2</sup> 3 1 1



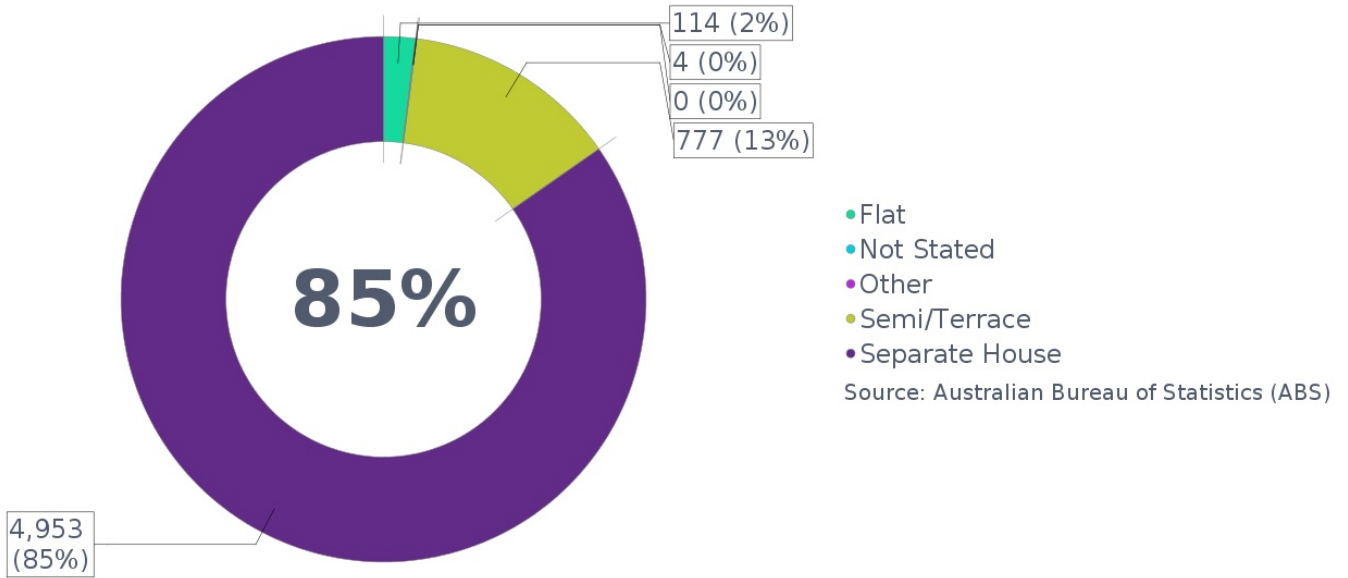
## Age of Population (2021)



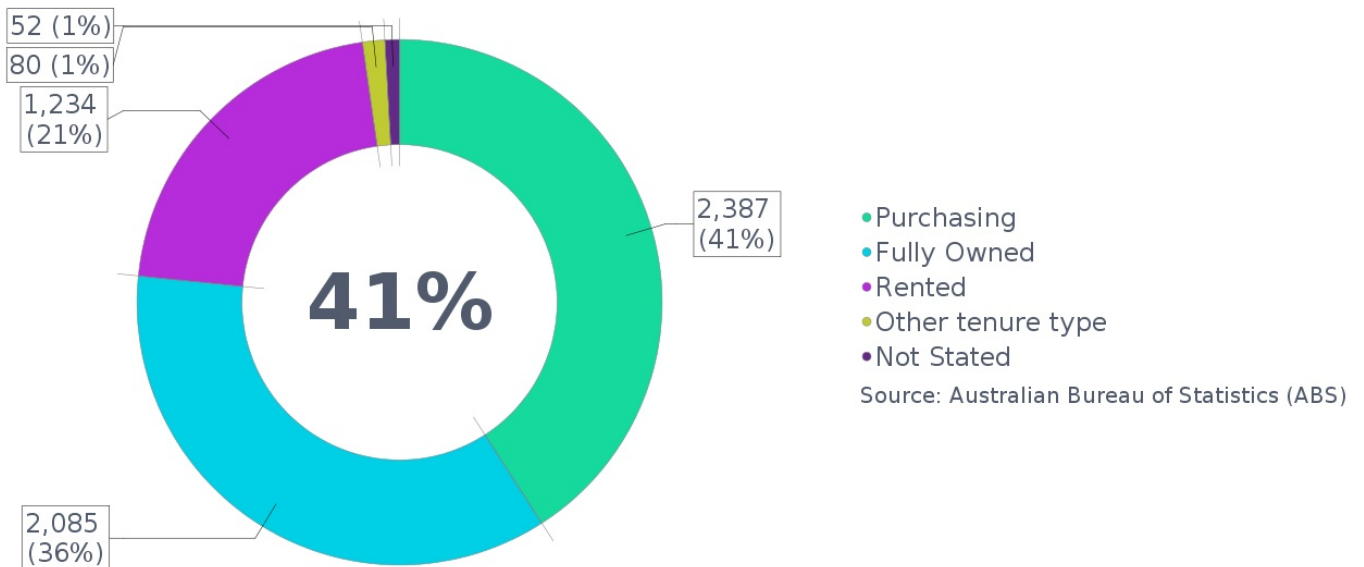
## Family Composition (2021)



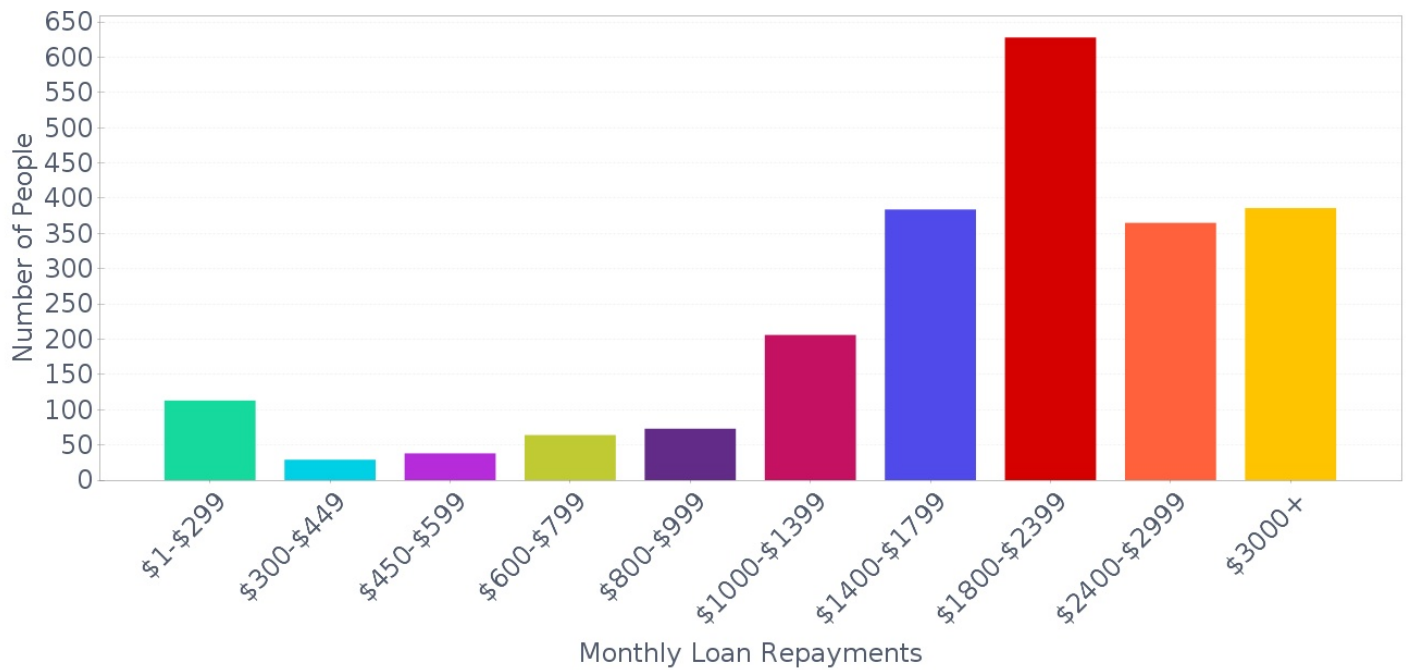
## Dwelling Structure (2021)



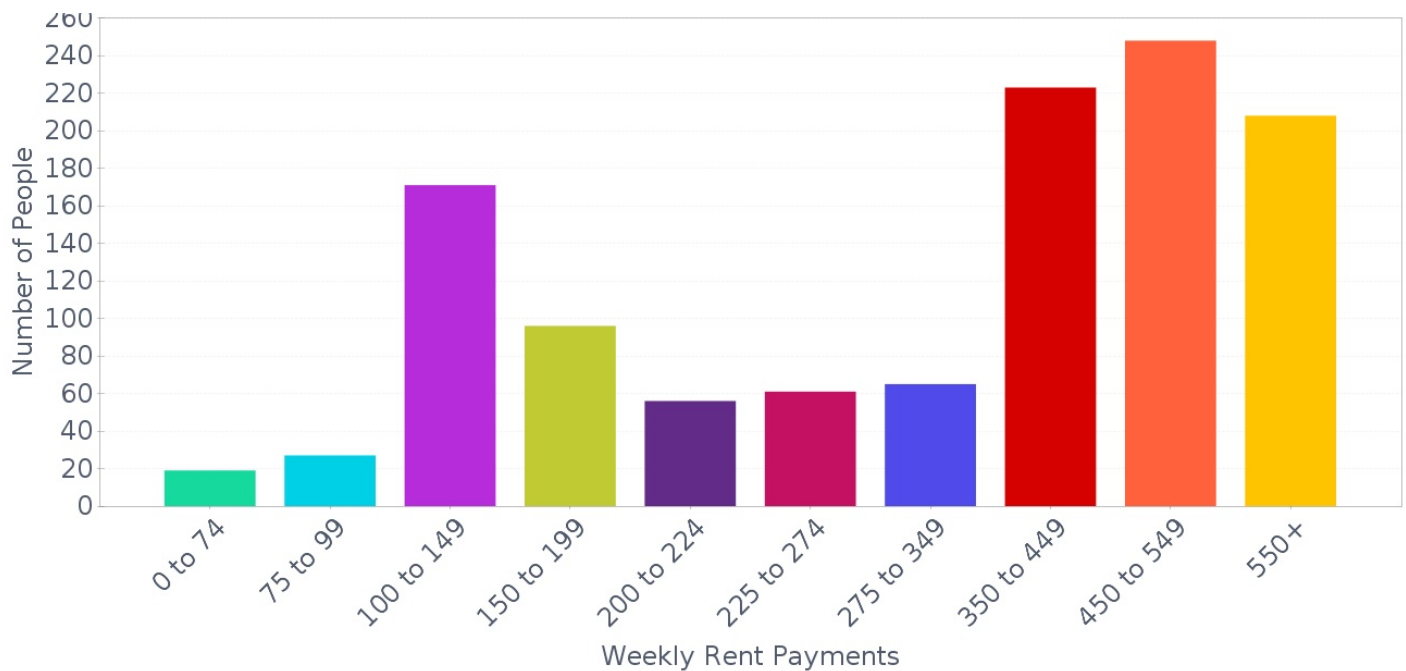
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

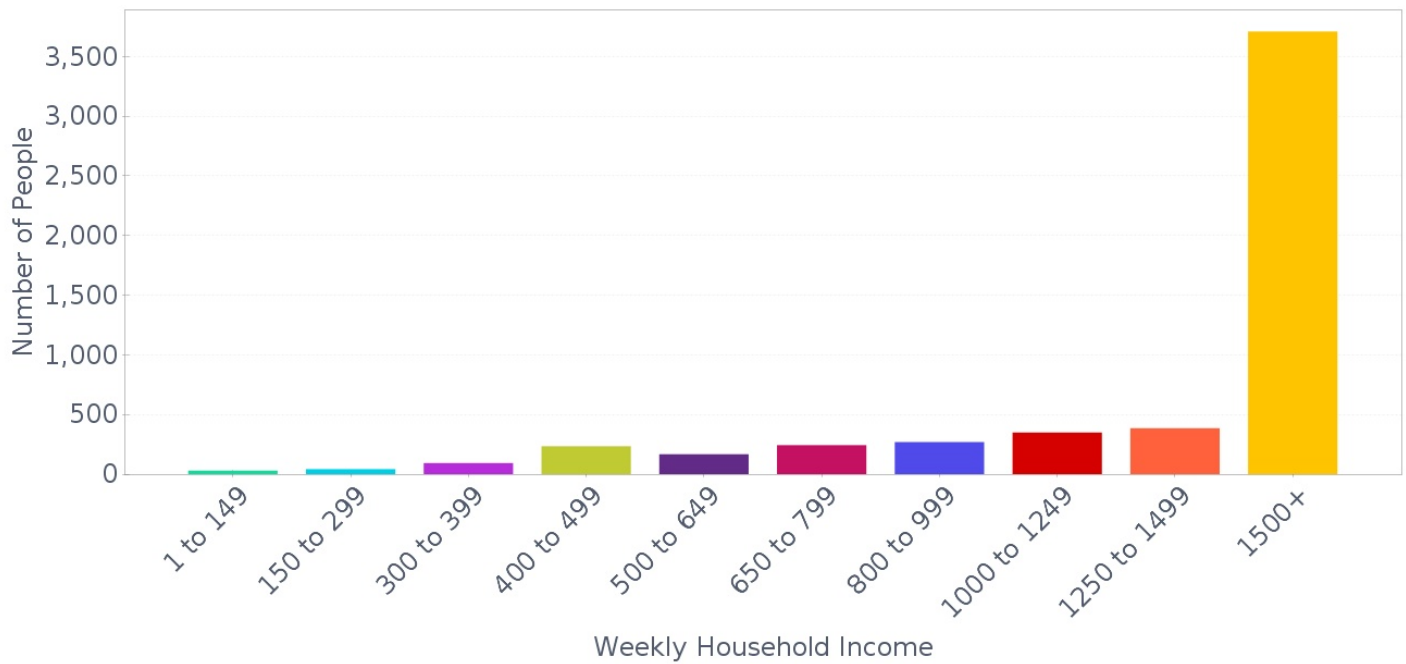


## Rent Payments - Weekly (2021)

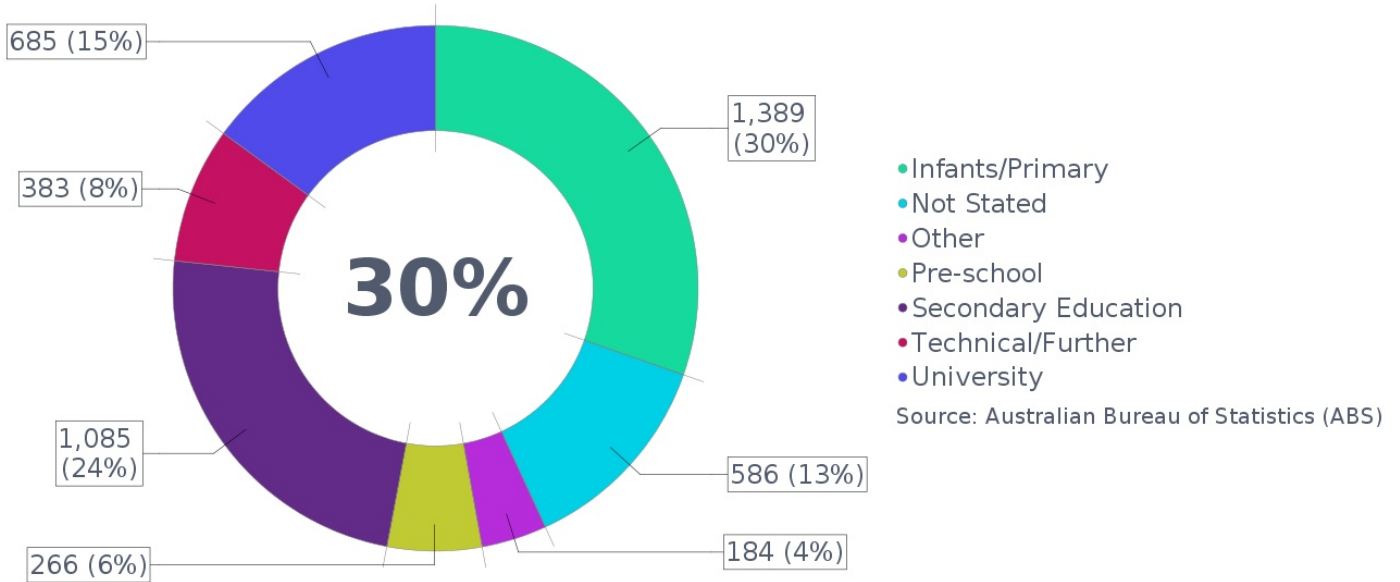




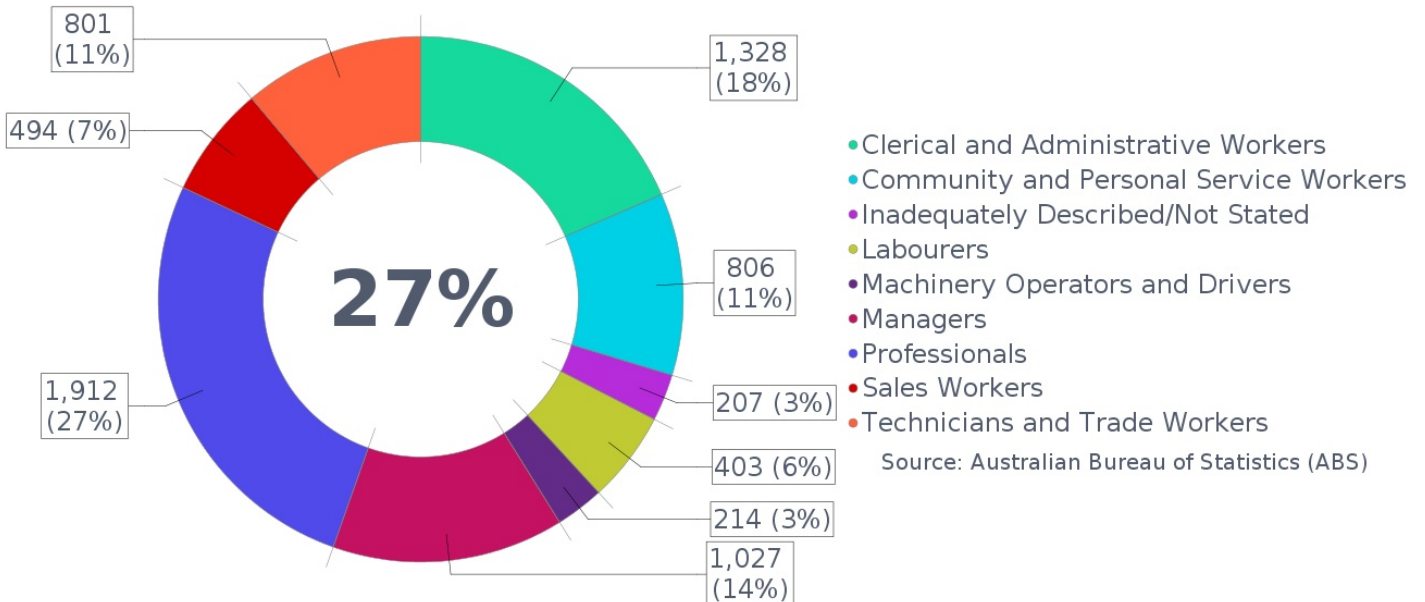
## Household Income - Weekly (2021)



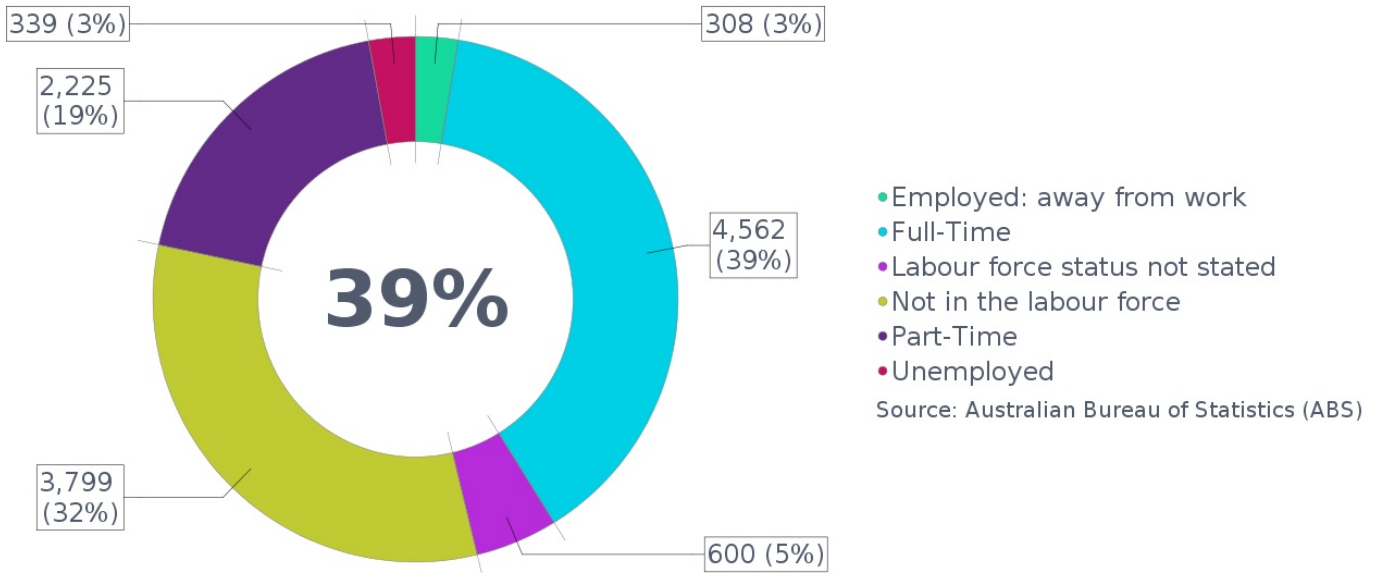
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

