

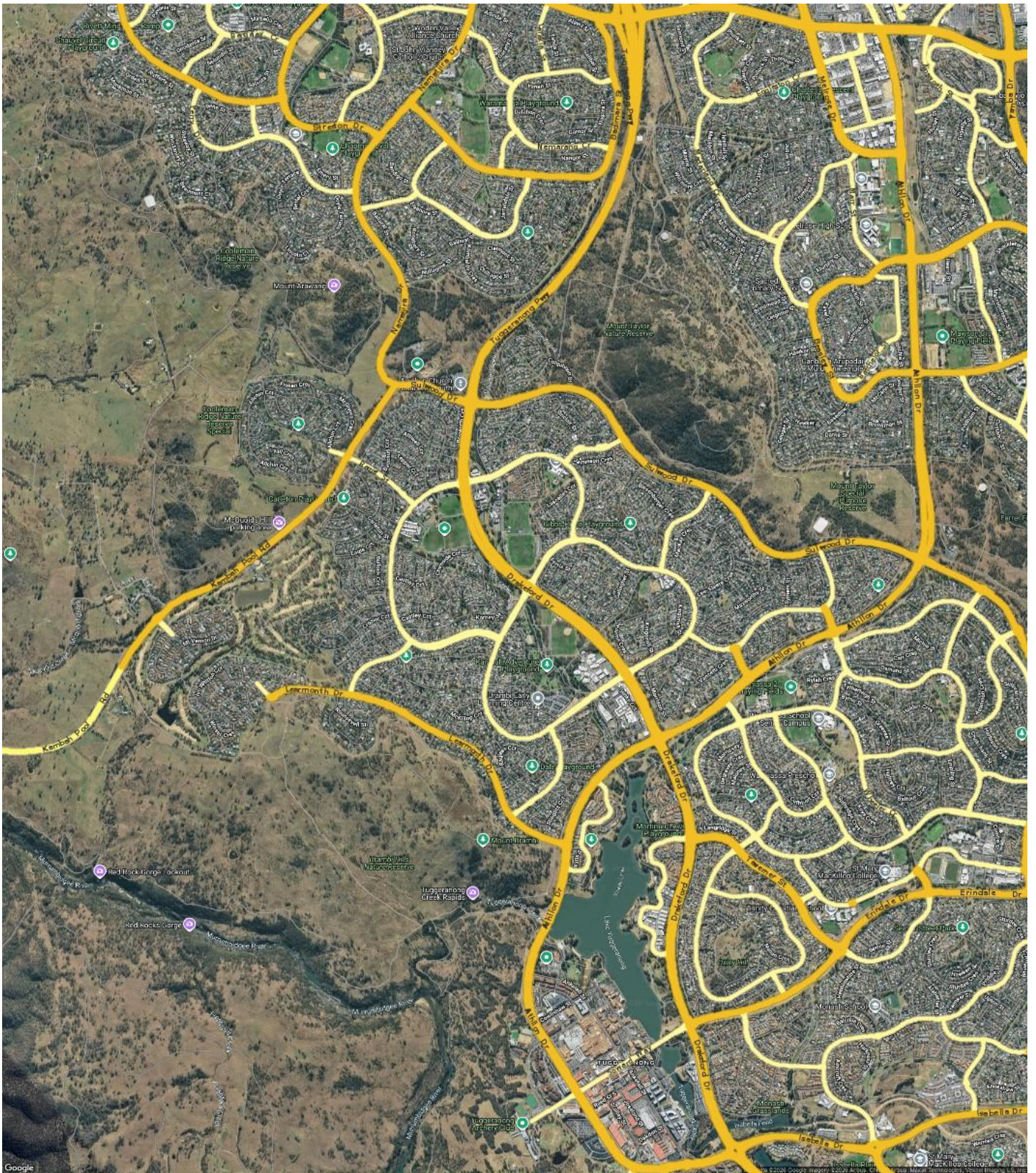
SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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	149	\$ 890,000	2.4 %	\$ 327,497	\$ 1,902,000
2026	34	\$ 900,000	1.1 %	\$ 255,900	\$ 1,650,000

Median Sale Price

\$900k

Based on 140 recorded House sales within the last 12 months (Apr '25 - Mar '26)

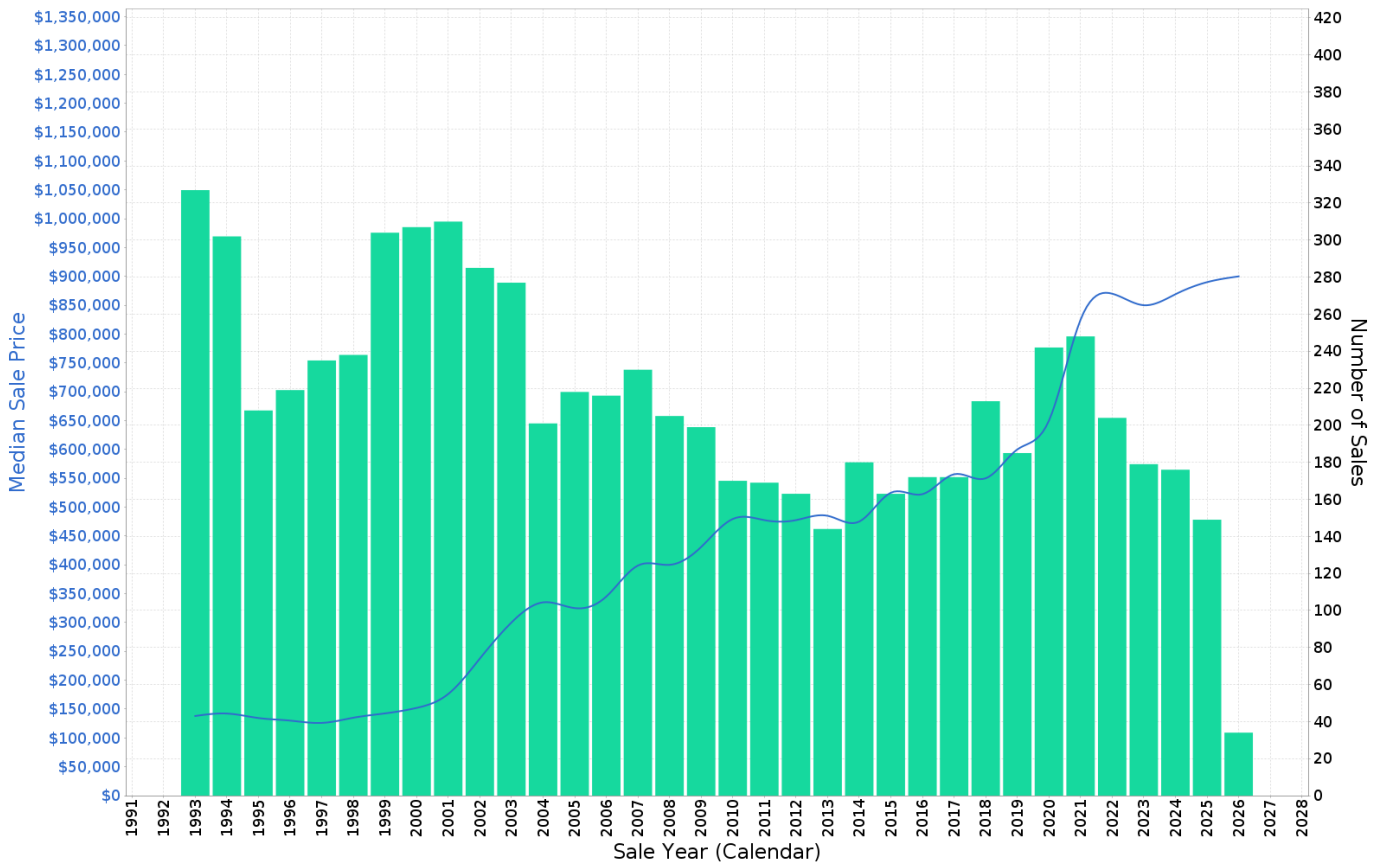
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

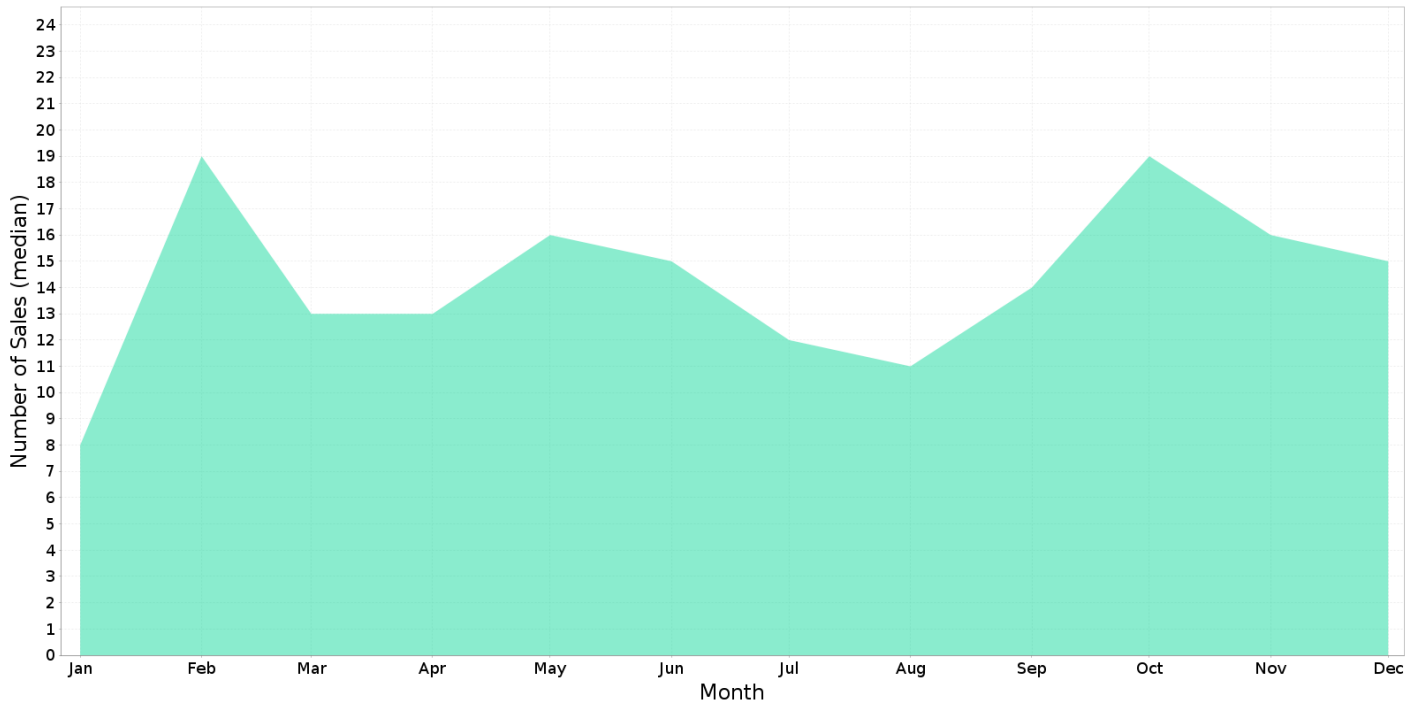
+3.4%

Current Median Price: \$900,000
Previous Median Price: \$870,000

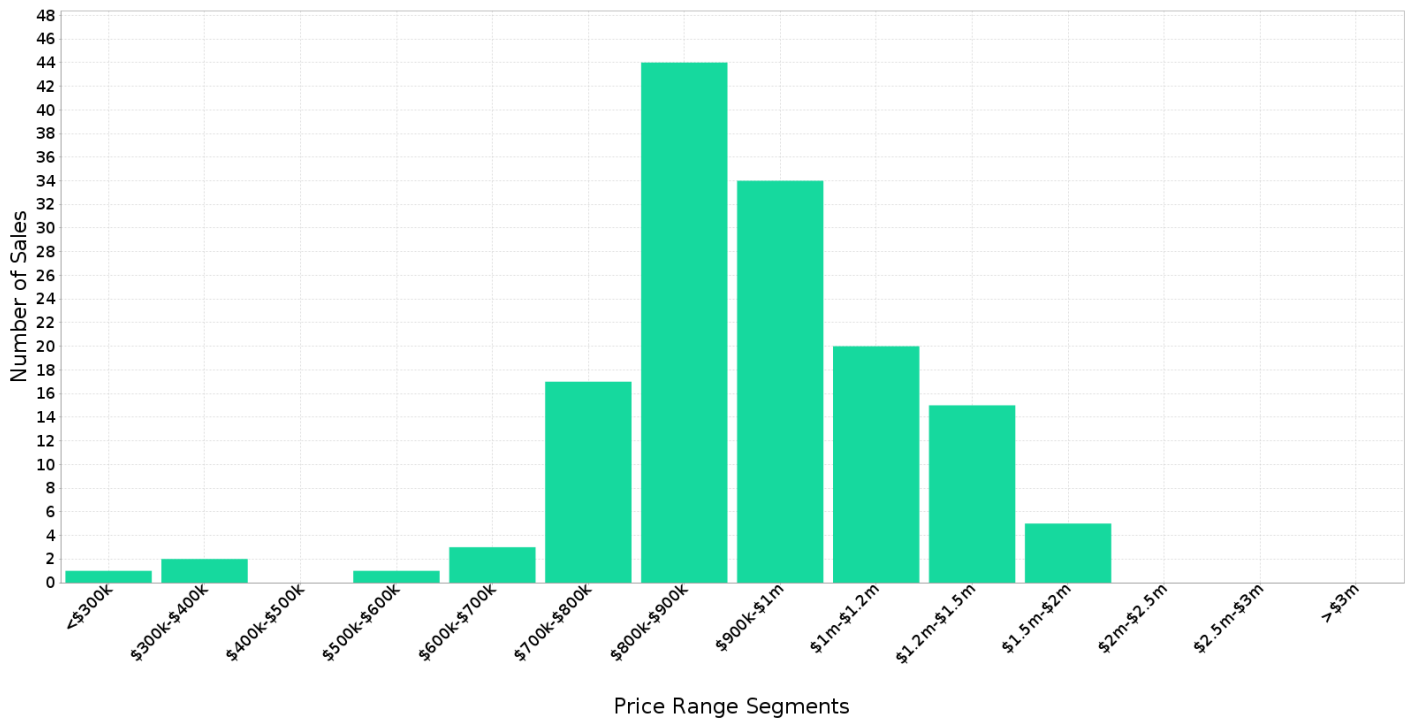
Based on 321 recorded House sales compared over the last two rolling 12 month periods



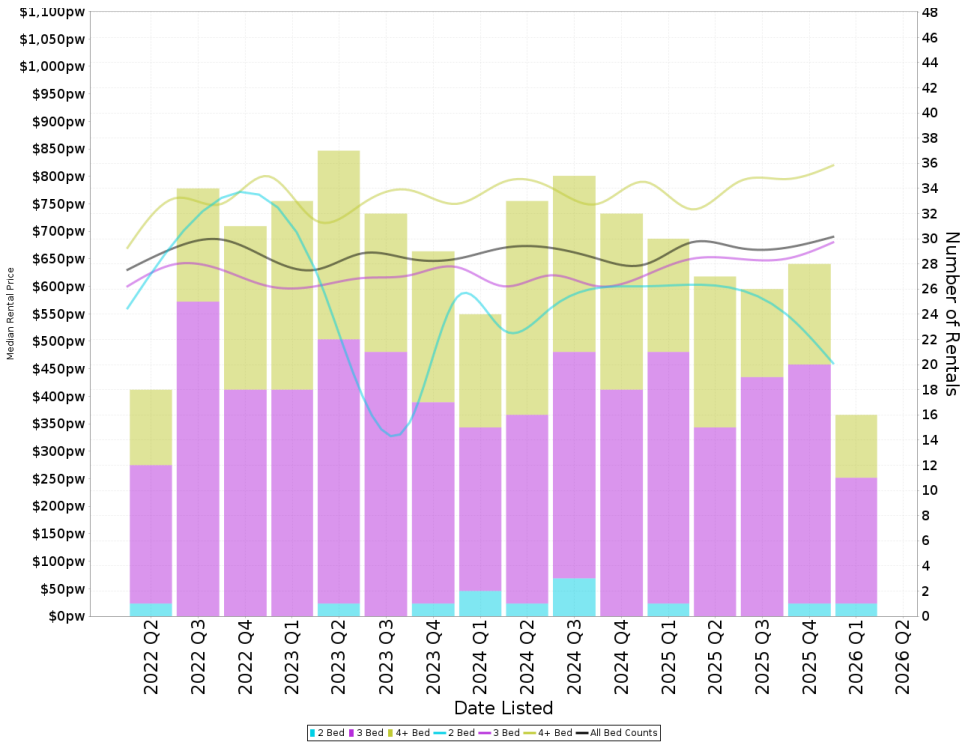
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.4%

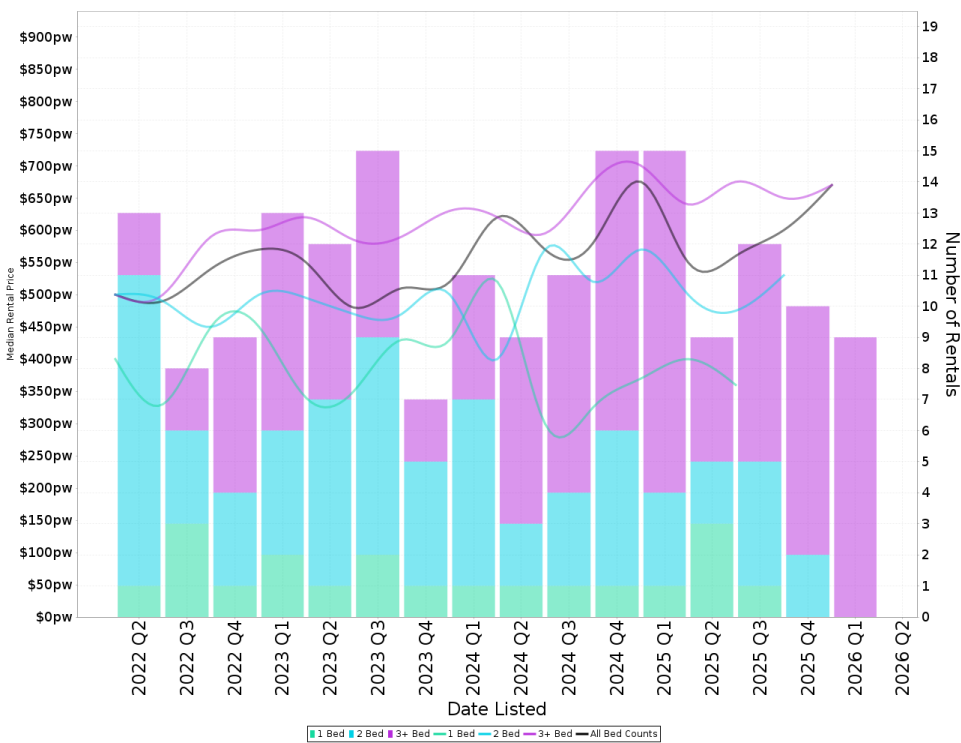
Current Median Price: \$900,000
Previous Median Price: \$870,000
Based on 321 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$900,000
Current Median Rent: \$680
Based on 97 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$755,000
Previous Median Price: \$680,750
Based on 92 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$755,000
Current Median Rent: \$610
Based on 40 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price
\$900k

Based on 140 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth
+3.4%

Current Median Price: \$900,000
Previous Median Price: \$870,000


Based on 321 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
140

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

81 MT VERNON DR



\$1,590,000

May 2026
23 Days

1,073 m² 5 3 2

6 DESAILLY CRES



\$1,000,000

May 2026
44 Days

864 m² 4 2 2

27 LEMPRIERE CRES



\$1,430,000

May 2026
24 Days

911 m² 4 2 2

75 BACCHUS CCT



\$1,085,000

May 2026
25 Days

955 m² 4 2 2

31 MCKENZIE ST




\$805,000

May 2026
15 Days

879 m² 3 1 2

11 ETON PL



\$805,000

May 2026
15 Days

638 m² 3 1 1

17 MARCONI CRES



\$770,000

Apr 2026
48 Days

445 m² 3 1 2

8 DARLOT PL



\$850,000

Apr 2026
12 Days

677 m² 3 2 1

55 KINGSMILL ST



\$1,070,000

Apr 2026
37 Days

928 m² 4 2 5

24 MCKILLOP CCT

\$870,000

733.0 m²

733 m² 3 1 1

2026 Mar 19 Days

10 GLASS PL

\$938,000

1,187 m² 4 2 2

2026 Mar 19 Days

57 GALLAGHER ST

\$952,000

760 m² 3 1 4

2026 Mar 23 Days

1 FINNERTY PL

\$905,000

973 m² 4 2 2

2026 Mar 36 Days

1 HUTCHISON CRES

\$876,000

586 m² 3 1 1

2026 Mar 23 Days

67 ALLCHIN CCT

\$700,000

1,103 m² 3 1 2

2026 Mar 23 Days

108 MCKILLOP CCT

\$962,000

746 m² 3 2 2

2026 Mar 18 Days

2 RUDDER PL

\$1,170,000

925 m² 4 2 4

2026 Mar 23 Days

87 O'HALLORAN CCT

\$1,160,000

916 m² 4 2 3

2026 Mar 41 Days

12 HAGEN PL

\$915,000

752.9 m²

753 m² - - -

2026 Mar 24 Days

4 PROBY PL

\$840,000

604 m² 3 1 1

2026 Mar 24 Days

12 INKSTER ST

\$1,015,000

722 m² 4 2 2

2026 Mar 19 Days

KAMBAH - Properties For Rent

Median Rental Price

\$680 /w

Based on 97 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.9%

Current Median Price: \$900,000
Current Median Rent: \$680

Based on 140 recorded House sales and 97 House rentals compared over the last 12 months

Number of Rentals

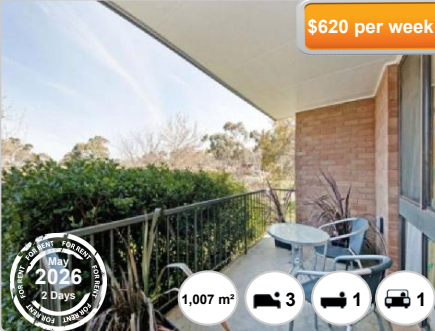
97




Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

3 HABGOOD PLACE

\$620 per week







1,007 m²   

May 2026
2 Days

66 Morrison Street

\$680 per week



835 m²   

May 2026
6 Days

64 Harrington Circuit

\$650 per week





774 m²   

May 2026
7 Days

1 Sinclair Street

\$650 per week



574 m²   

May 2026
10 Days

154 BODDINGTON CRESCENT

\$775 per week

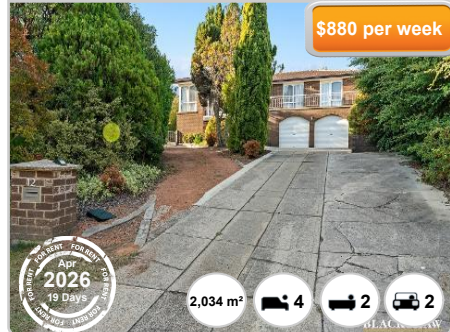





815 m²   

May 2026
11 Days

12 Schlam Place

\$880 per week






2,034 m²   

Apr 2026
19 Days

127 Summerland Circuit

\$650



601 m²   

May 2026
50 Days

56 VANZETTI CRESCENT

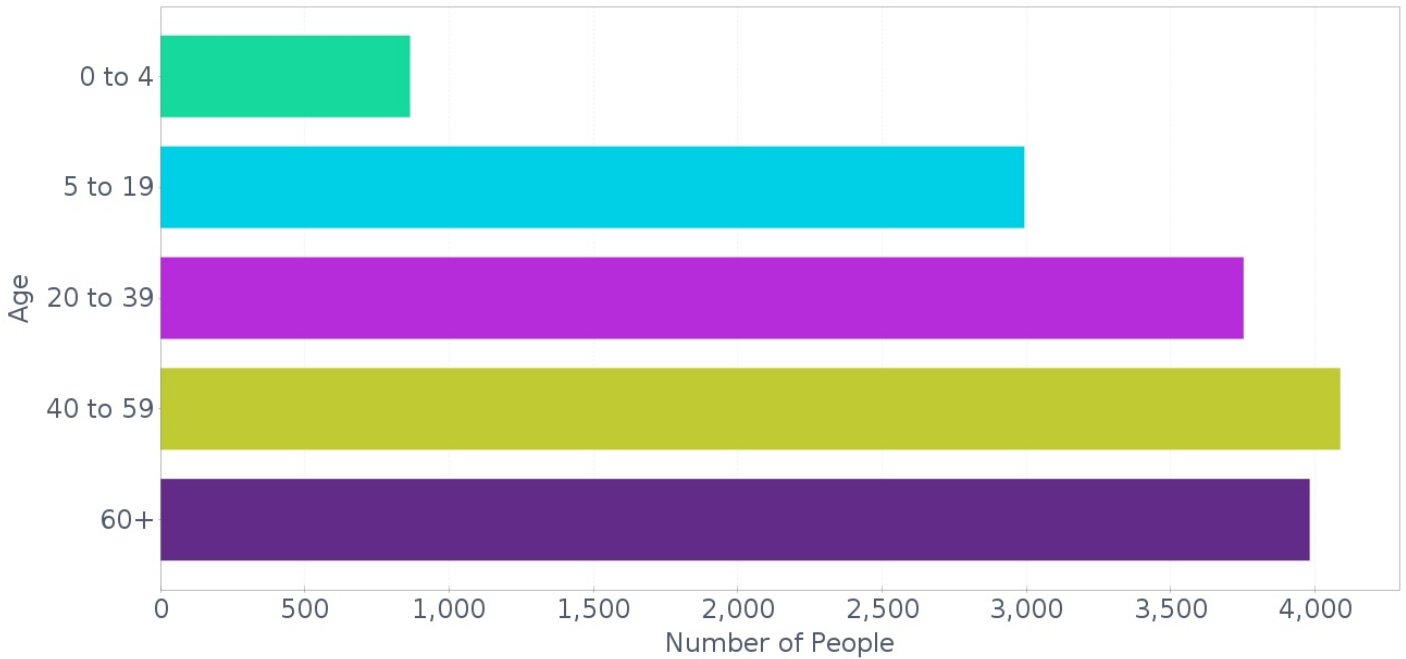
\$740 per week



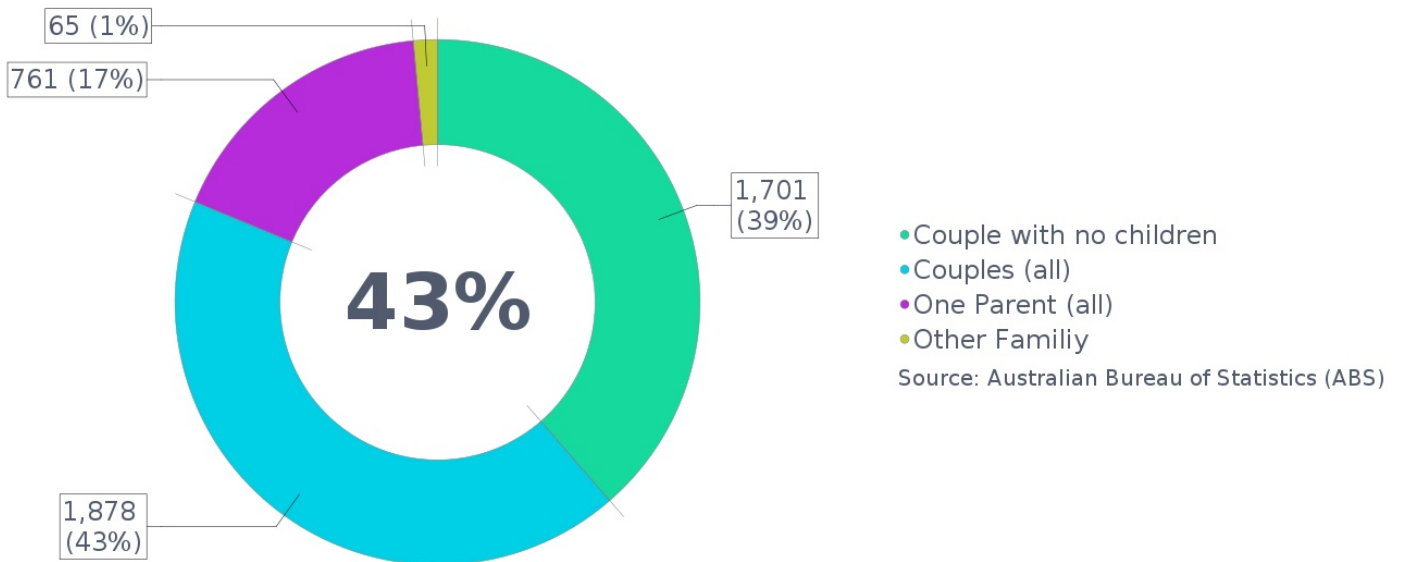
938 m²   

Feb 2026
91 Days

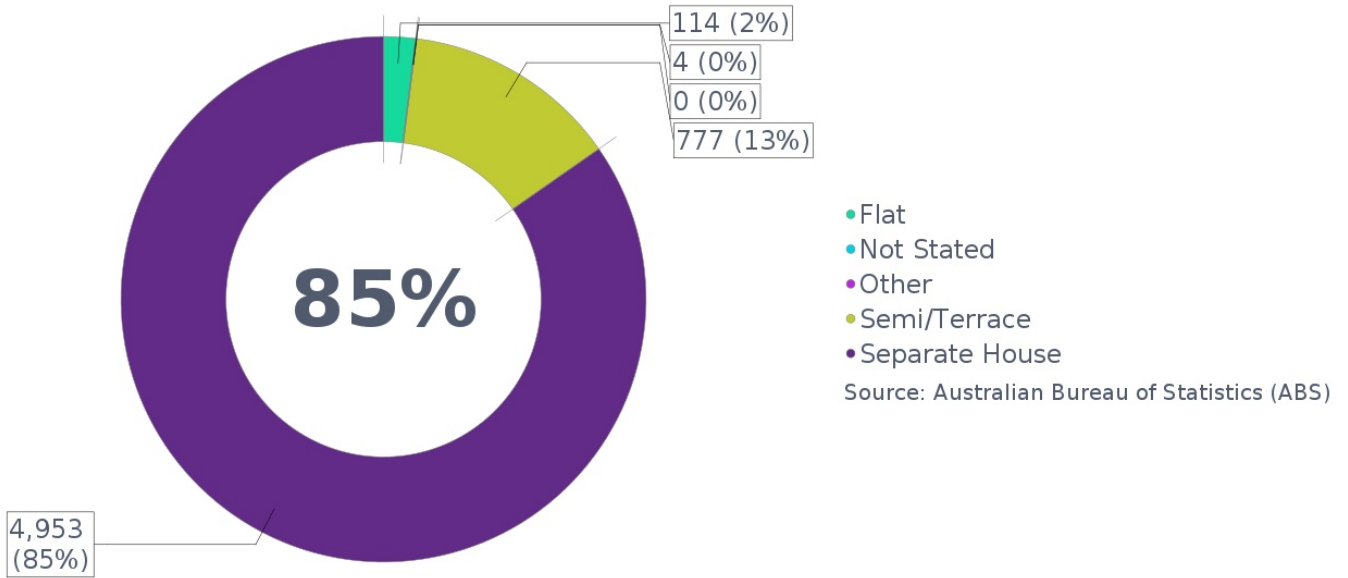
Age of Population (2021)



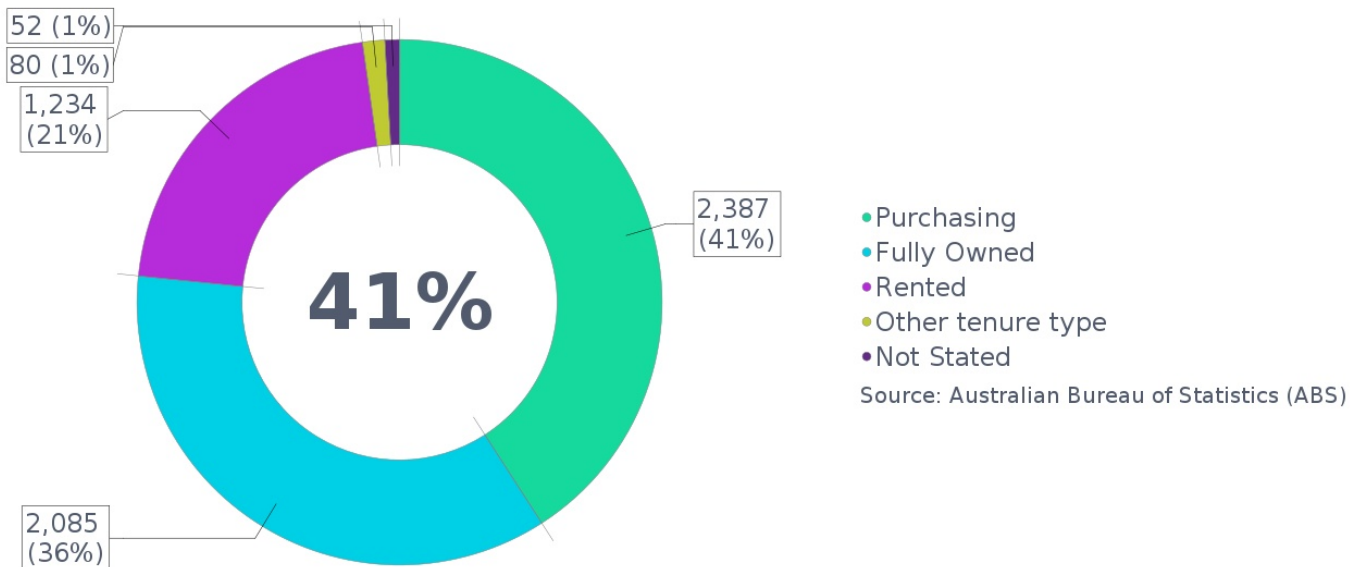
Family Composition (2021)



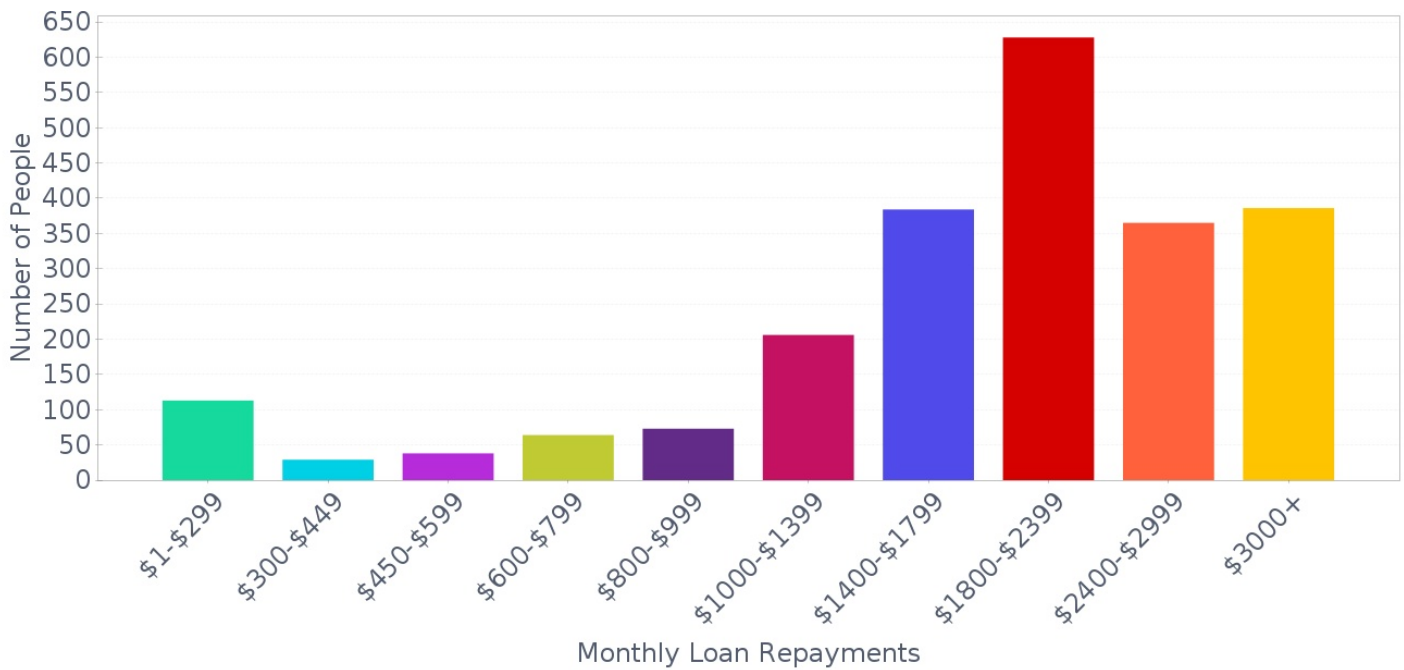
Dwelling Structure (2021)



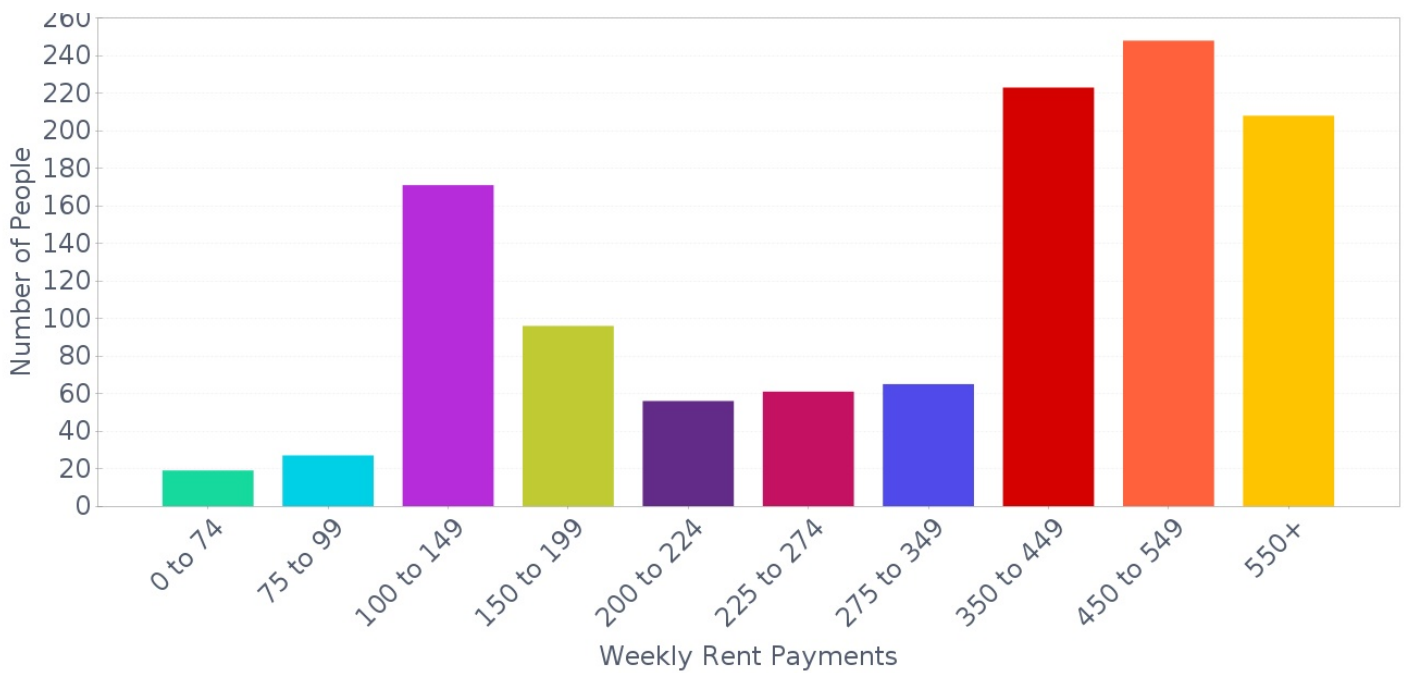
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

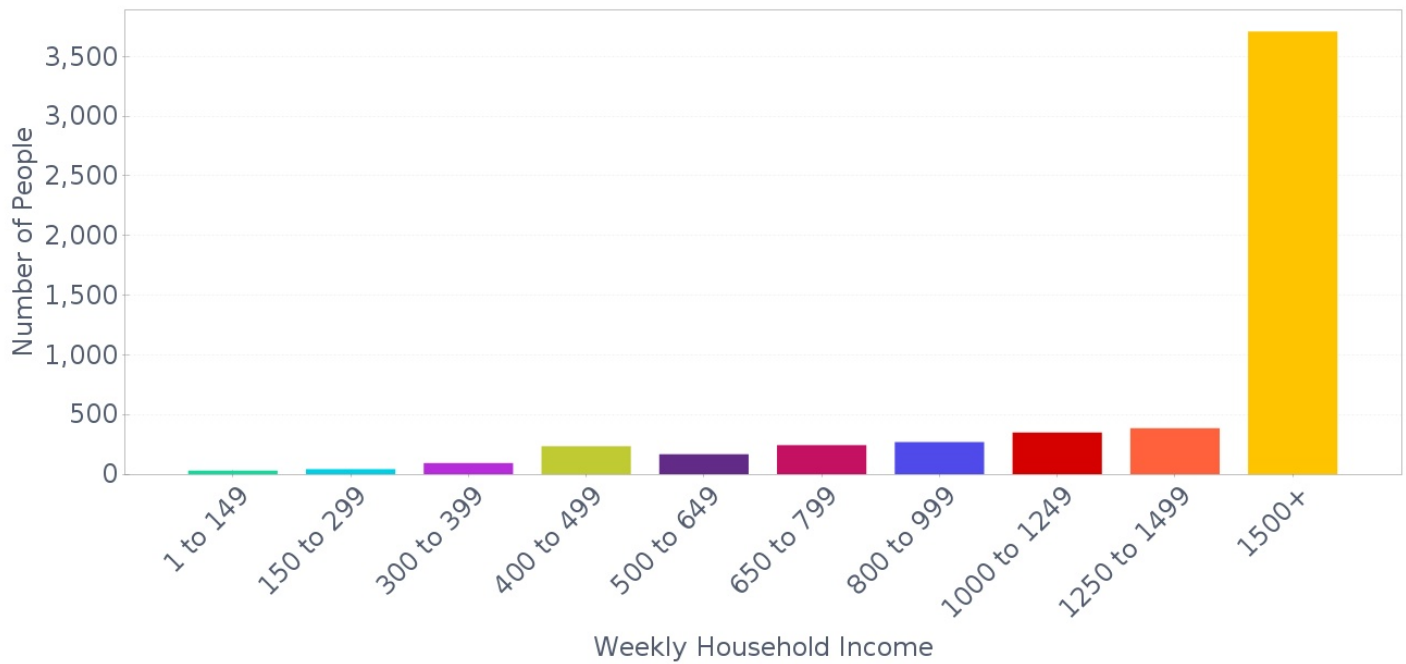


Rent Payments - Weekly (2021)

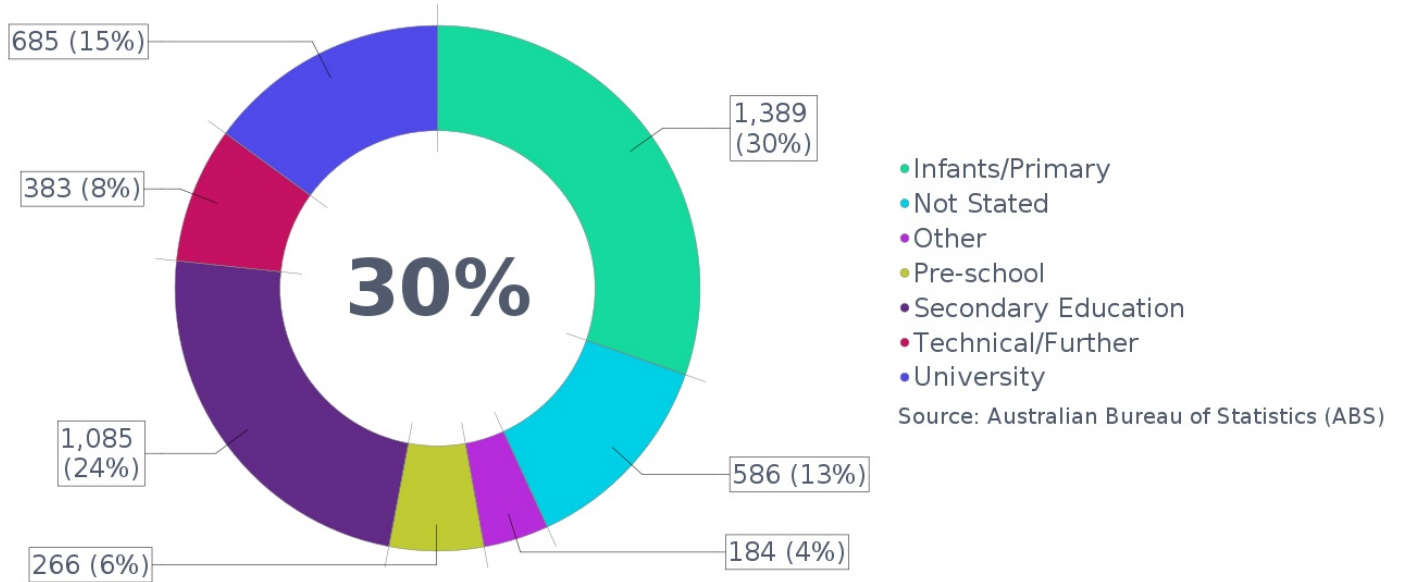




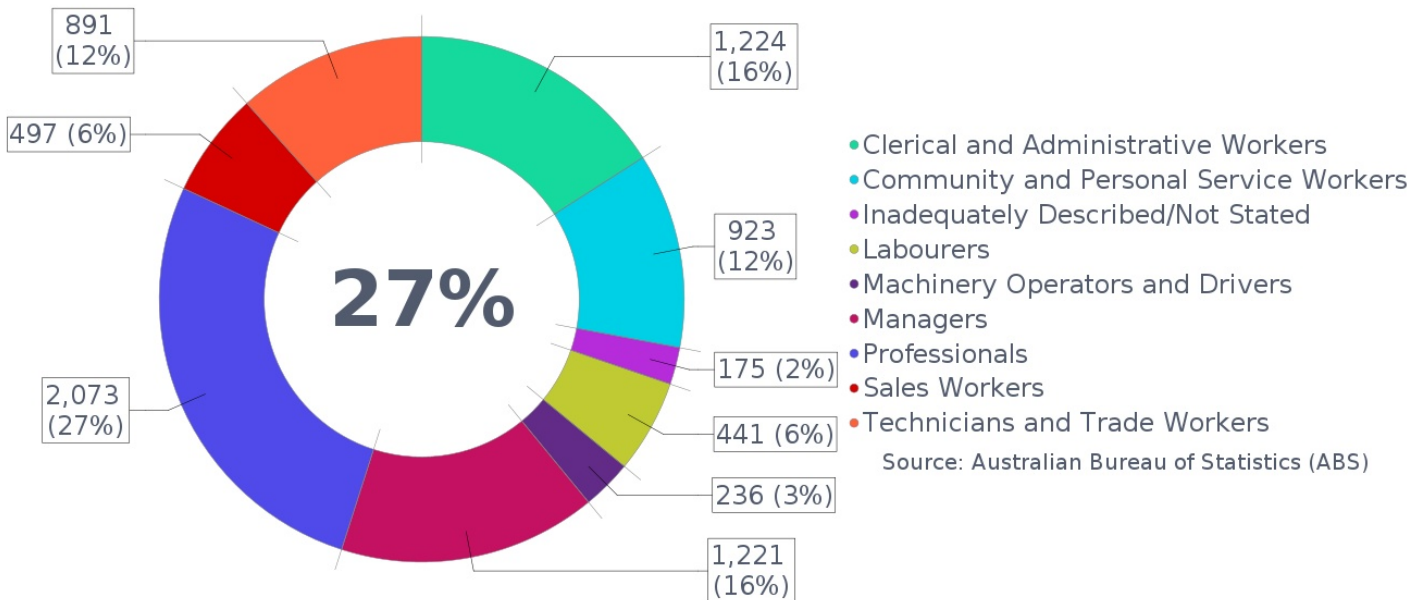
Household Income - Weekly (2021)



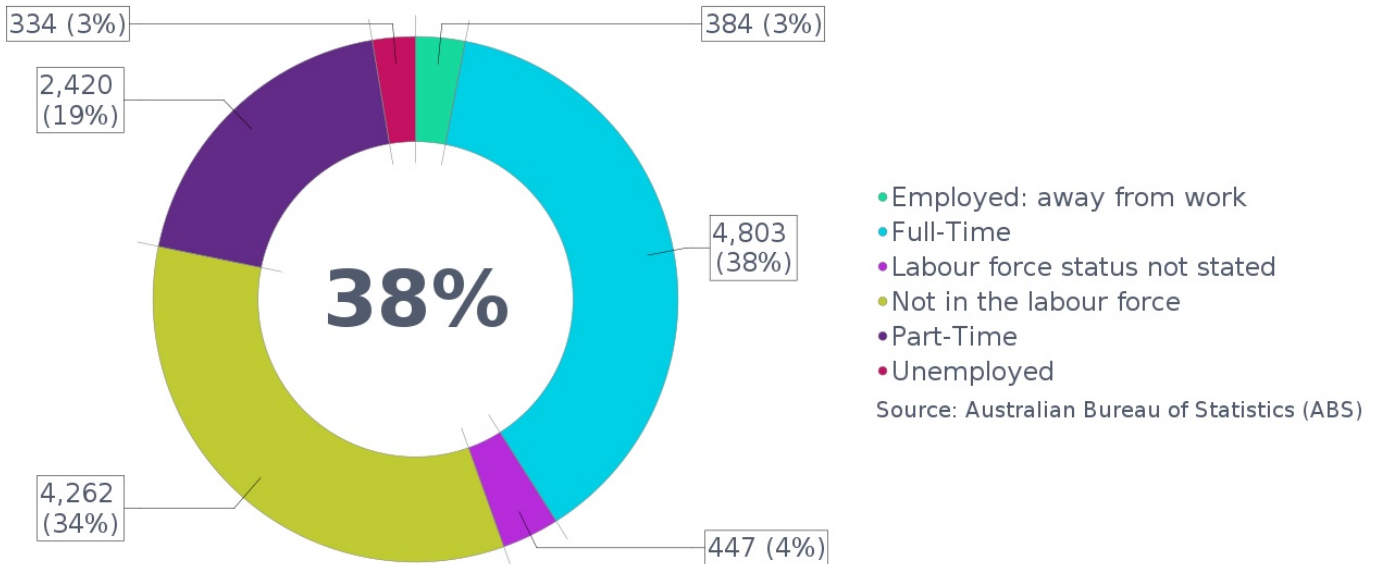
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

