

SUBURB FLYOVER REPORT

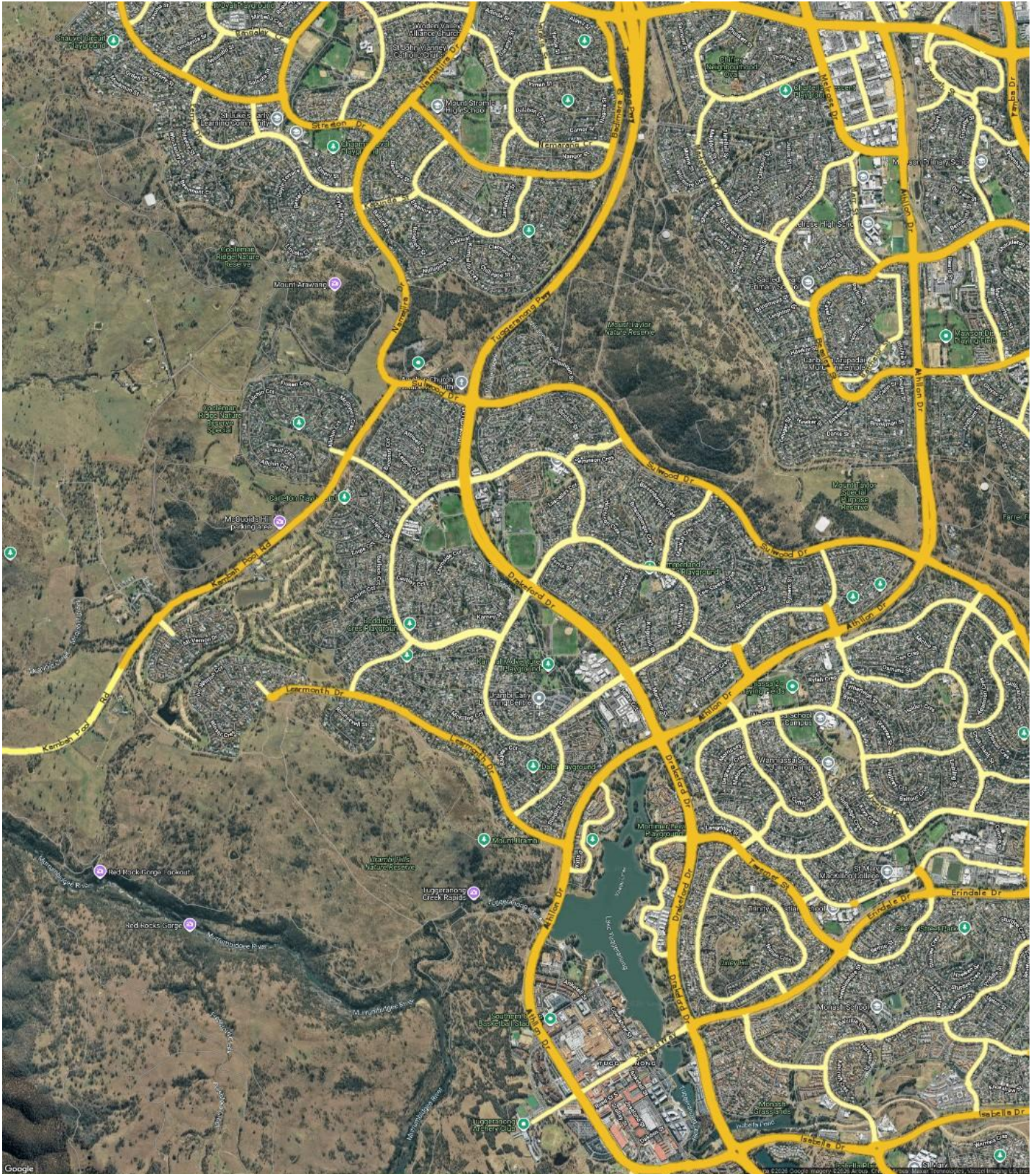
KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





KAMBAH - Suburb Map



Prepared on 07/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricfinder.com.au](https://www.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	183	\$ 870,000	2.4 %	\$ 185,000	\$ 2,268,000
2025	154	\$ 885,000	1.7 %	\$ 327,497	\$ 1,902,000
2026	88	\$ 925,000	4.5 %	\$ 255,900	\$ 2,025,000

Median Sale Price

\$920k

Based on 124 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

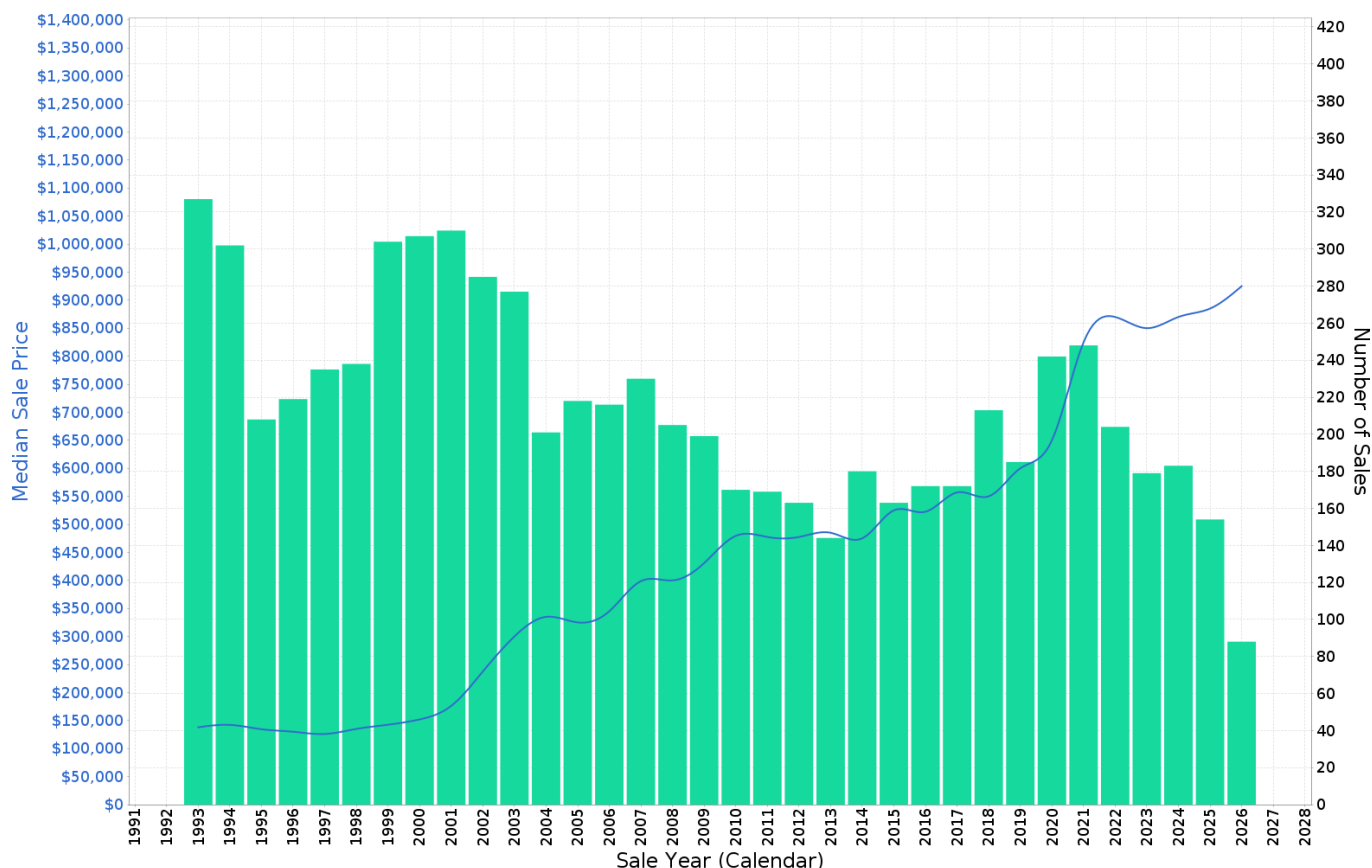
Suburb Growth

+4.8%

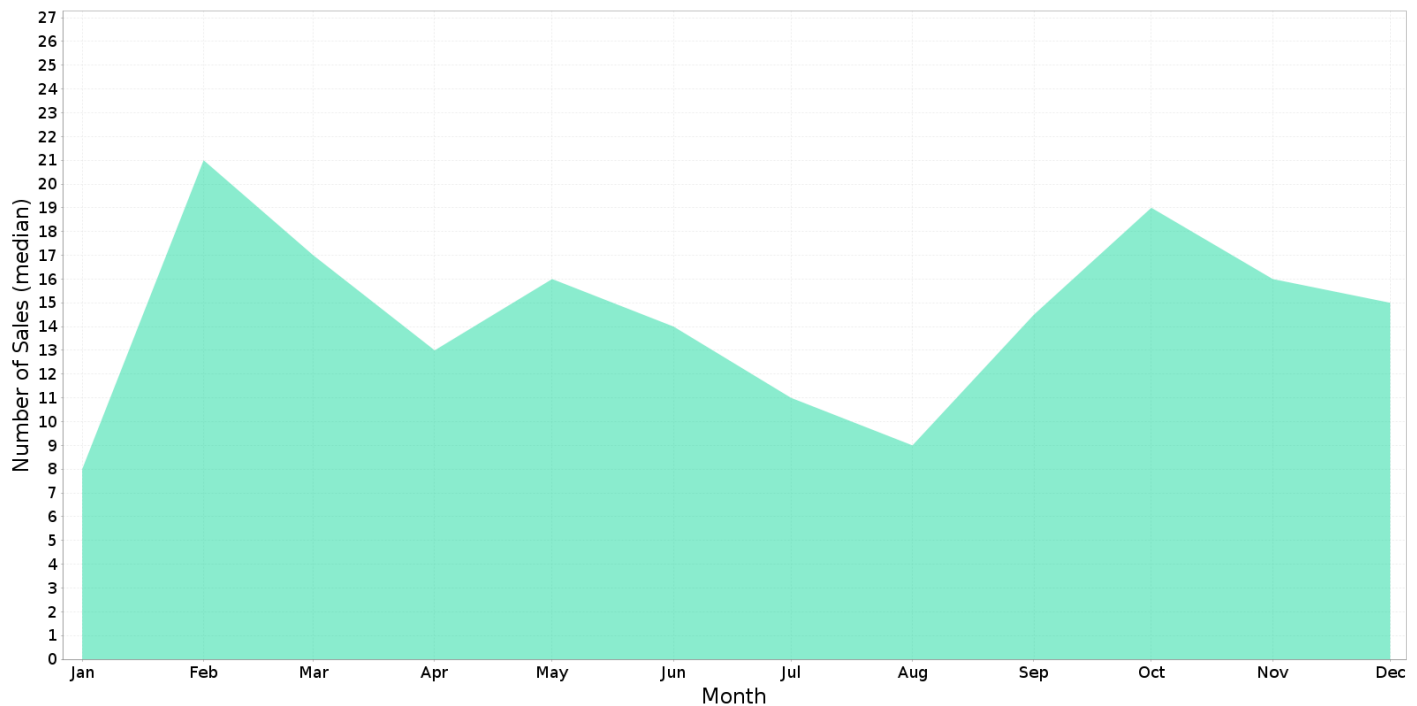
Current Median Price: \$920,000

Previous Median Price: \$877,500

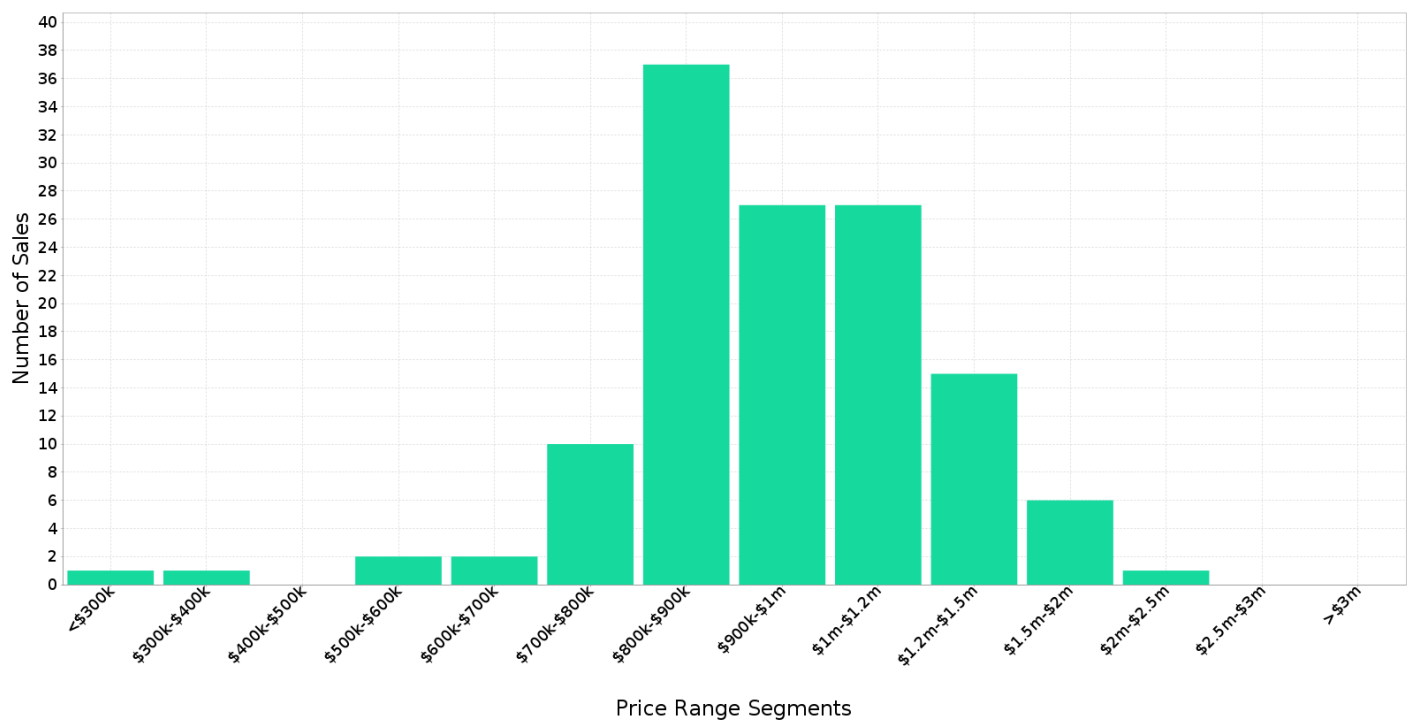
Based on 292 recorded House sales compared over the last two rolling 12 month periods



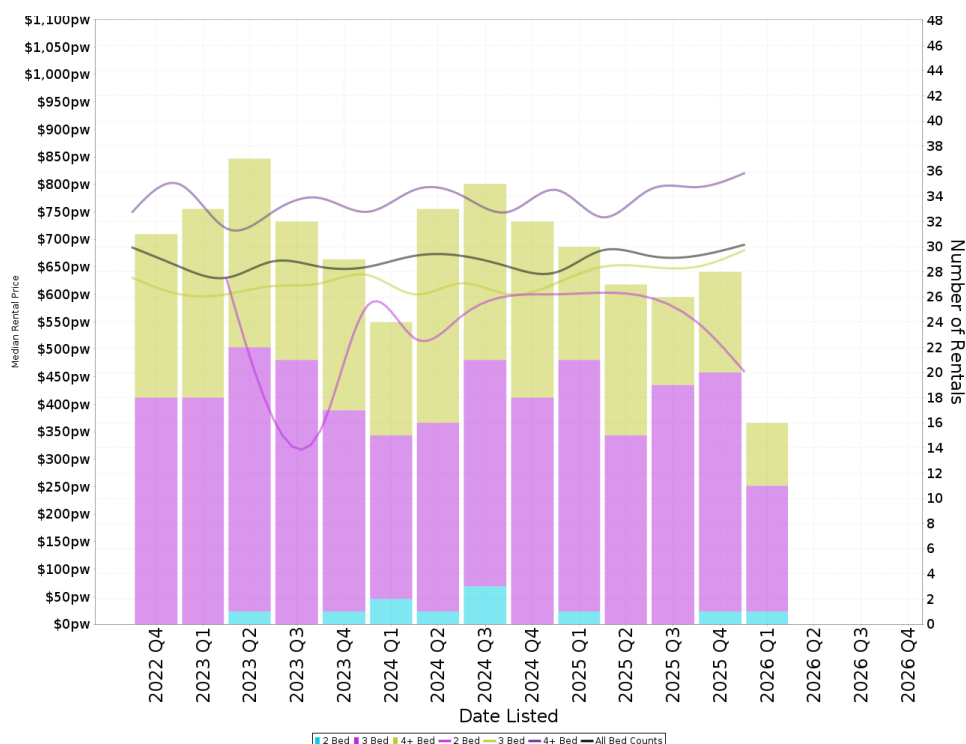
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.8%

Current Median Price: \$920,000

Previous Median Price: \$877,500

Based on 292 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

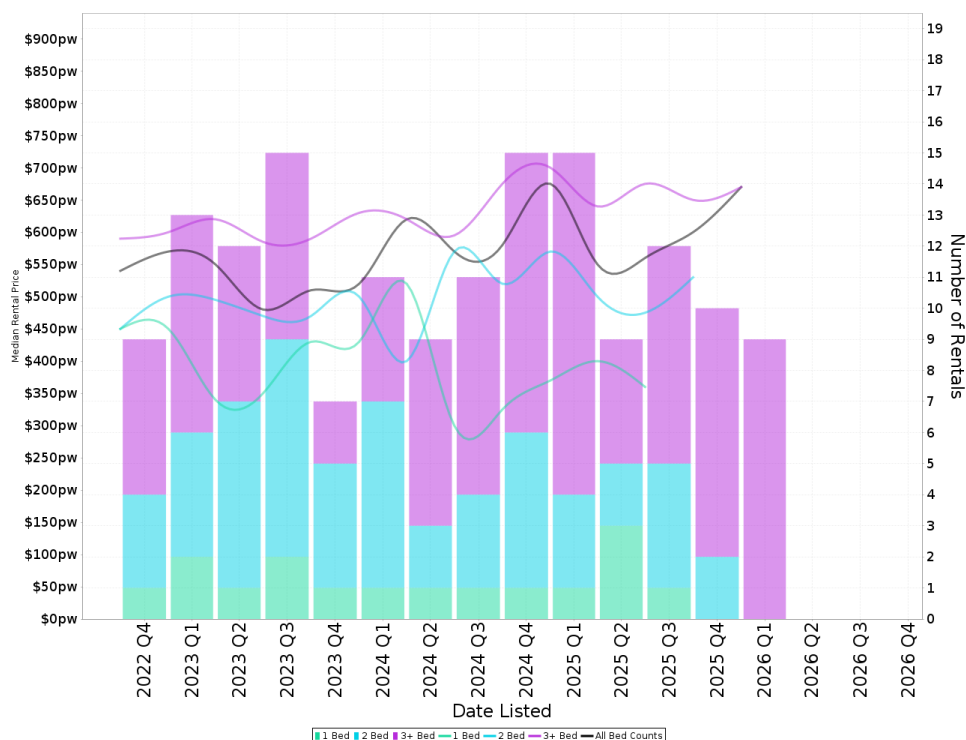
+3.8%

Current Median Price: \$920,000

Current Median Rent: \$680

Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.1%

Current Median Price: \$715,000

Previous Median Price: \$700,000

Based on 90 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$715,000

Current Median Rent: \$650

Based on 19 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$920k

Based on 124 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+4.8%

Current Median Price: \$920,000
Previous Median Price: \$877,500

Based on 292 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

124

Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

31 MORRISON ST



\$815,000

460 m² 3 1 1

Sold Sep 2026 28 Days

39 VANSITTART CRES



\$890,000

750 m² 3 2 1

Sold Sep 2026 29 Days

22 MCLEOD PL



\$870,000

887 m² 3 1 3

Sold Sep 2026 41 Days

146 ALLCHIN CCT



\$1,240,000

947 m² 4 2 2

Sold Sep 2026 28 Days

20 STANFIELD CL

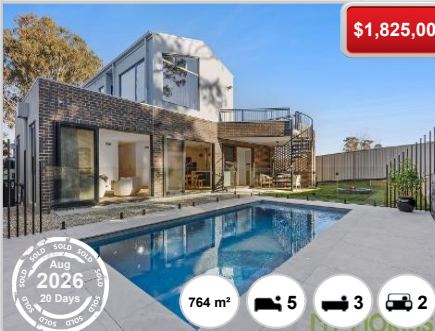


\$795,000

410 m² 3 1 1

Sold Sep 2026 13 Days

20 MACKAY CRES

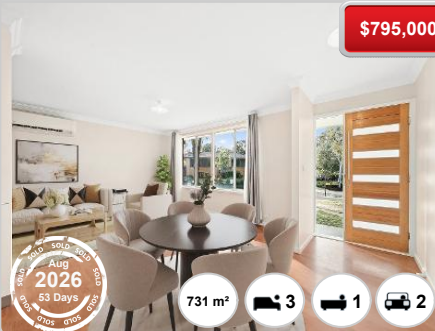


\$1,825,000

764 m² 5 3 2

Sold Aug 2026 20 Days

4 DEMPSTER PL



\$795,000

731 m² 3 1 2

Sold Aug 2026 53 Days

9 SCHUBERT PL

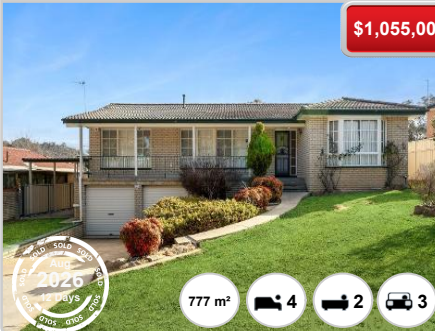


\$975,000

1,431 m² 4 2 2

Sold Sep 2026 62 Days

17 MCGIVERN CRES



\$1,055,000

777 m² 4 2 3

Sold Sep 2026 45 Days

8 DRYSDALE CCT

\$890,000



732 m² 3 1 2

2026
25 Days

117 HARRINGTON PL

\$1,155,000



903 m² 4 2 2

2026
25 Days

57 LIVINGSTON AVE

\$960,000



622 m² 4 2 2

2026
N/A

8 EY PL

\$1,460,000

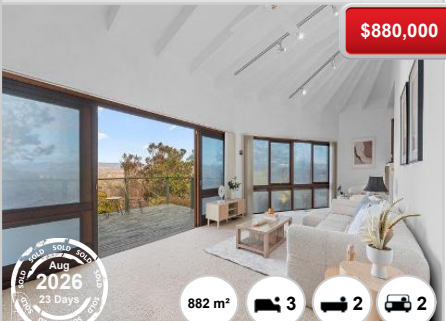


2,053 m² 4 3 10

2026
165 Days

9 MENZIE PL

\$880,000



882 m² 3 2 2

2026
23 Days

5 HAIR PL

\$870,000



734 m² 3 2 2

2026
22 Days

67 SUMMERLAND CCT

\$1,200,000

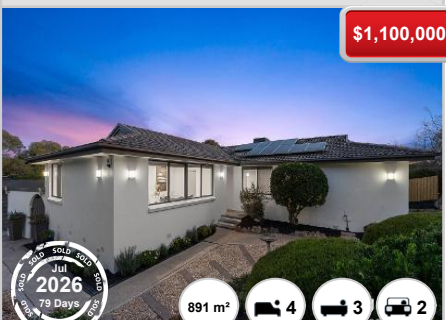


1,025 m² 5 3 3

2026
29 Days

1 HAIR PL

\$1,100,000



891 m² 4 3 2

2026
79 Days

2 RUWOLDT PL

\$878,000



883 m² 3 1 2

2026
28 Days

8 DEUCHAR CL

\$1,500,000

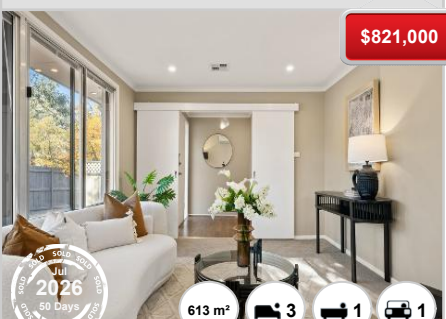


1,016 m² 5 2 2

2026
N/A

8 SHEARER PL

\$821,000



613 m² 3 1 1

2026
50 Days

135 MARCONI CRES

\$1,100,000



934 m² 5 2 -

2026
N/A



KAMBAH - Properties For Rent

Median Rental Price

\$680 /w

Based on 44 recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

Rental Yield

+3.8%

Current Median Price: \$920,000
Current Median Rent: \$680

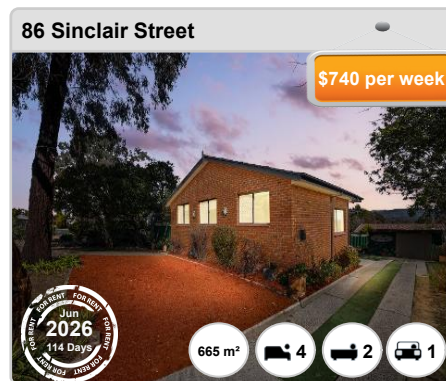
Based on 124 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

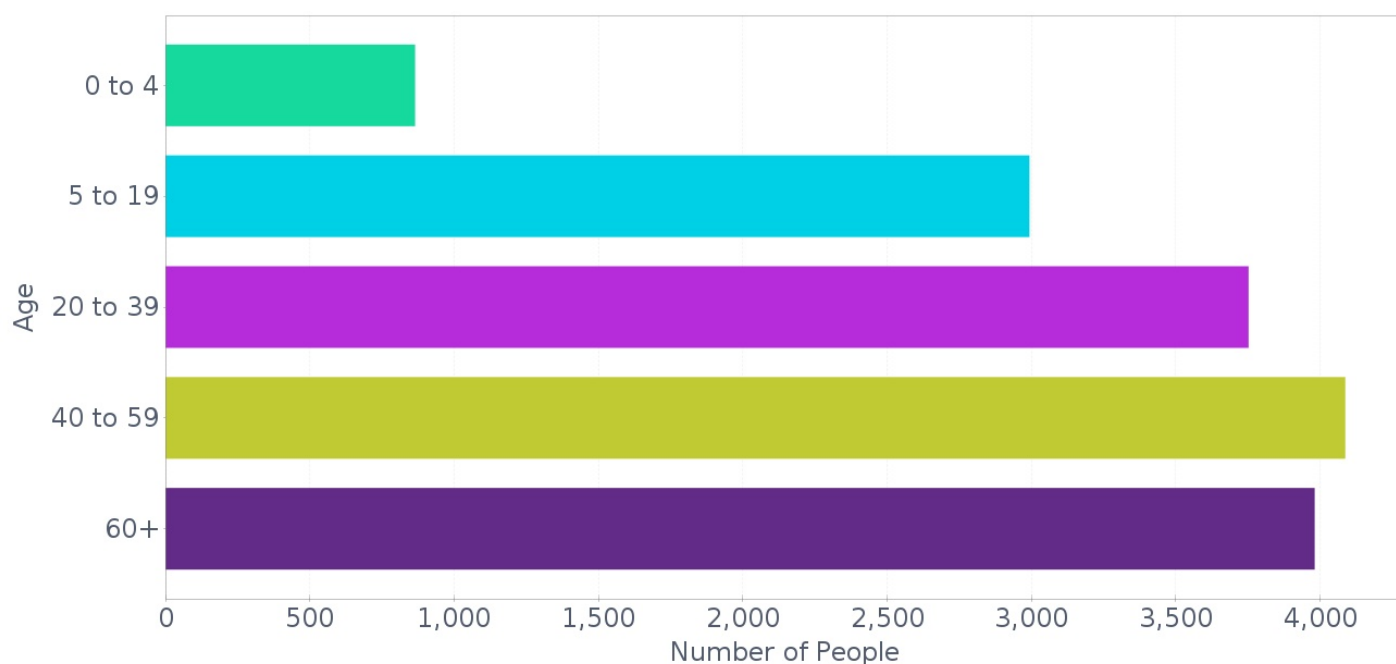
44

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

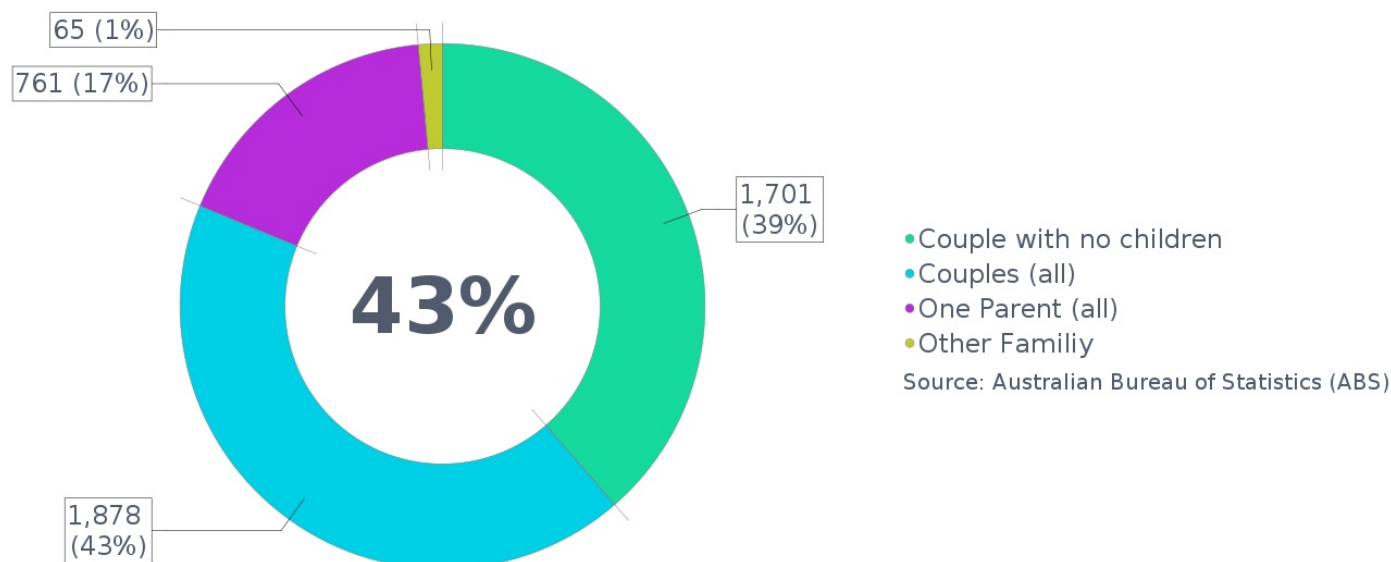
Based on a rolling 12 month period and may differ from calendar year statistics



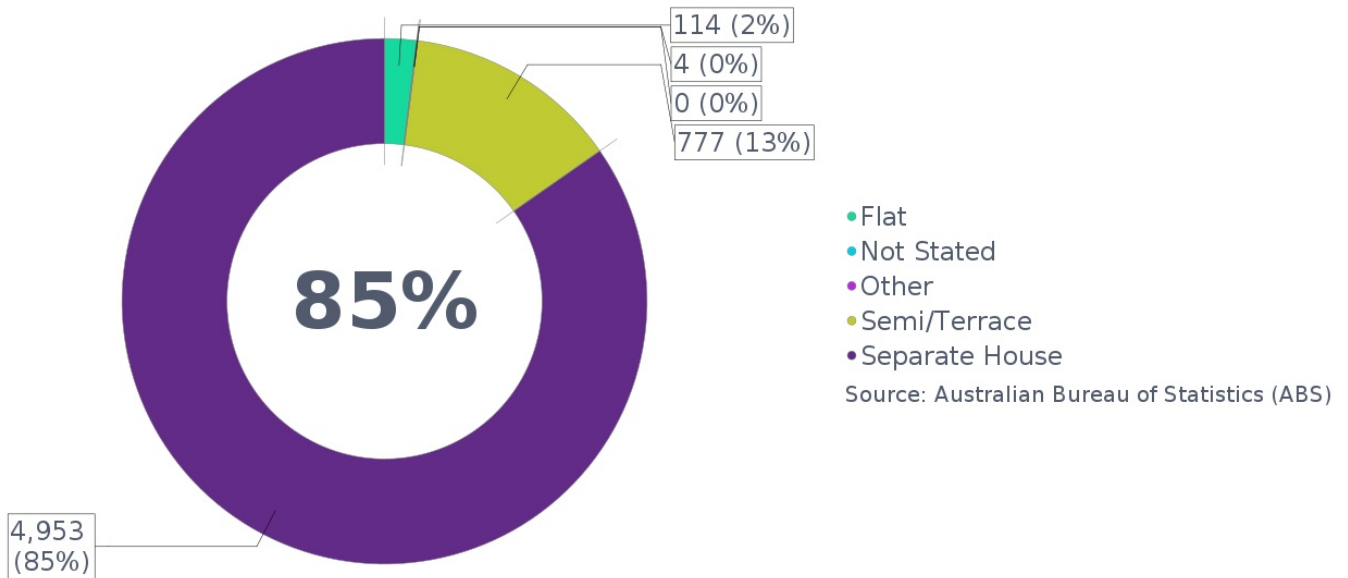
Age of Population (2021)



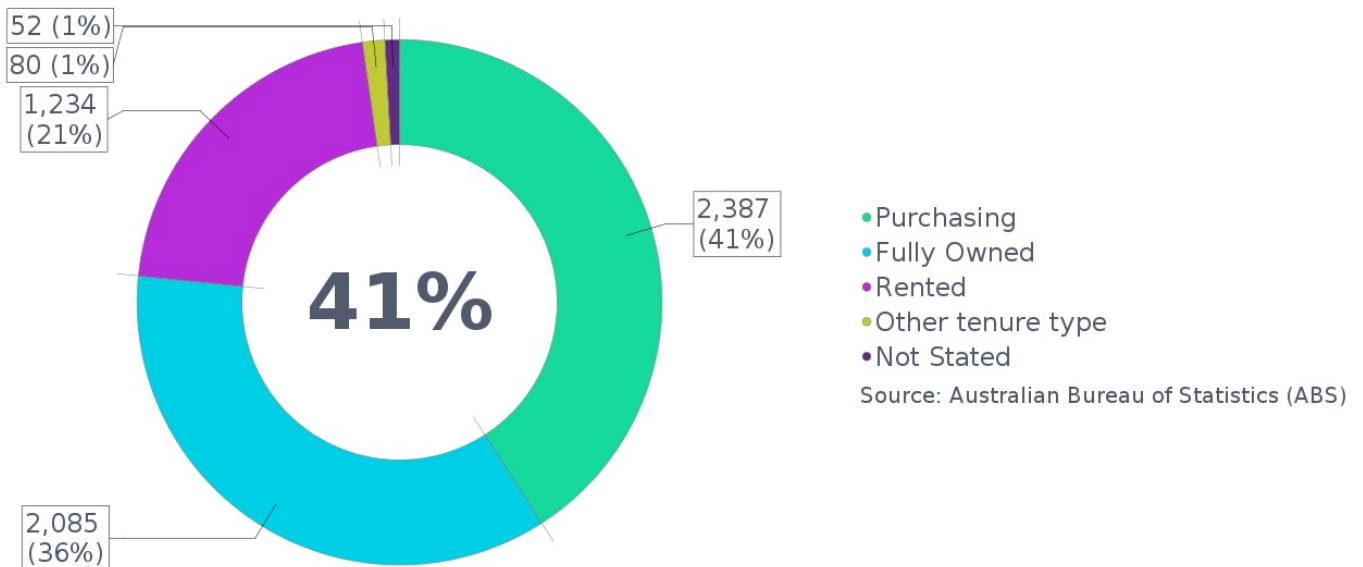
Family Composition (2021)



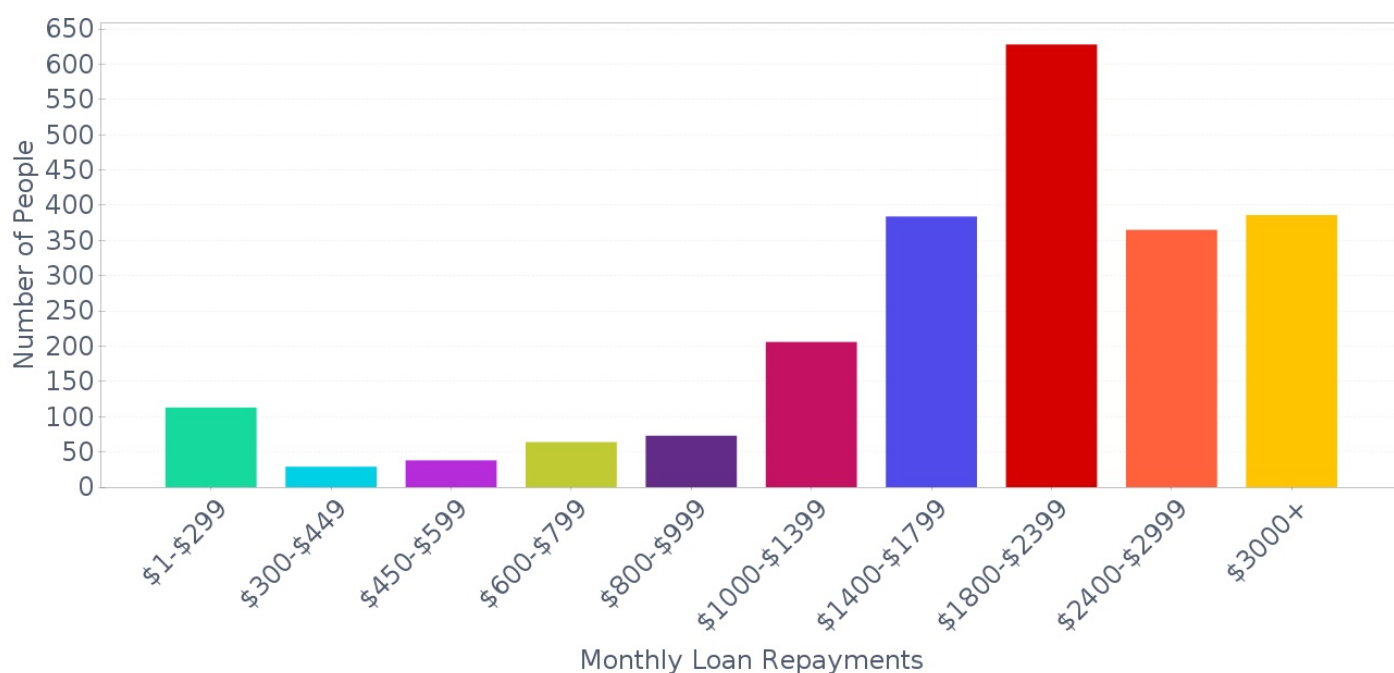
Dwelling Structure (2021)



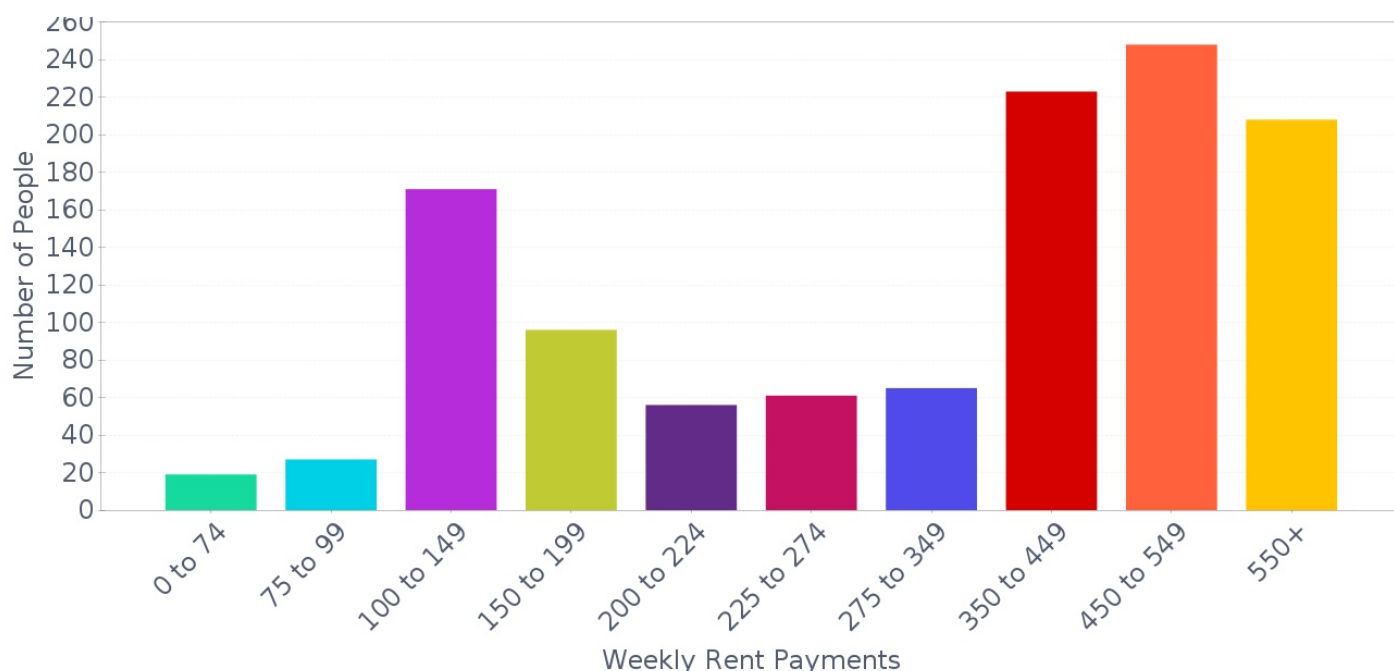
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

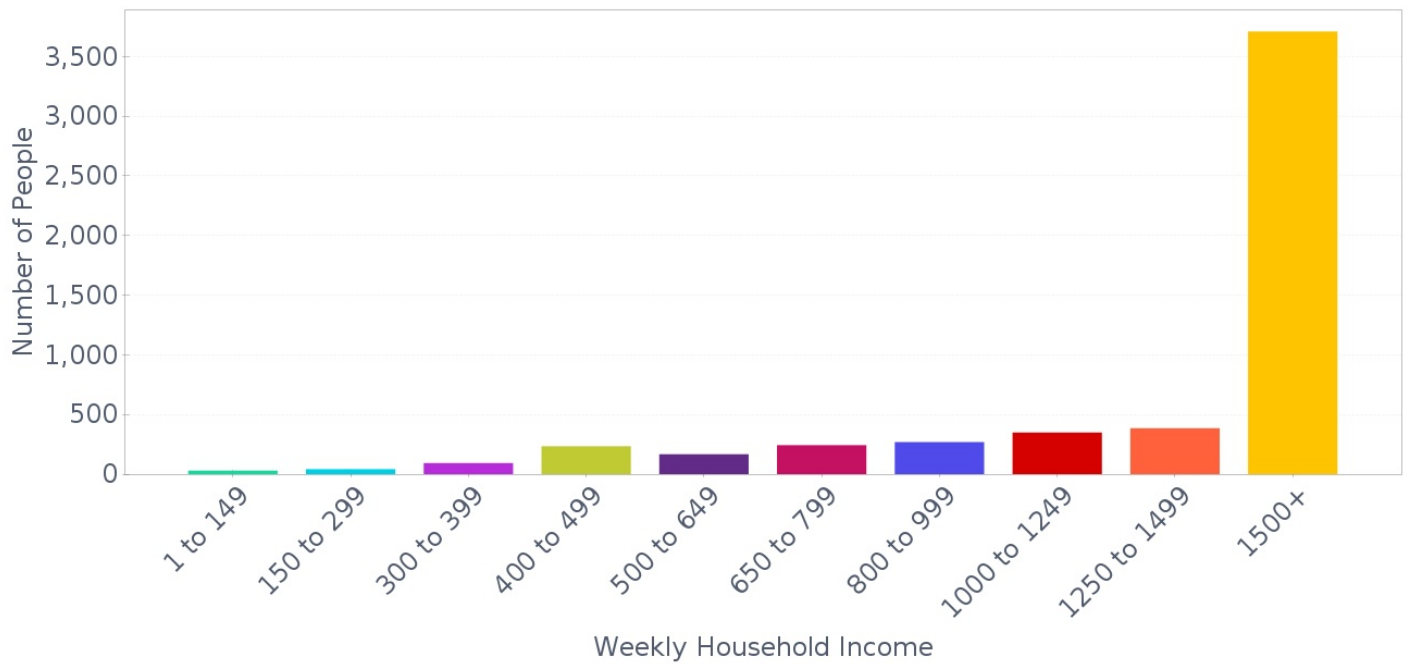


Rent Payments - Weekly (2021)

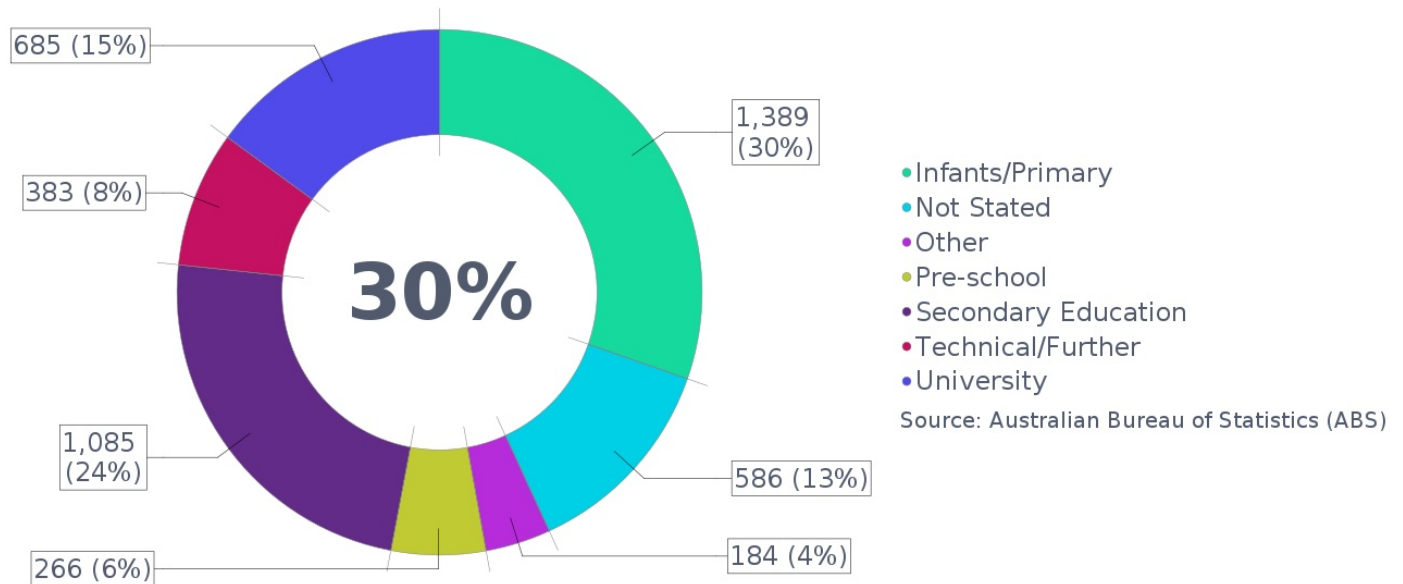




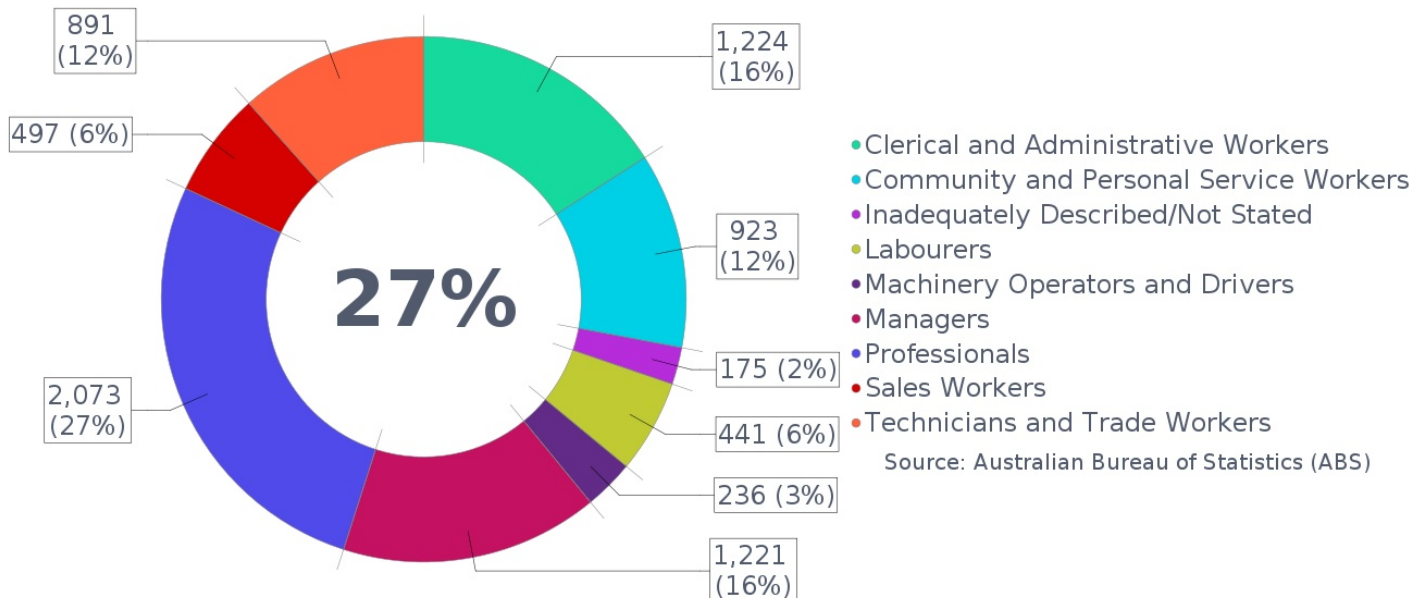
Household Income - Weekly (2021)



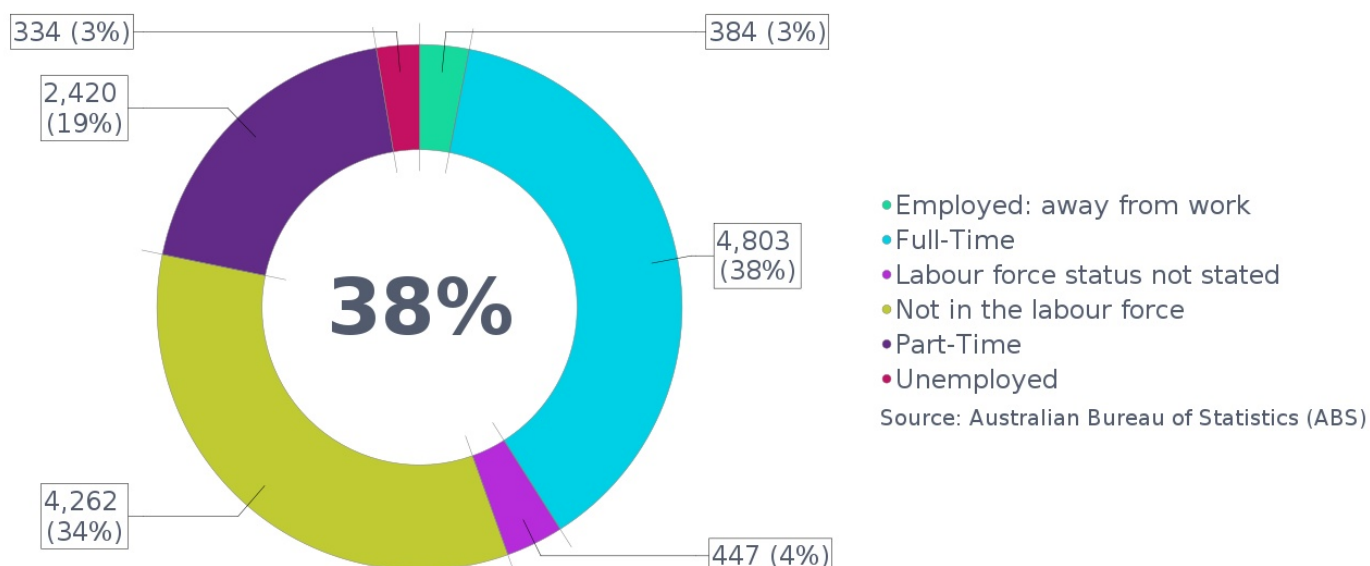
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

