

SUBURB FLYOVER REPORT

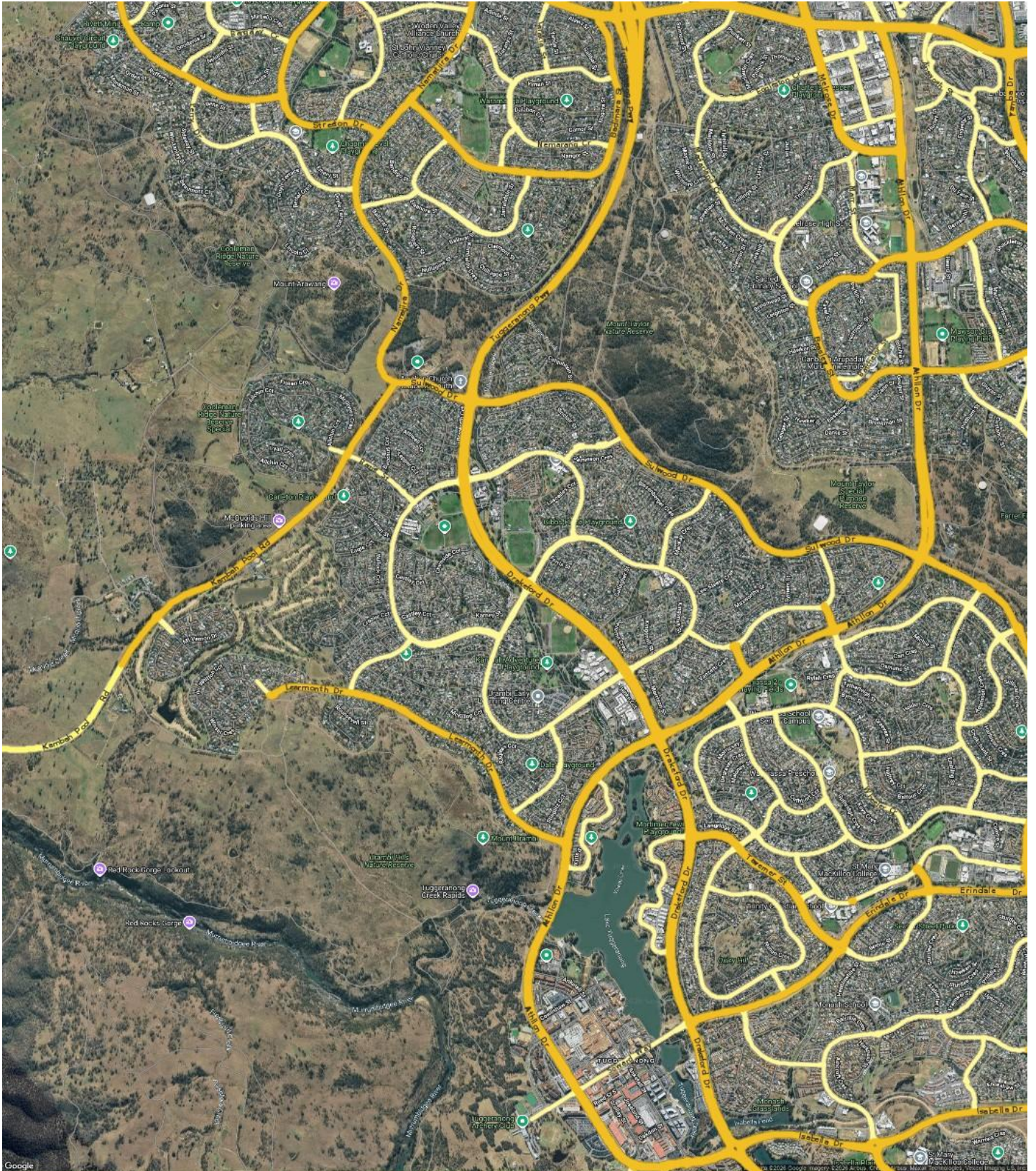
KAMBAH (HOUSE)

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	148	\$ 885,000	1.8 %	\$ 327,497	\$ 1,902,000
2026	30	\$ 900,000	1.7 %	\$ 255,900	\$ 1,650,000

Median Sale Price

\$900k

Based on 136 recorded House sales within the last 12 months (Apr '25 - Mar '26)

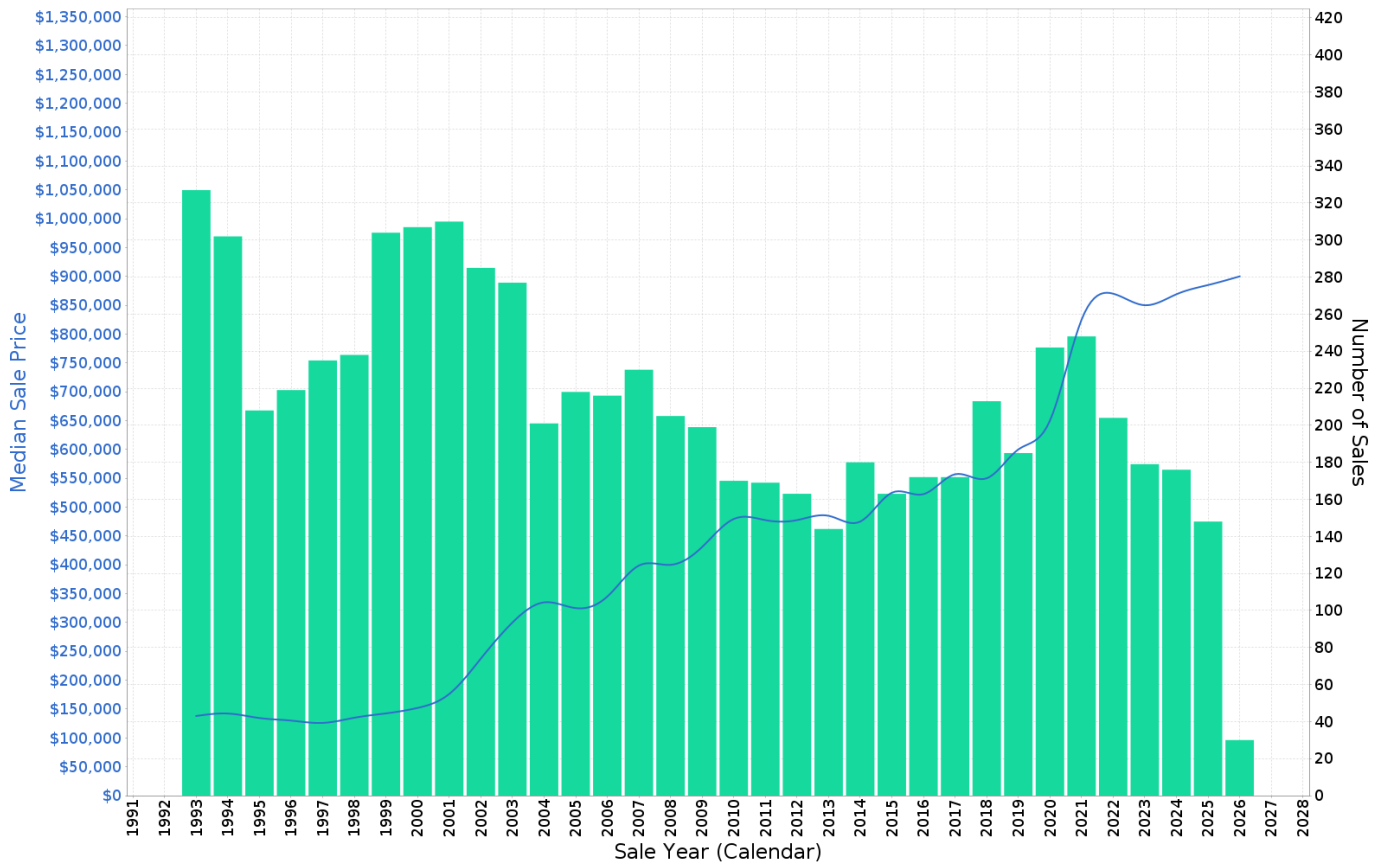
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

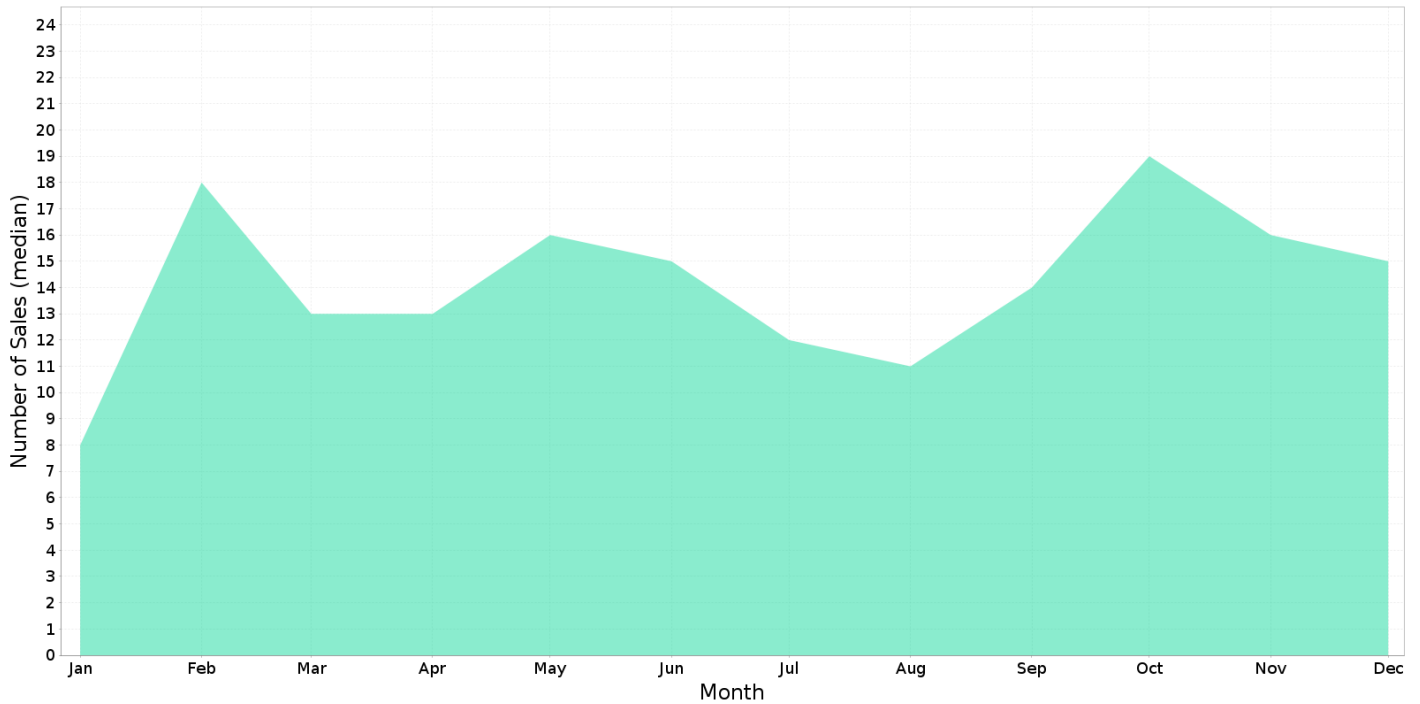
+3.4%

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

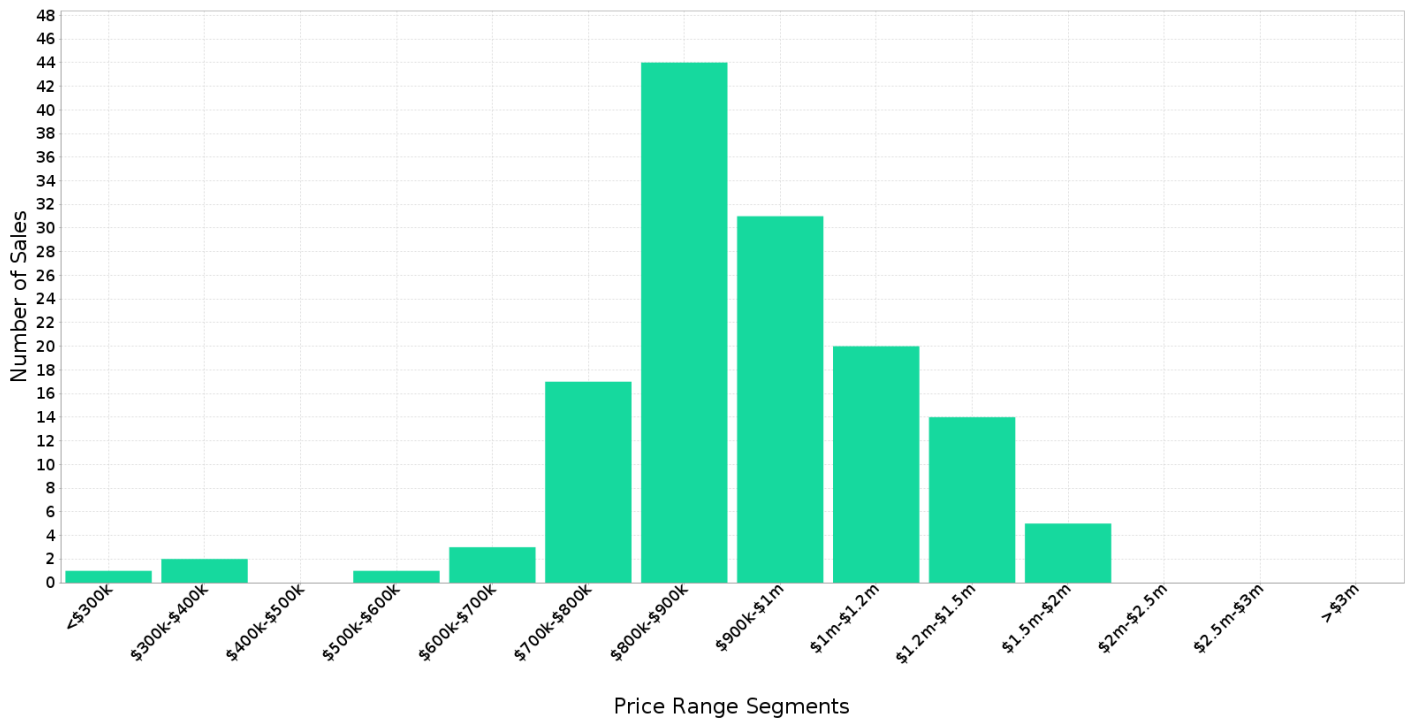
Based on 317 recorded House sales compared over the last two rolling 12 month periods



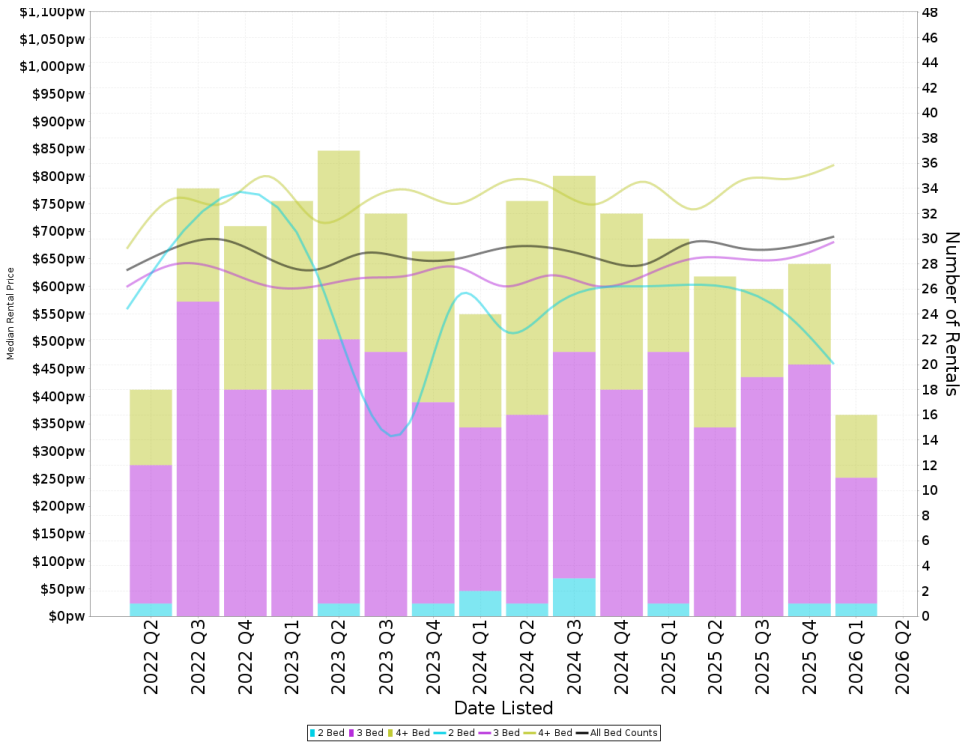
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.4%

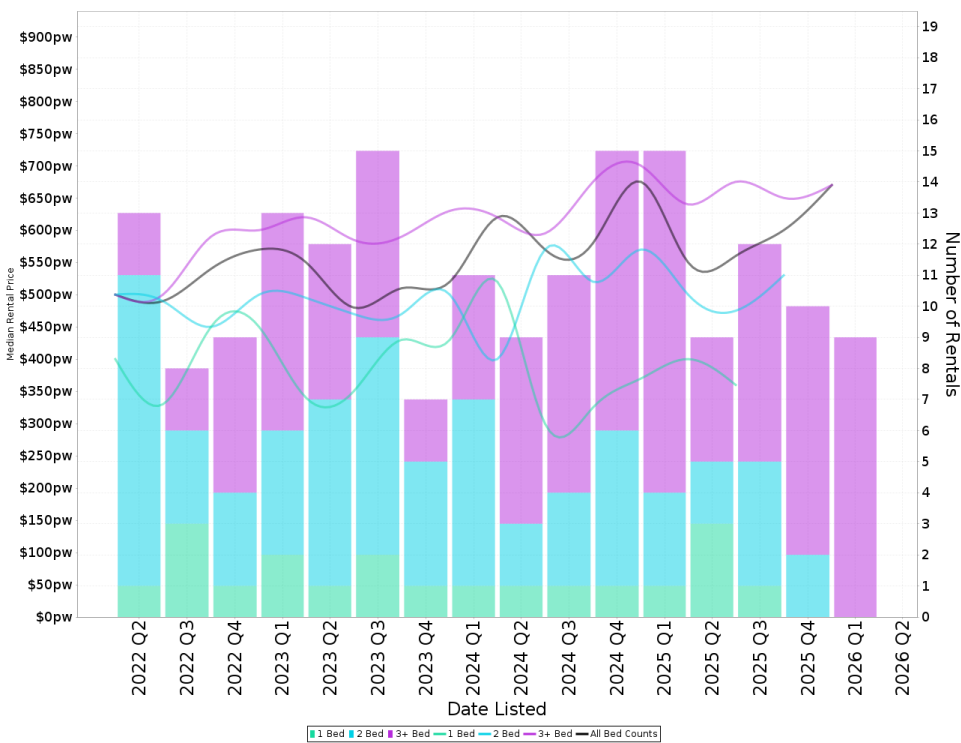
Current Median Price: \$900,000
Previous Median Price: \$870,000
Based on 317 registered House sales compared over the last two rolling 12 month periods.

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

+11.6%

Current Median Price: \$760,000
Previous Median Price: \$680,750
Based on 91 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$760,000
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 136 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 317 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
136

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

55 KINGSMILL ST




\$1,070,000

SOLD Mar 2026
27 Days

928 m² 4 2 5

24 MCKILLOP CCT



\$870,000

SOLD Mar 2026
19 Days

733 m² 3 1 1

10 GLASS PL




\$938,000

SOLD Mar 2026
19 Days

1,187 m² 4 2 2

1 FINNERTY PL



\$905,000

SOLD Mar 2026
36 Days

973 m² 4 2 2

1 HUTCHISON CRES




\$876,000

SOLD Mar 2026
23 Days

586 m² 3 1 1

67 ALLCHIN CCT

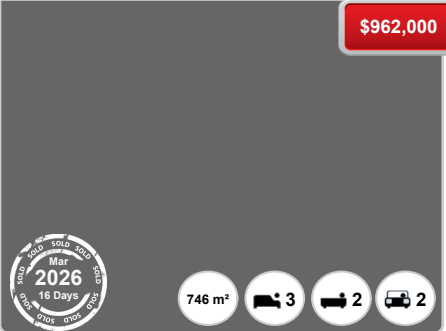


\$700,000

SOLD Mar 2026
19 Days

1,103 m² 3 1 2

108 MCKILLOP CCT



\$962,000

SOLD Mar 2026
16 Days

746 m² 3 2 2

2 RUDDER PL

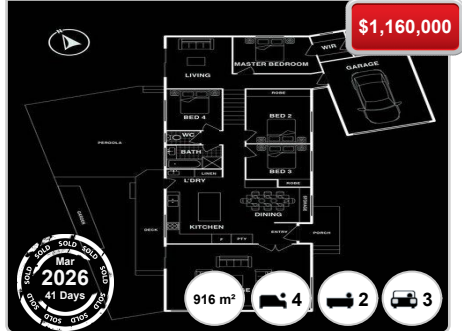


\$1,170,000

SOLD Mar 2026
23 Days

925 m² 4 2 4

87 O'HALLORAN CCT



\$1,160,000

SOLD Mar 2026
41 Days

916 m² 4 2 3

12 HAGEN PL

\$915,000

752.9 m²

753 m² | 3 | - | -

2026
18 Days

4 PROBY PL

\$840,000

604 m² | 3 | 1 | 1

2026
22 Days

12 INKSTER ST

\$1,015,000

722 m² | 4 | 2 | 2

2026
19 Days

20 BATTERSBY CCT

\$925,000

639.2 m²

639 m² | 3 | 2 | 2

2026
18 Days

9 HOBLER PL

\$847,000

680 m² | 3 | 1 | 1

2026
23 Days

6 DARLOT PL

\$877,000

680 m² | 3 | 1 | 3

2026
20 Days

84 LEE-STEERE CRES

\$935,000

700 m² | 4 | 2 | 2

2026
20 Days

18 INKSTER ST

\$980,000

802 m² | 4 | 1 | 1

2026
23 Days

19 SPRINGBETT ST

\$838,000

887.7 m²

888 m² | 3 | 1 | 6

2026
18 Days

57 MAXWORTHY ST

\$860,000

734 m² | 3 | 1 | -

2026
7 Days

9 AMHERST ST

\$900,000

681 m² | 3 | 1 | 2

2026
24 Days

4 BROWNSMITH CRES

\$813,000

756 m² | 4 | 2 | 2

2026
16 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 136 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

12 Schlam Place



\$950 per week

Apr 2026
8 Days


2,034 m²   

56 CROZIER CIRCUIT




\$710 per week

Apr 2026
8 Days




753 m²   

6 Friend Place



\$750 per week

Apr 2026
8 Days

918 m²   

12 VANSITTART CRESCENT



\$680 per week

Apr 2026
8 Days

840 m²   

17 Carleton Street

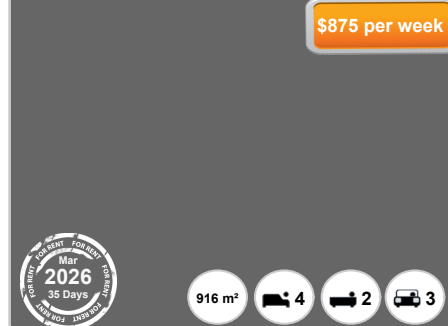


\$670 per week

Apr 2026
13 Days




936 m²   

87 O'HALLORAN CIRCUIT

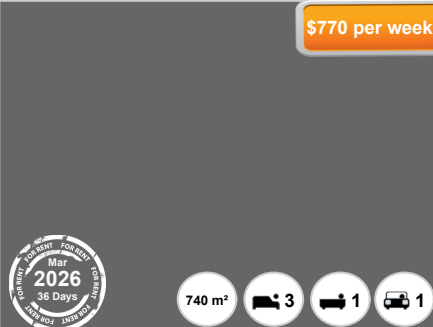


\$875 per week

Mar 2026
35 Days




916 m²   

9 Lawrence Crescent



\$770 per week

Mar 2026
36 Days




740 m²   

127 Summerland Circuit

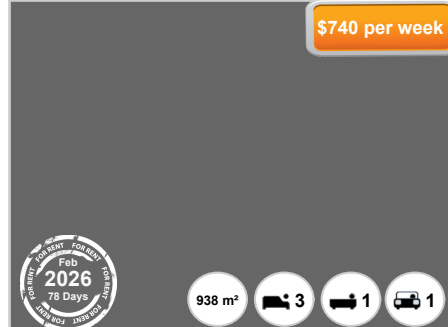


\$650

Mar 2026
36 Days




601 m²   

56 VANZETTI CRESCENT

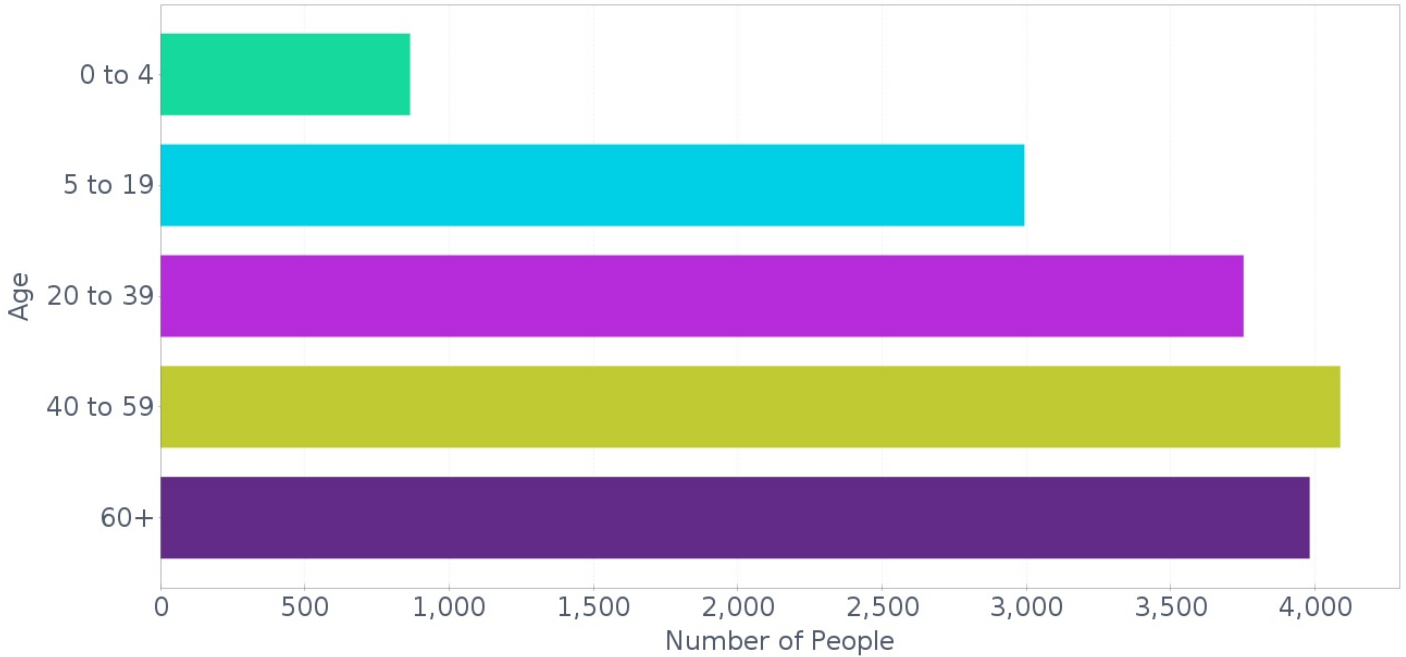


\$740 per week

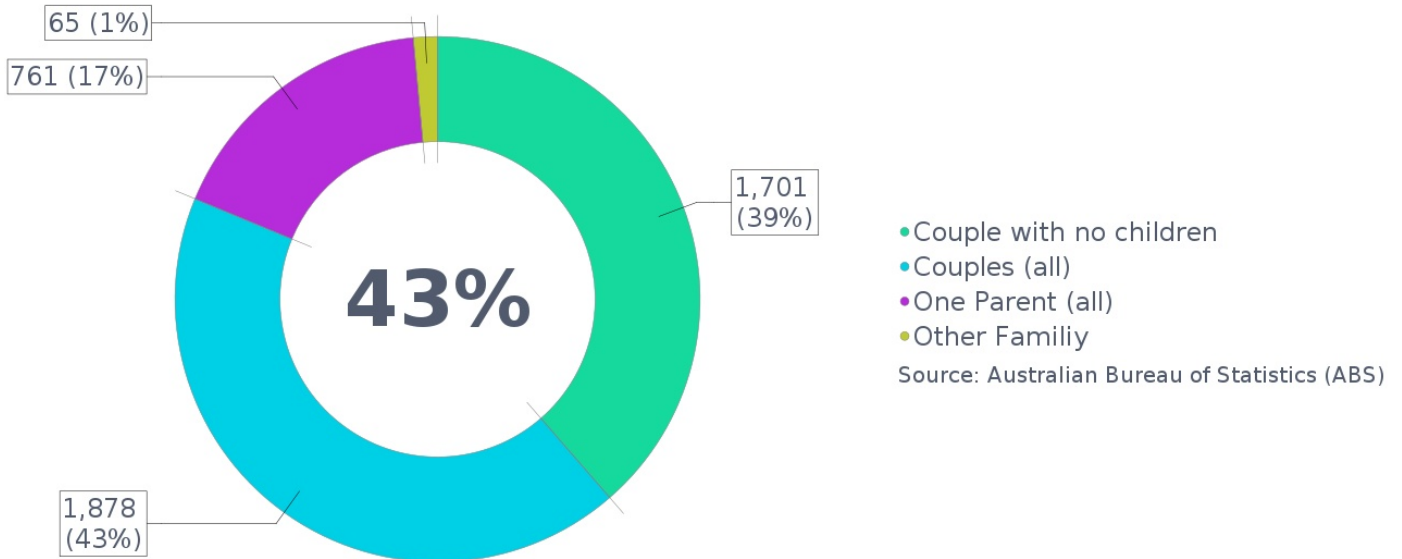
Feb 2026
78 Days

938 m²   

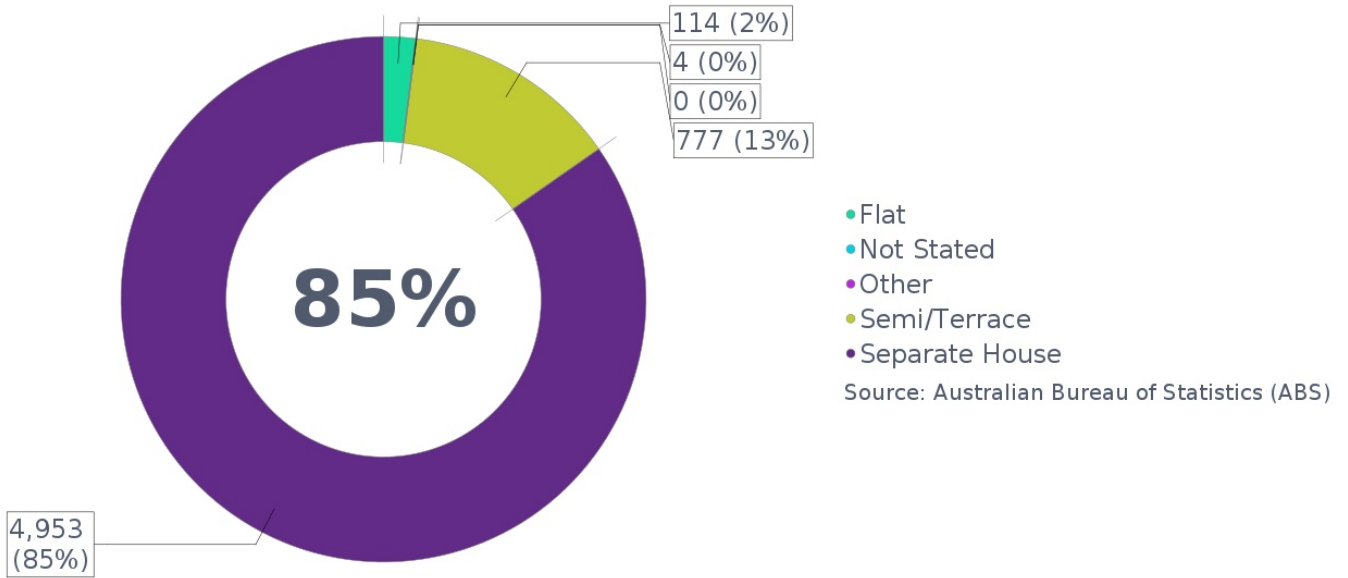
Age of Population (2021)



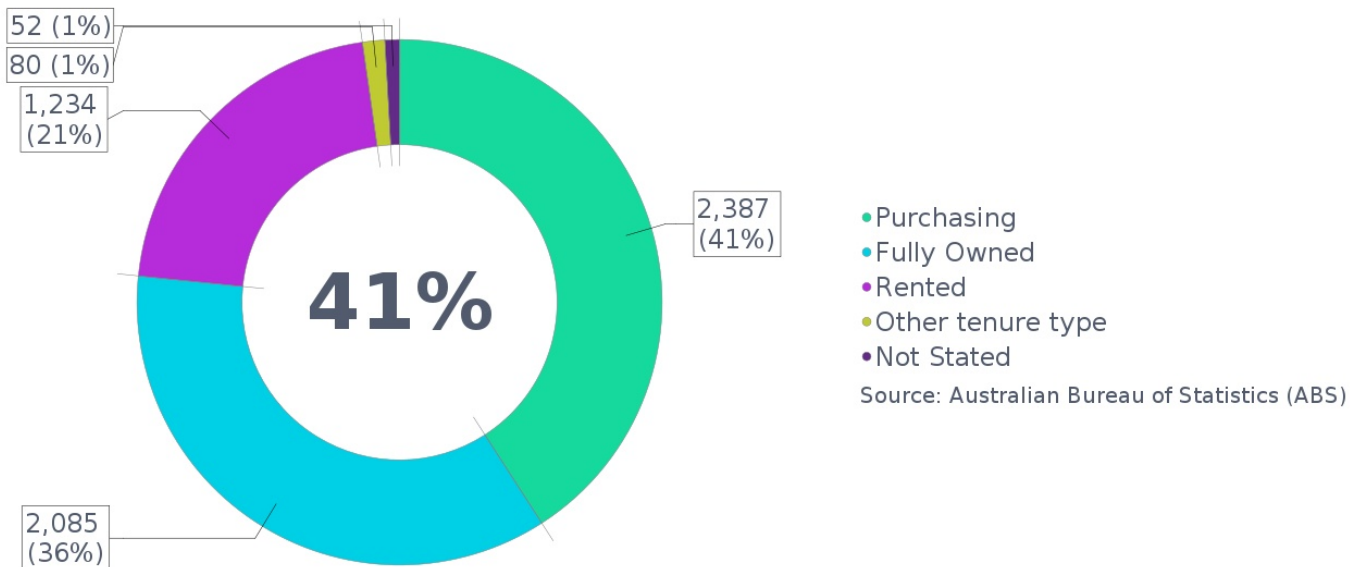
Family Composition (2021)



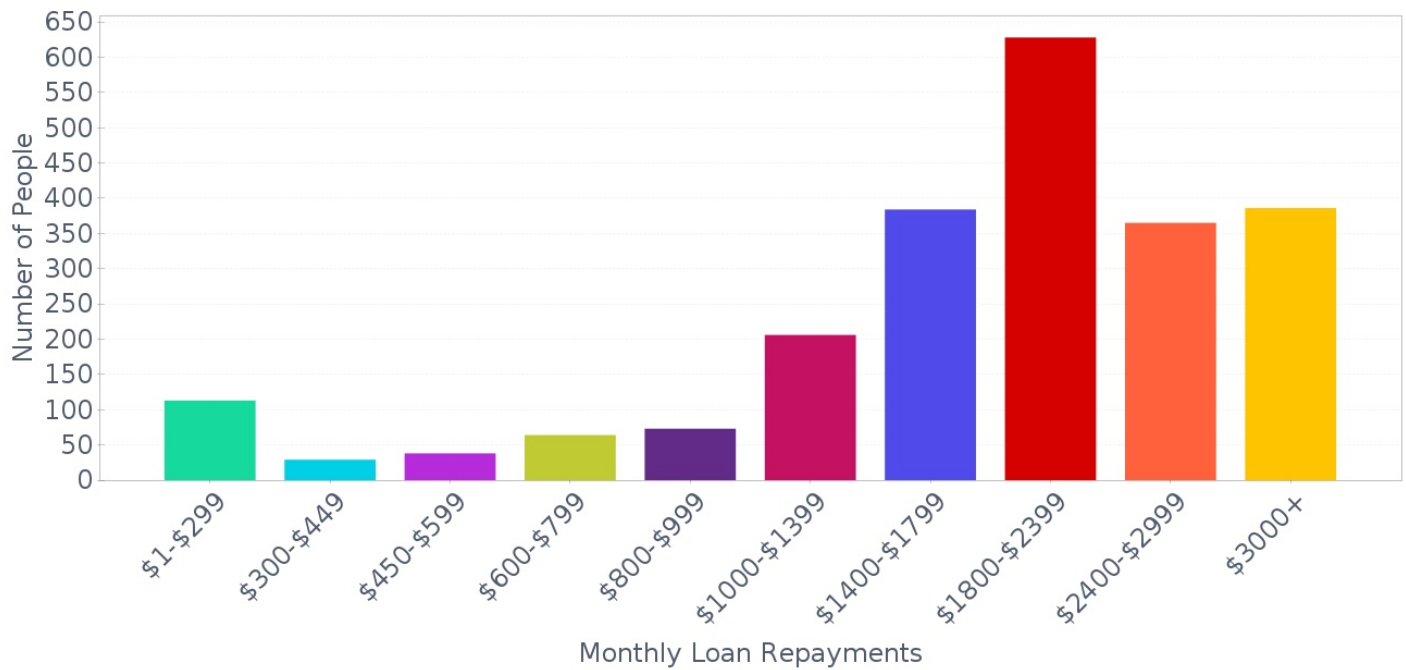
Dwelling Structure (2021)



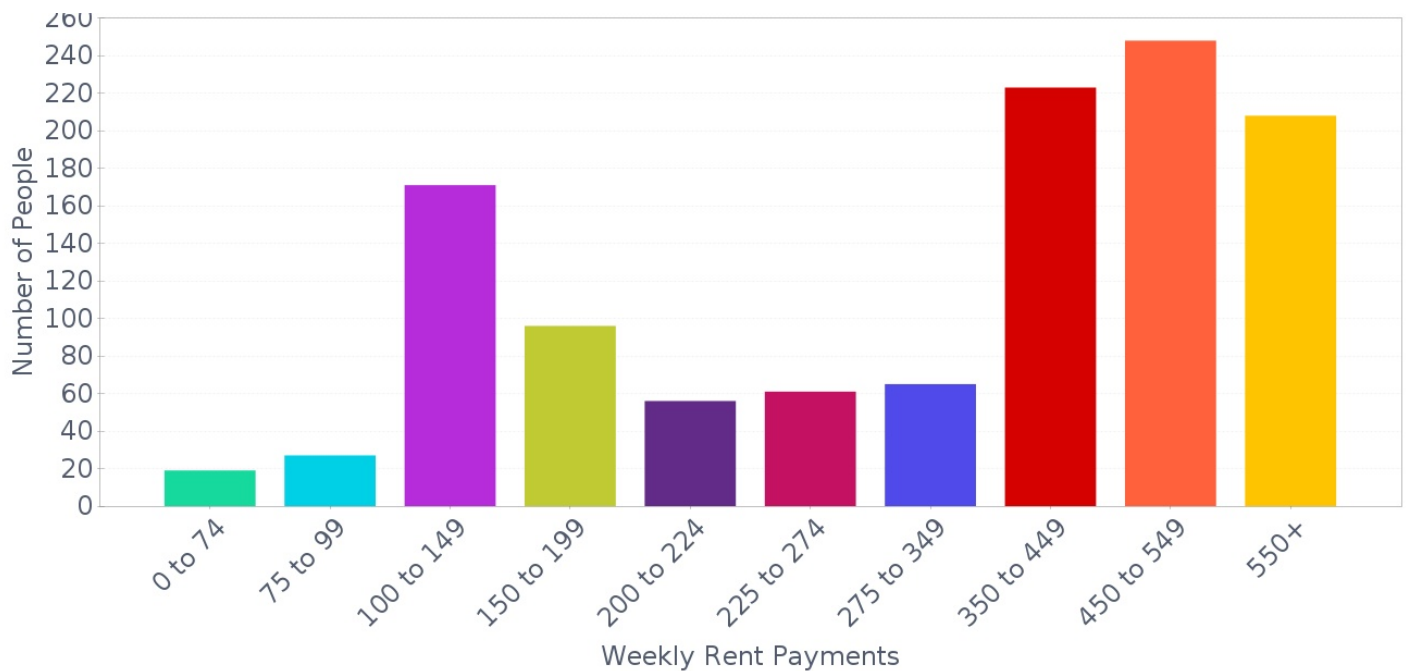
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

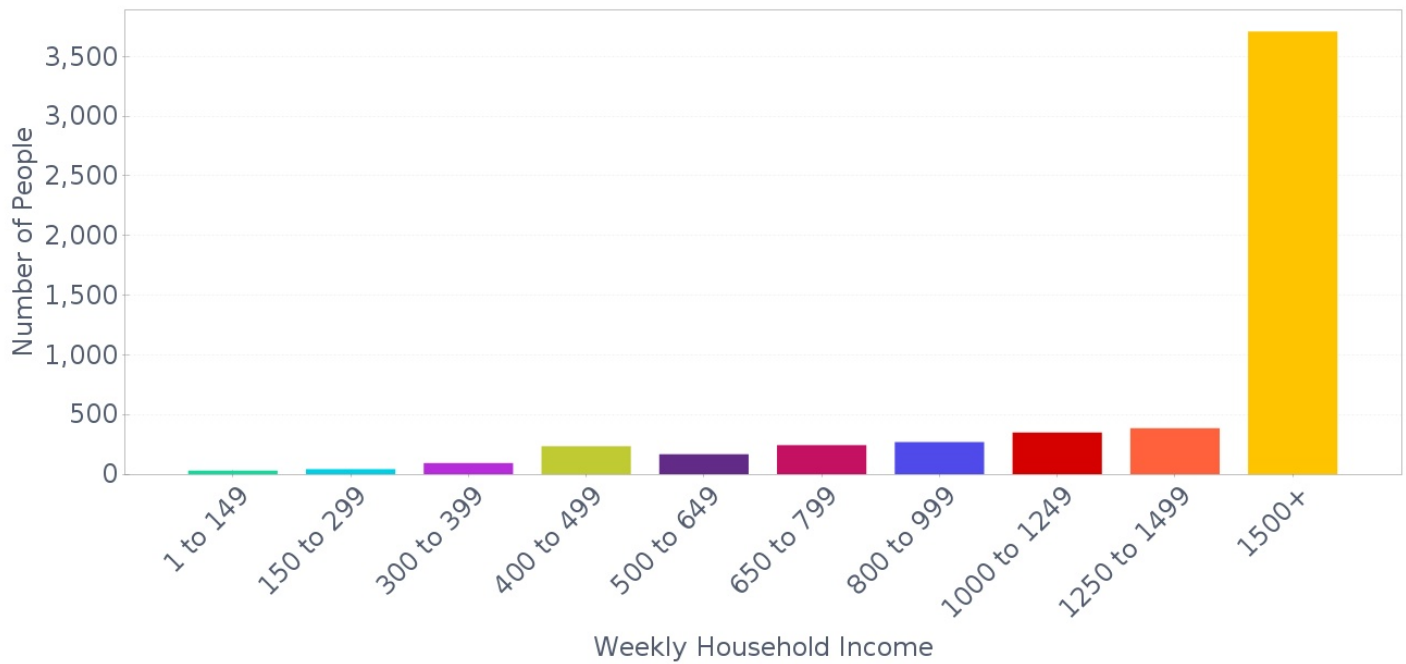


Rent Payments - Weekly (2021)

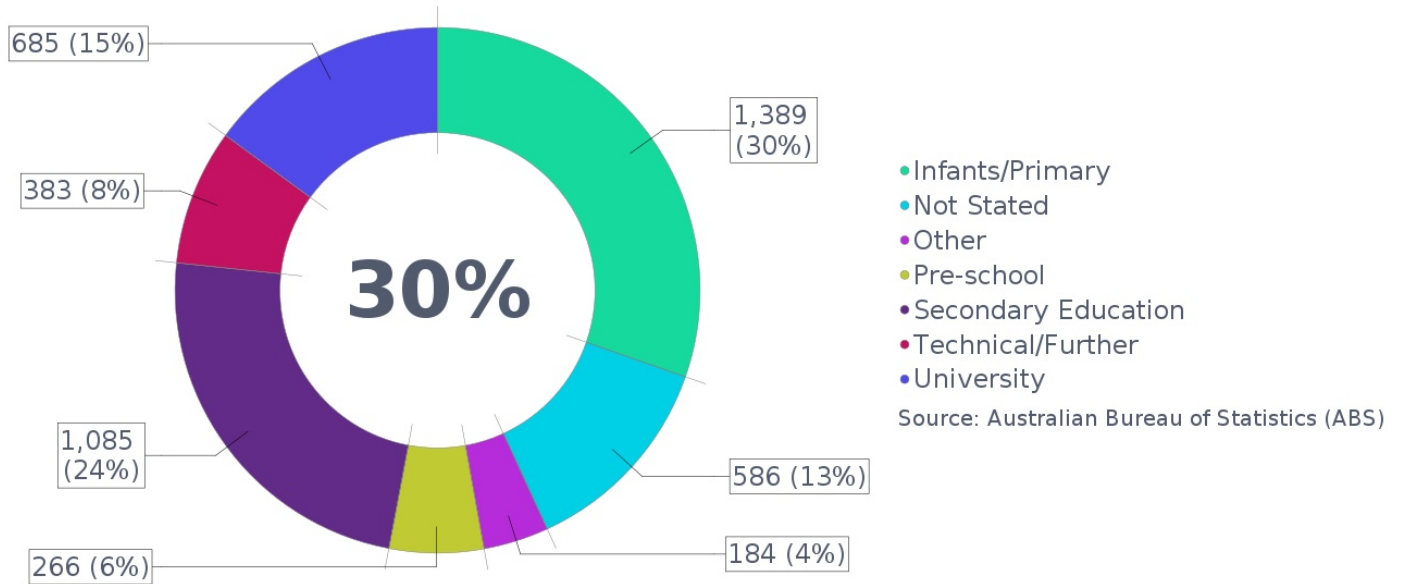




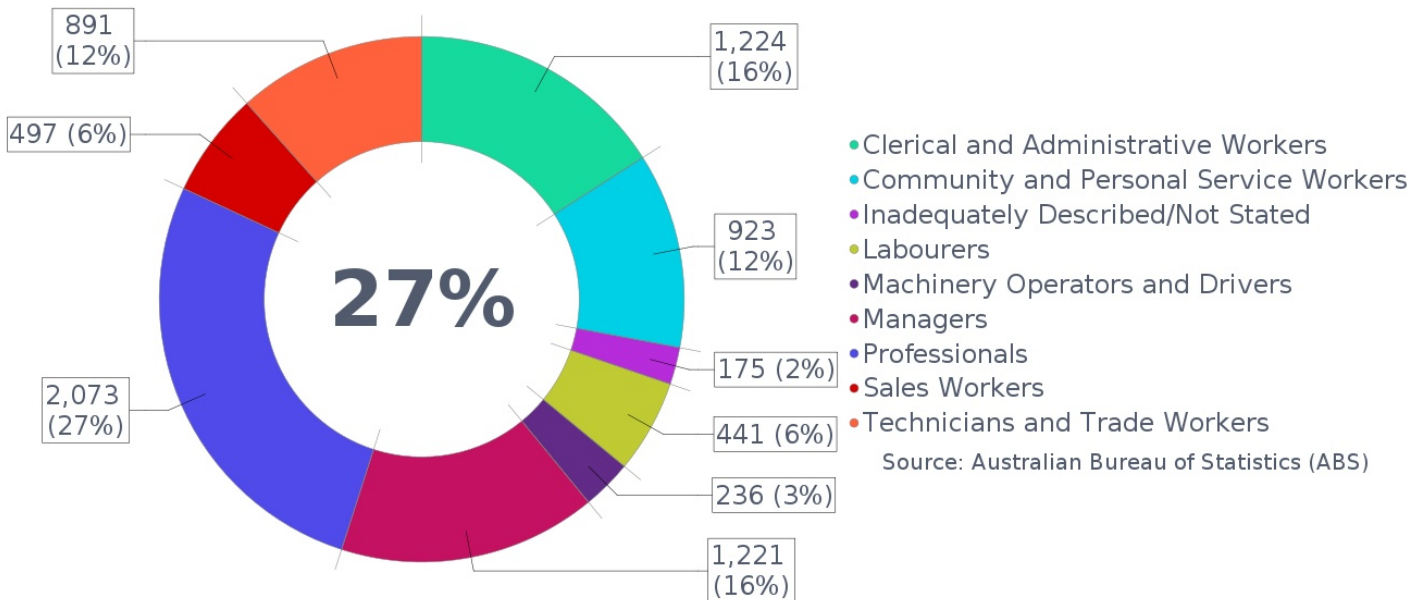
Household Income - Weekly (2021)



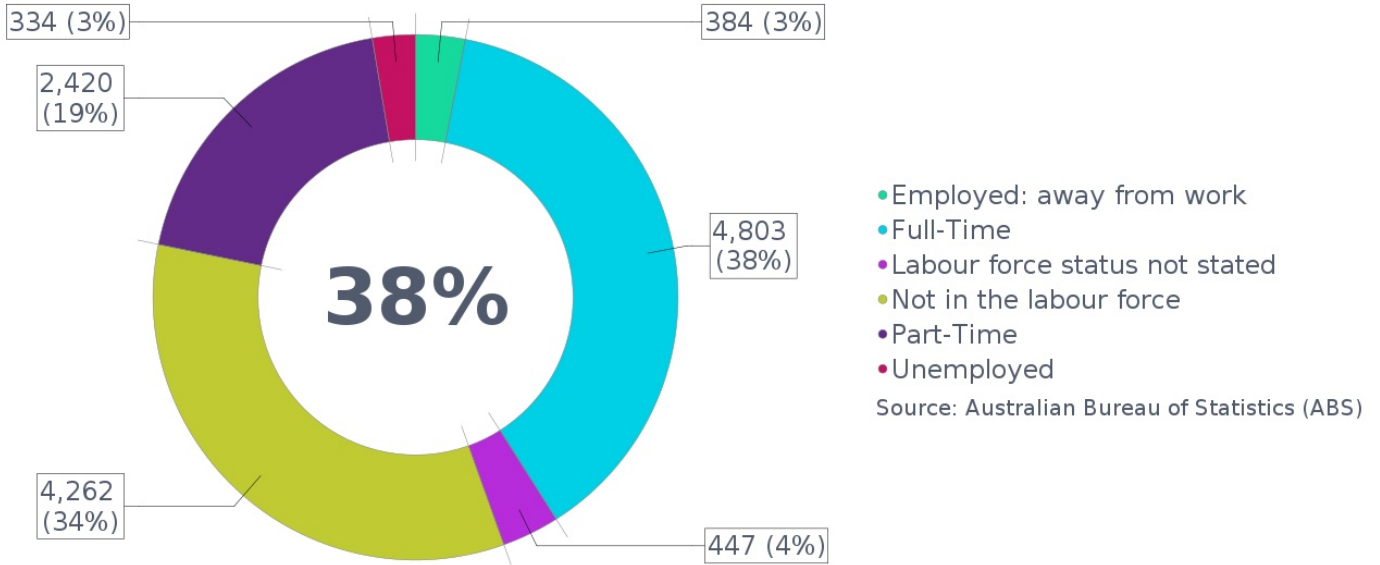
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

