

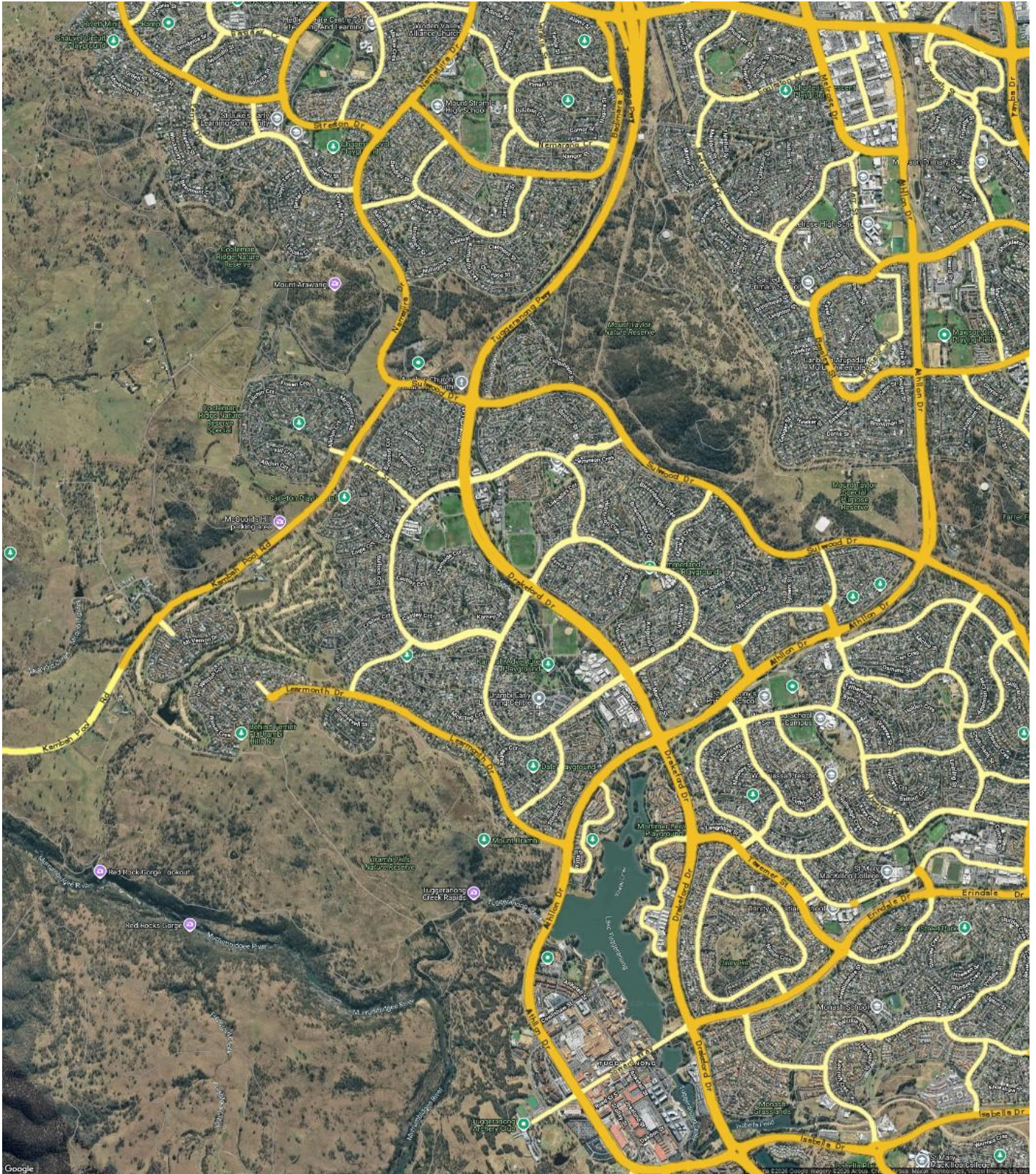
SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



KAMBAH - Suburb Map



Prepared on 15/07/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 ([pricerfinder.com.au](https://www.pricerfinder.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	176	\$ 869,000	2.2 %	\$ 185,000	\$ 2,268,000
2025	149	\$ 890,000	2.4 %	\$ 327,497	\$ 1,902,000
2026	51	\$ 915,000	2.8 %	\$ 255,900	\$ 2,025,000

Median Sale Price

\$906k

Based on 114 recorded House sales within the last 12 months (Financial Year 2026)

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

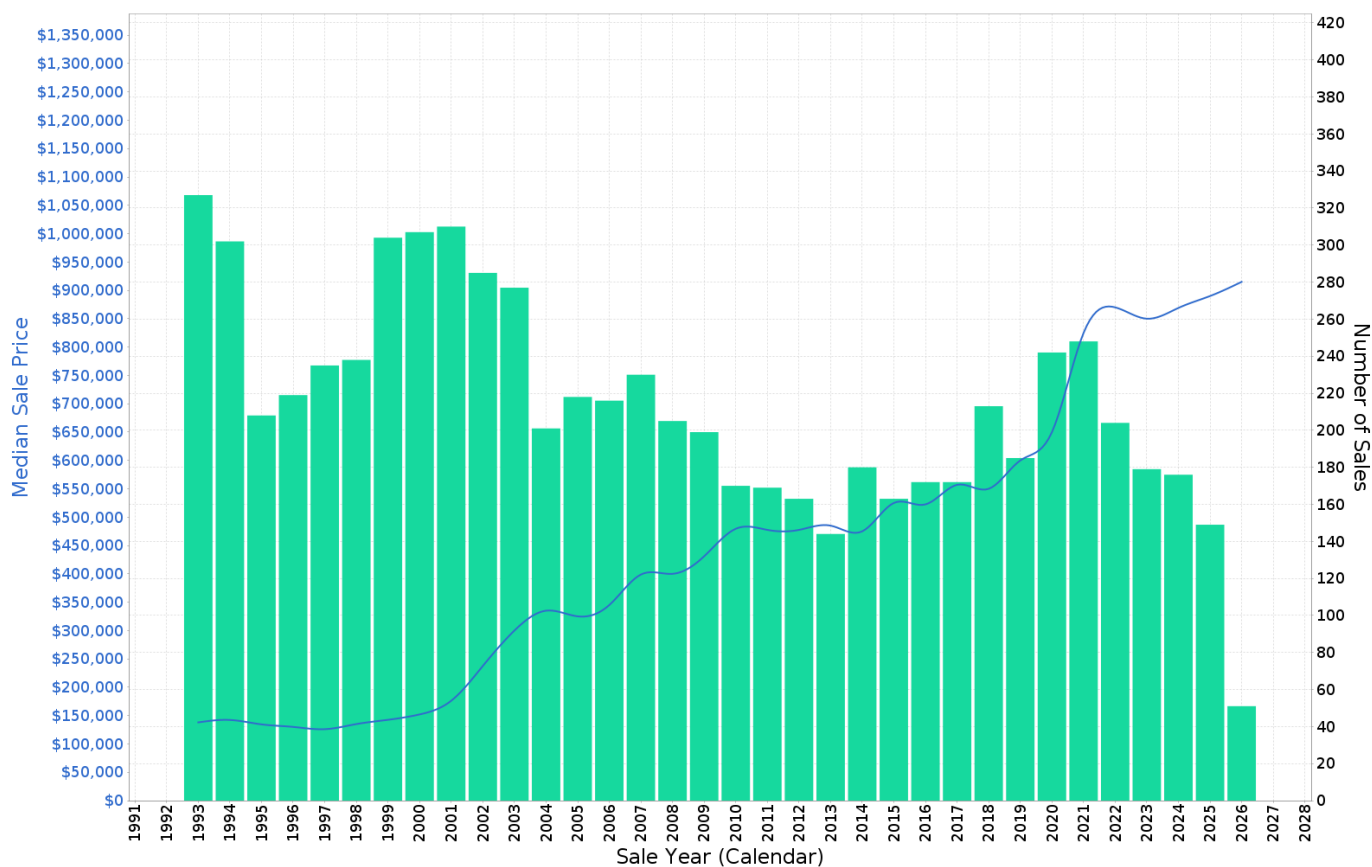
Suburb Growth

+3.6%

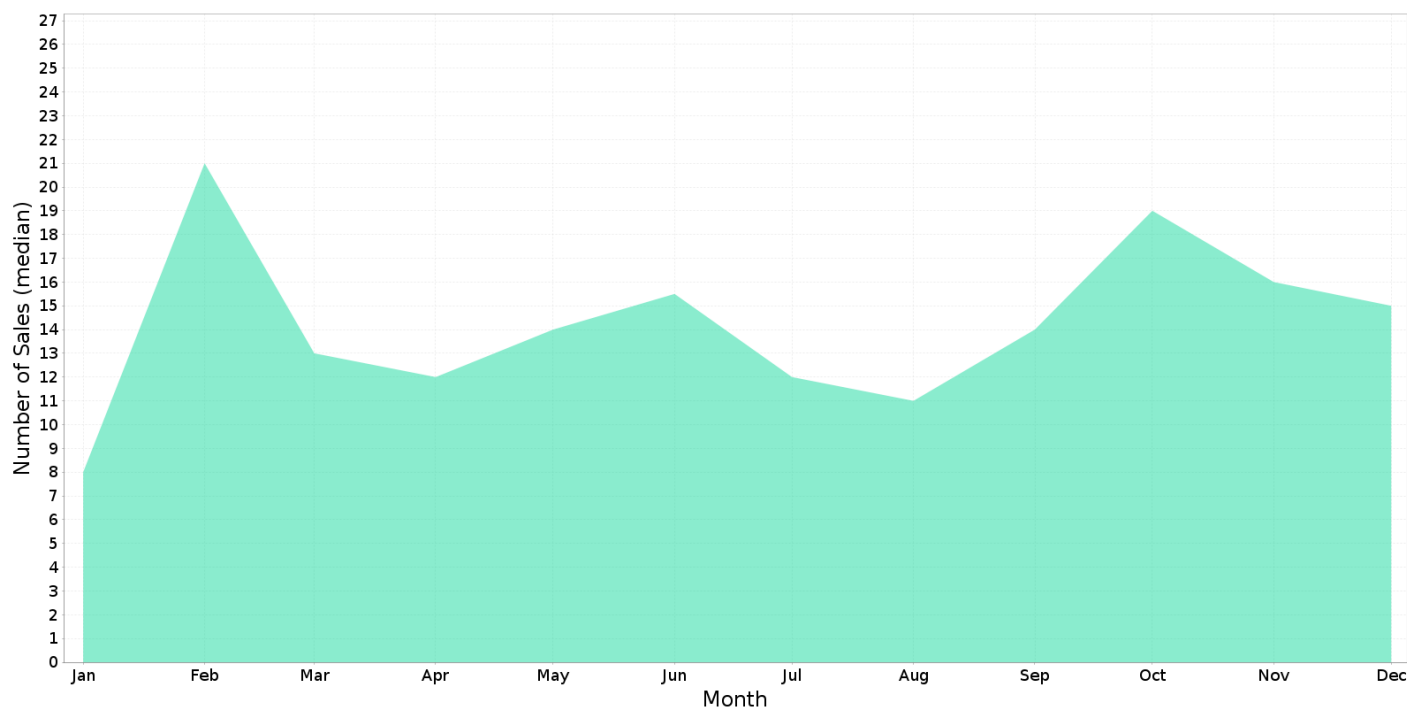
Current Median Price: \$906,500

Previous Median Price: \$875,000

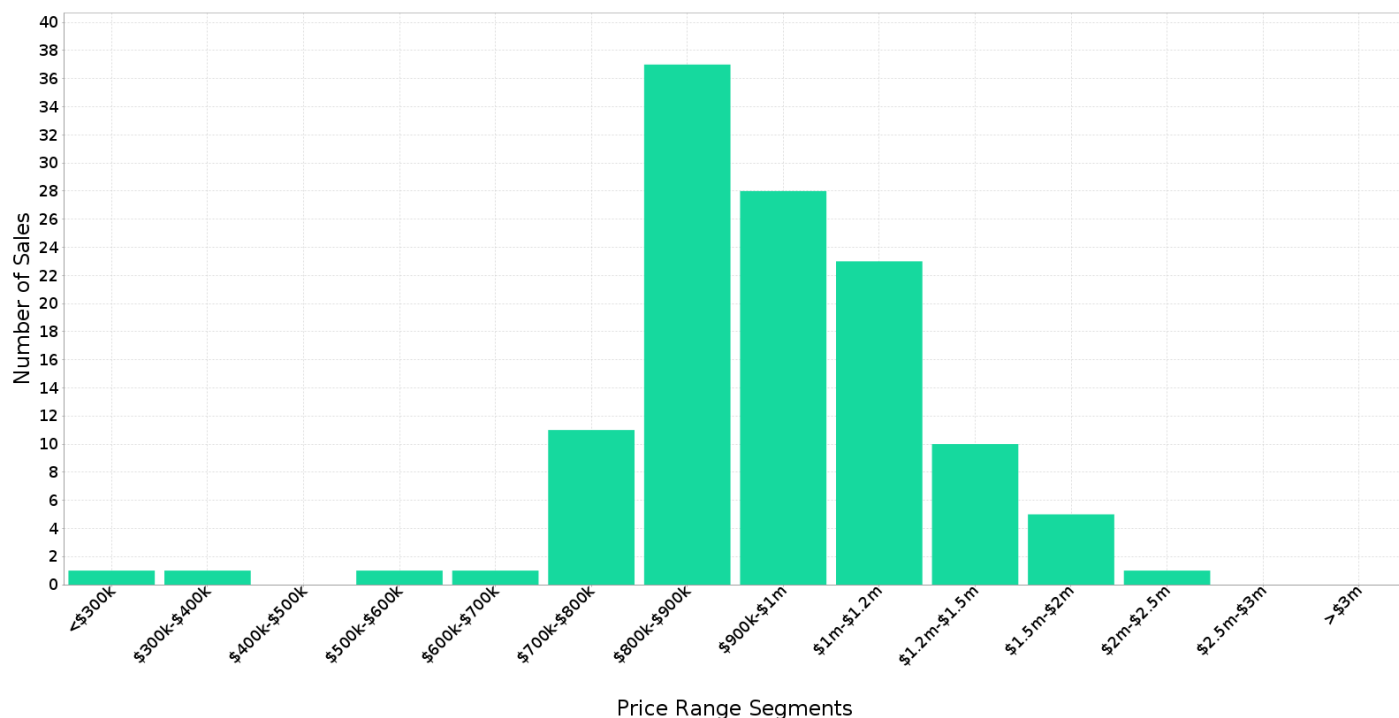
Based on 290 recorded House sales compared over the last two rolling 12 month periods



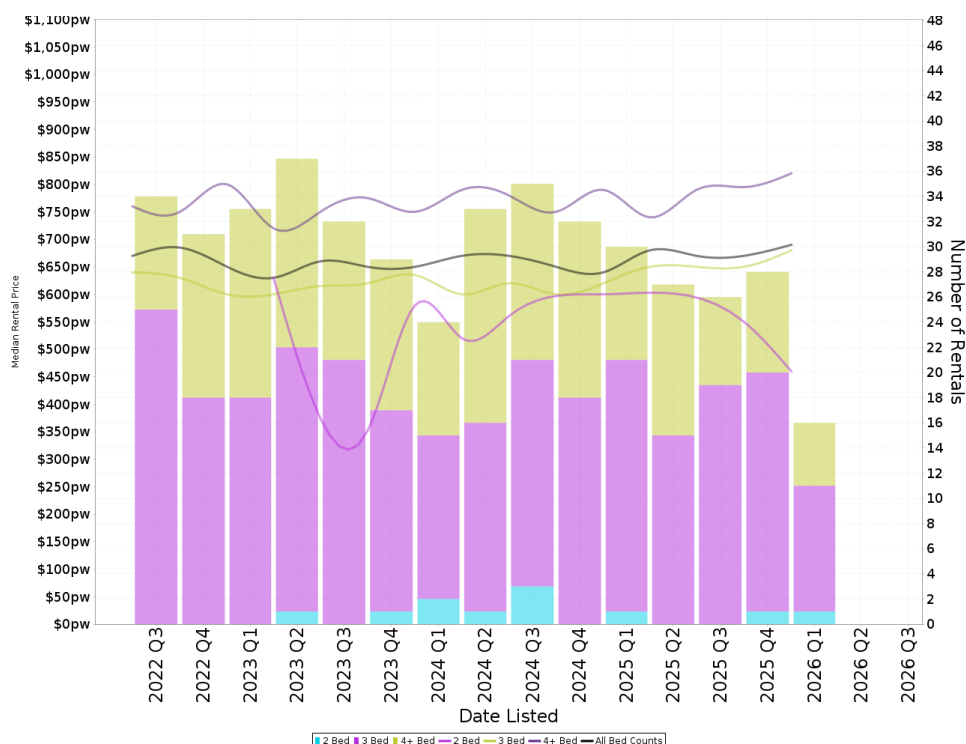
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.6%

Current Median Price: \$906,500

Previous Median Price: \$875,000

Based on 290 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

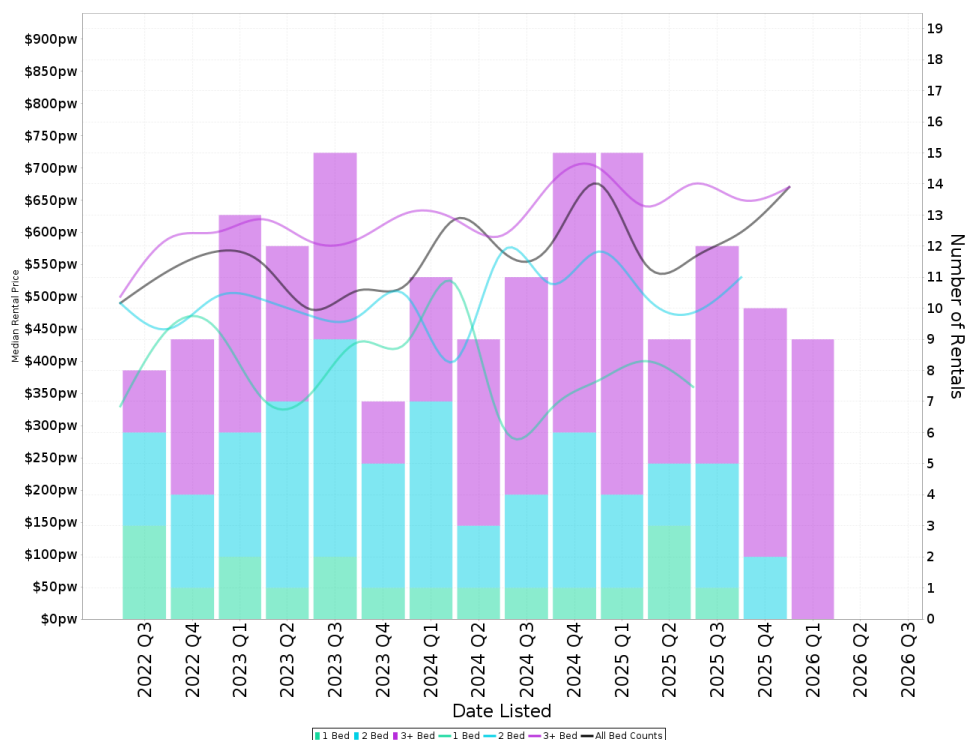
+3.9%

Current Median Price: \$906,500

Current Median Rent: \$680

Based on 70 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.2%

Current Median Price: \$710,000

Previous Median Price: \$694,500

Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$710,000

Current Median Rent: \$640

Based on 31 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$906k

Based on 114 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+3.6%

Current Median Price: \$906,500
Previous Median Price: \$875,000

Based on 290 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

114

Based on recorded House sales within the 12 months (Financial Year 2026)

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

59 GALLAGHER ST

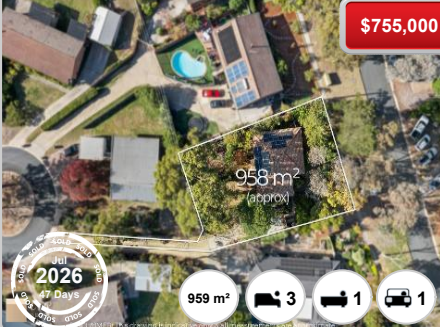


\$885,000

768 m² 3 2 2

Sold Jul 2026 26 Days

16 JARMAN PL



\$755,000

958 m² (approx)

959 m² 3 1 1

Sold Jul 2026 47 Days

16 KARNEY ST



\$900,000

754 m² 5 1 2

Sold Jul 2026 N/A

7 ROUNSEVELL ST



\$1,050,000

1,079 m² 4 2 4

Sold Jun 2026 N/A

17 BUCKLEY CCT



\$1,400,000

683 m² 6 3 4

Sold May 2026 35 Days

13 TEPPER CCT

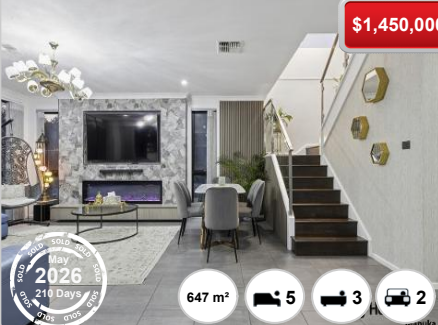


\$815,000

604 m² 3 1 1

Sold May 2026 26 Days

12 BOWLER PL



\$1,450,000

647 m² 5 3 2

Sold May 2026 210 Days

13 CHIRNSIDE CCT



\$754,000

1,082 m² 3 1 1

Sold May 2026 29 Days

6 KARNEY ST



\$1,000,000

772 m² 4 3 2

Sold May 2026 N/A

81 MT VERNON DR

\$1,590,000



May 2026
23 Days

1,073 m² 5 3 2

15 MCCONNELL CRES

\$1,150,000



2026
14 Days

937 m² 5 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

11 ETON PL

\$805,000



May 2026
15 Days

638 m² 3 1 1

31 MCKENZIE ST

\$805,000



May 2026
25 Days

879 m² 3 1 2

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

57 KINGSMILL ST

\$965,000



Apr 2026
20 Days

987 m² 3 1 2

53 SINCLAIR ST

\$1,001,000



Apr 2026
12 Days

792 m² 3 2 2

6 DESAILLY CRES

\$1,000,000



Apr 2026
24 Days

864 m² 4 2 2

55 KINGSMILL ST

\$1,070,000



Apr 2026
24 Days

928 m² 4 2 5

KAMBAH - Properties For Rent

Median Rental Price

\$680 /w

Based on 70 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+3.9%

Current Median Price: \$906,500
Current Median Rent: \$680

Based on 114 recorded House sales and 70 House rentals compared over the last 12 months

Number of Rentals

70

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

2 Keeling Place



\$800 Per Week

807 m² 4 bedrooms 2 bathrooms 1 car

Jul 2026 1 Day

5 Mercer Place



\$700 per week

632 m² 4 bedrooms 2 bathrooms 1 car

Jul 2026 8 Days

58 BOSWORTH CIRCUIT



\$690 per week

903 m² 3 bedrooms 1 bathroom 3 cars

Jul 2026 9 Days

58 Bosworth Cct

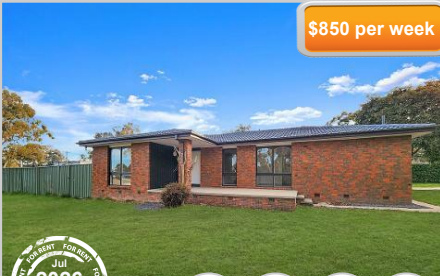


\$690 per week

903 m² 3 bedrooms 1 bathroom 2 cars

Jul 2026 9 Days

8 Bosworth Circuit



\$850 per week

870 m² 4 bedrooms 3 bathrooms 3 cars

Jul 2026 13 Days

86 SINCLAIR STREET



\$740 per week

665 m² 4 bedrooms 2 bathrooms 4 cars

Jun 2026 30 Days

13 Lovegrove Place

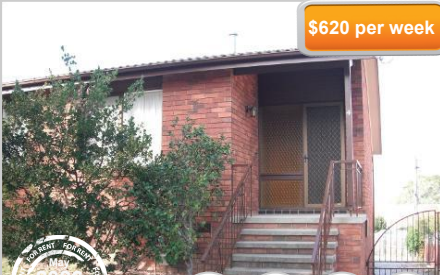


\$670 per week

808 m² 3 bedrooms 1 bathroom 2 cars

Jun 2026 49 Days

4 Preiss Pl

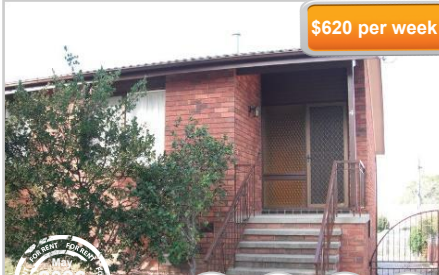


\$620 per week

728 m² 3 bedrooms 2 bathrooms 2 cars

Jul 2026 49 Days

4 PREISS PLACE



\$620 per week

728 m² 3 bedrooms 2 bathrooms 2 cars

Jul 2026 49 Days

