

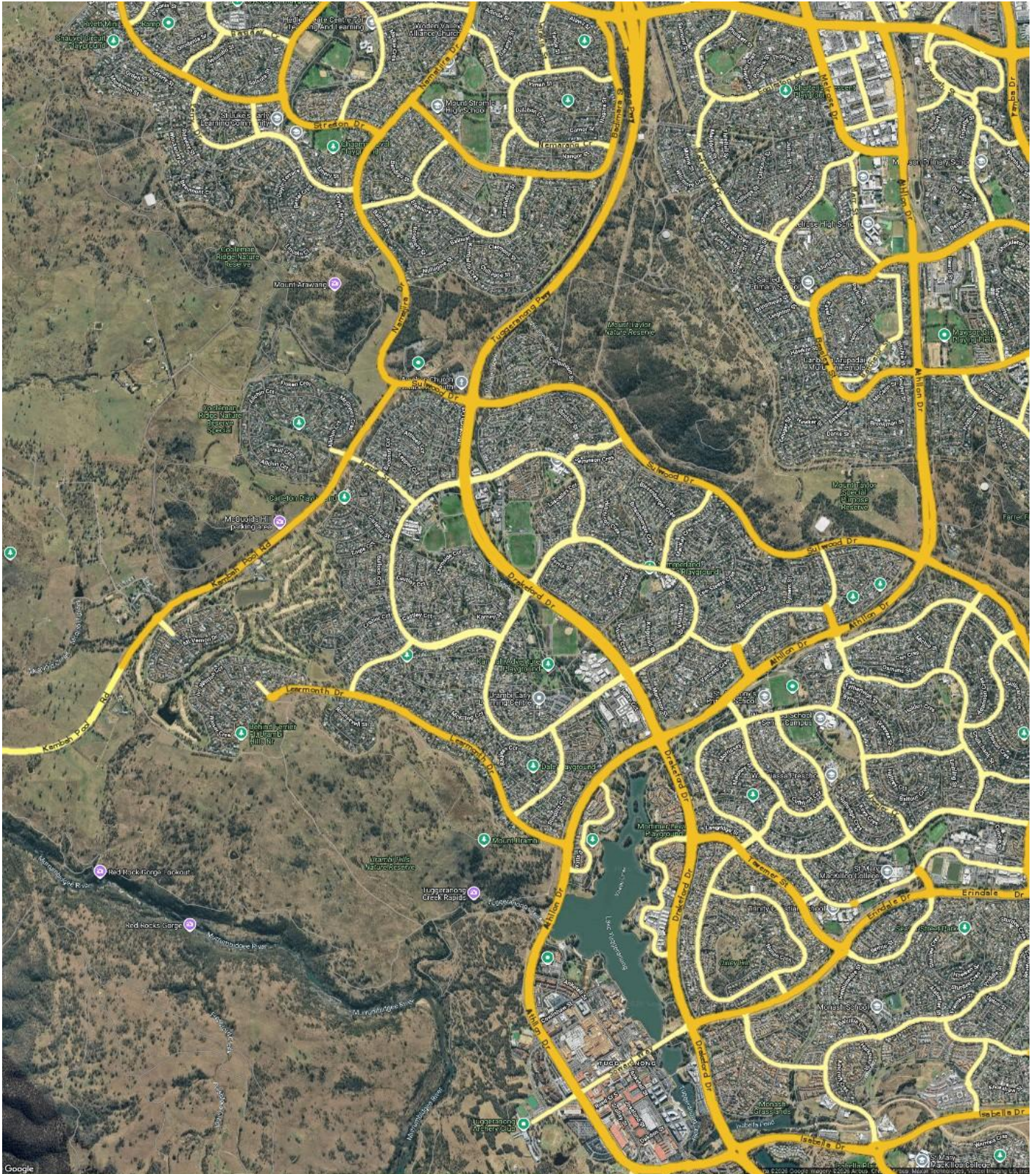
SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



KAMBAH - Suburb Map



Prepared on 18/08/2026 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	70	\$ 920,000	4.0 %	\$ 255,900	\$ 2,025,000

Median Sale Price

\$906k

Based on 136 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

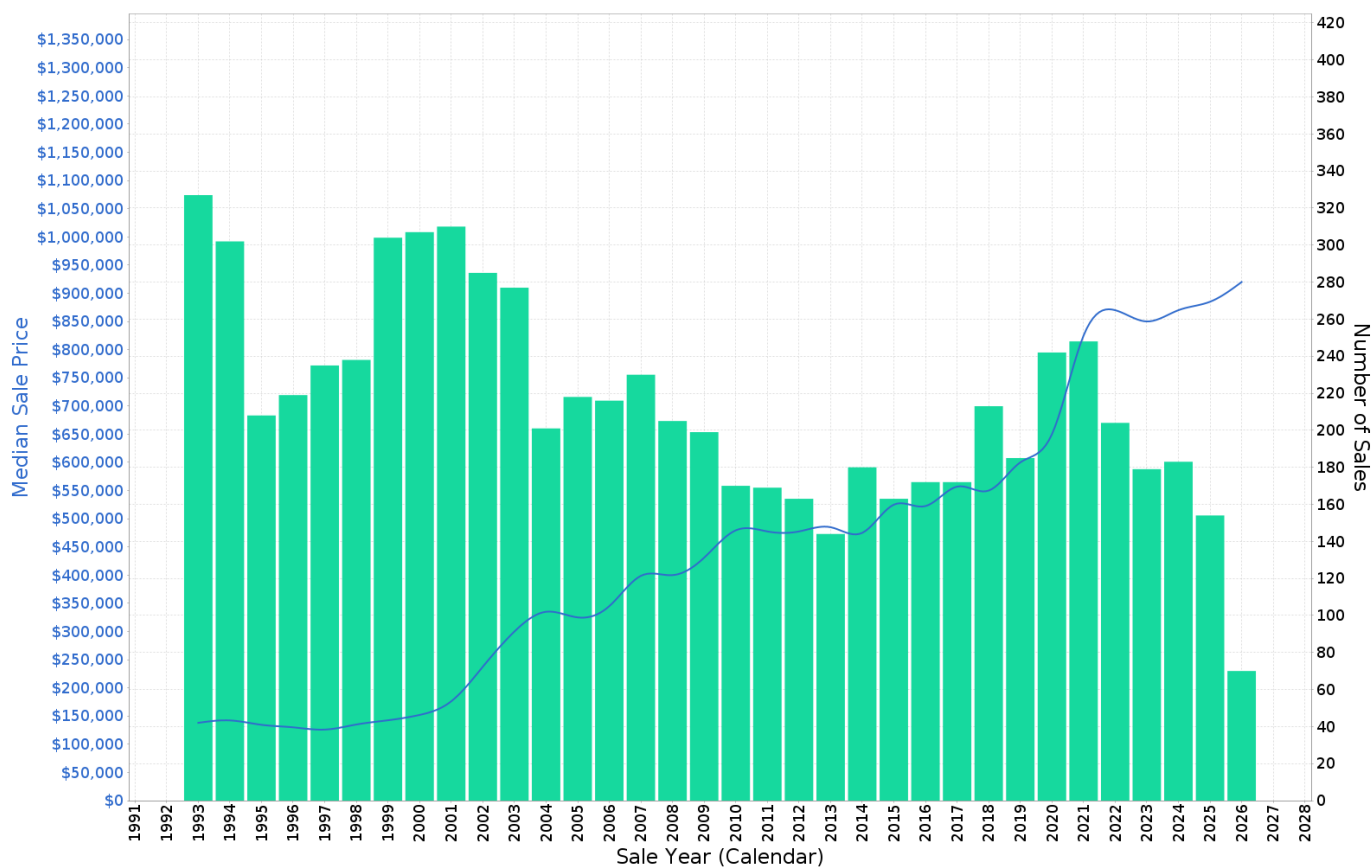
Suburb Growth

+3.6%

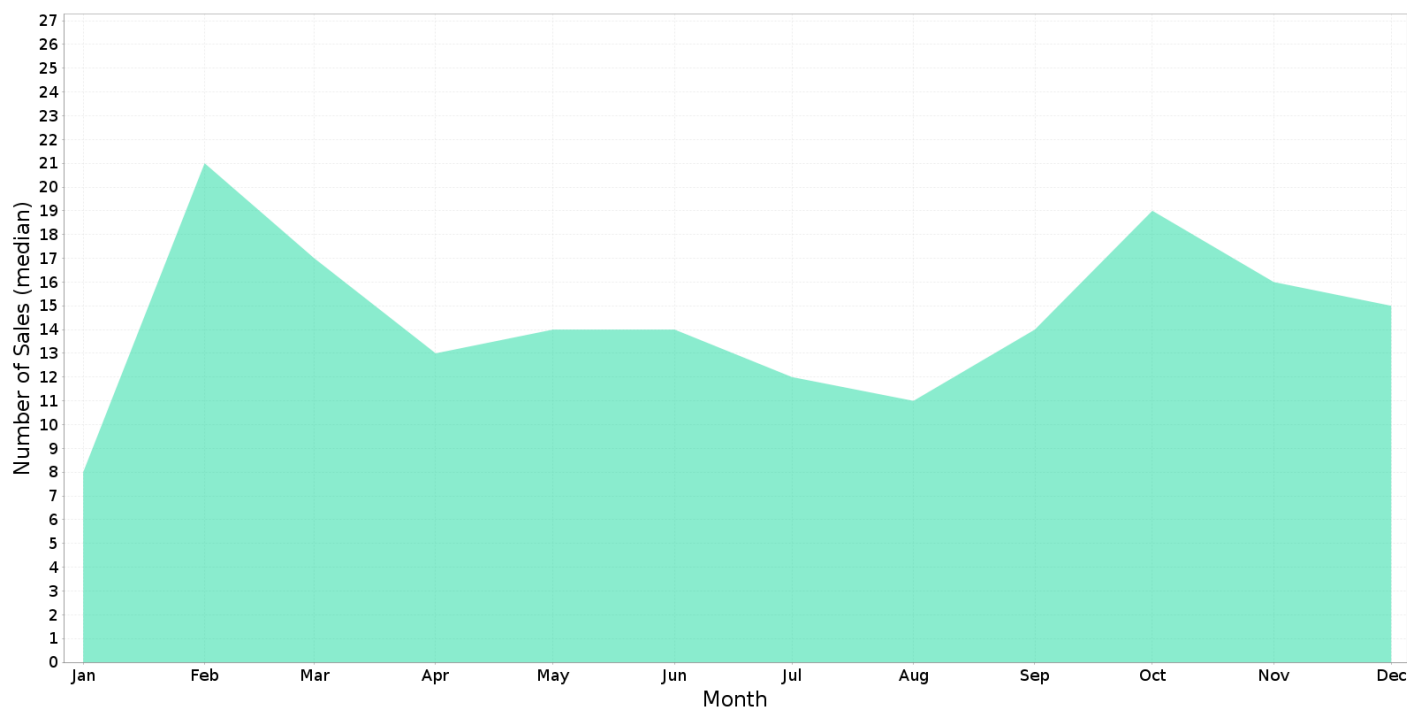
Current Median Price: \$906,500

Previous Median Price: \$875,000

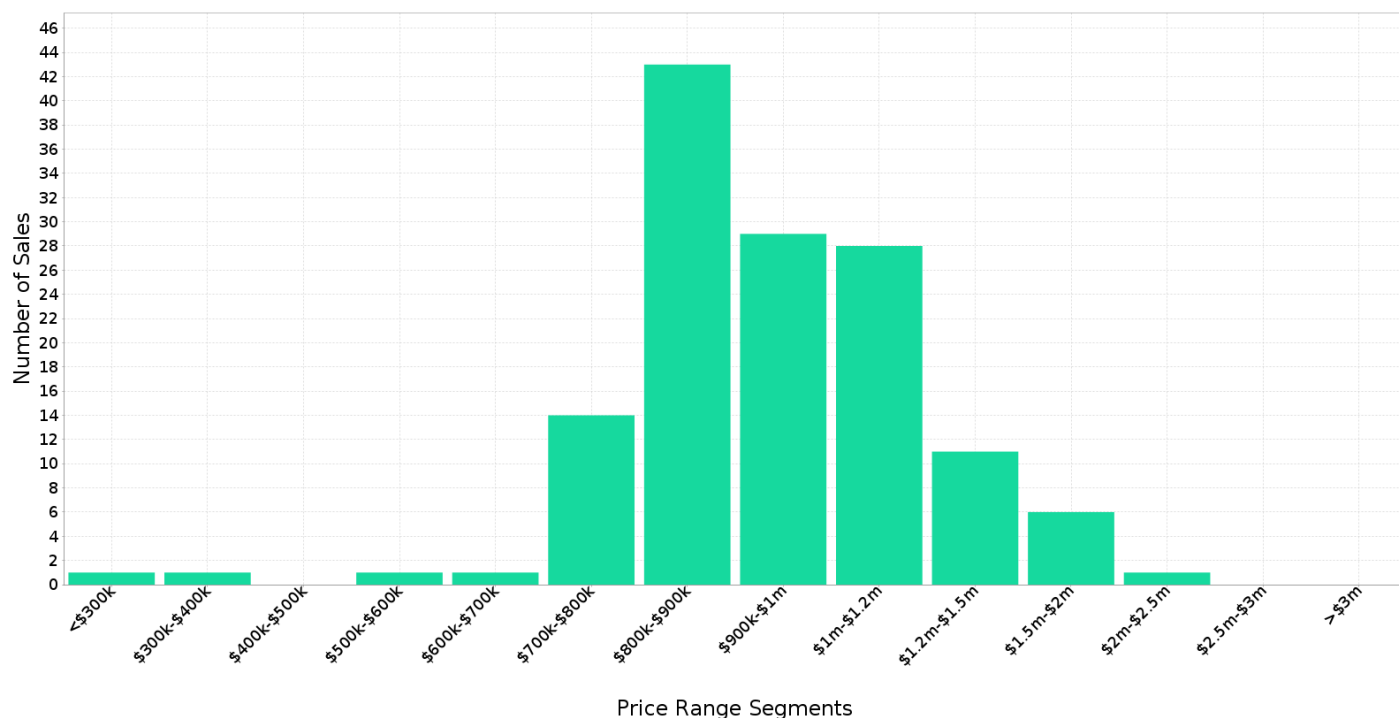
Based on 313 recorded House sales compared over the last two rolling 12 month periods



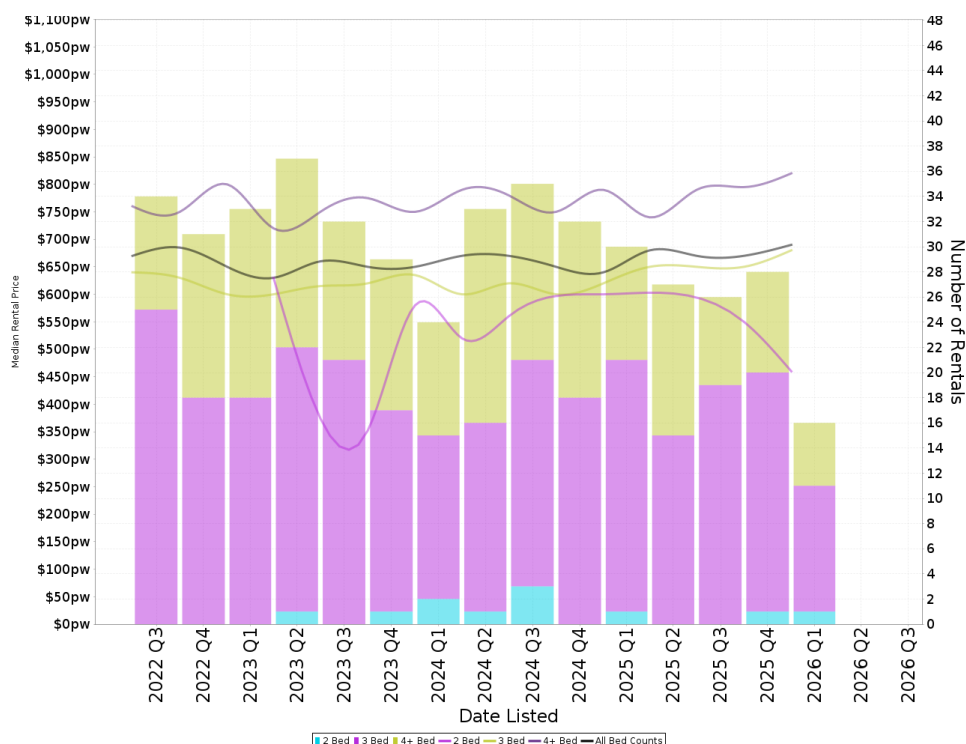
KAMBAH - Peak Selling Periods (3 years)



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 313 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

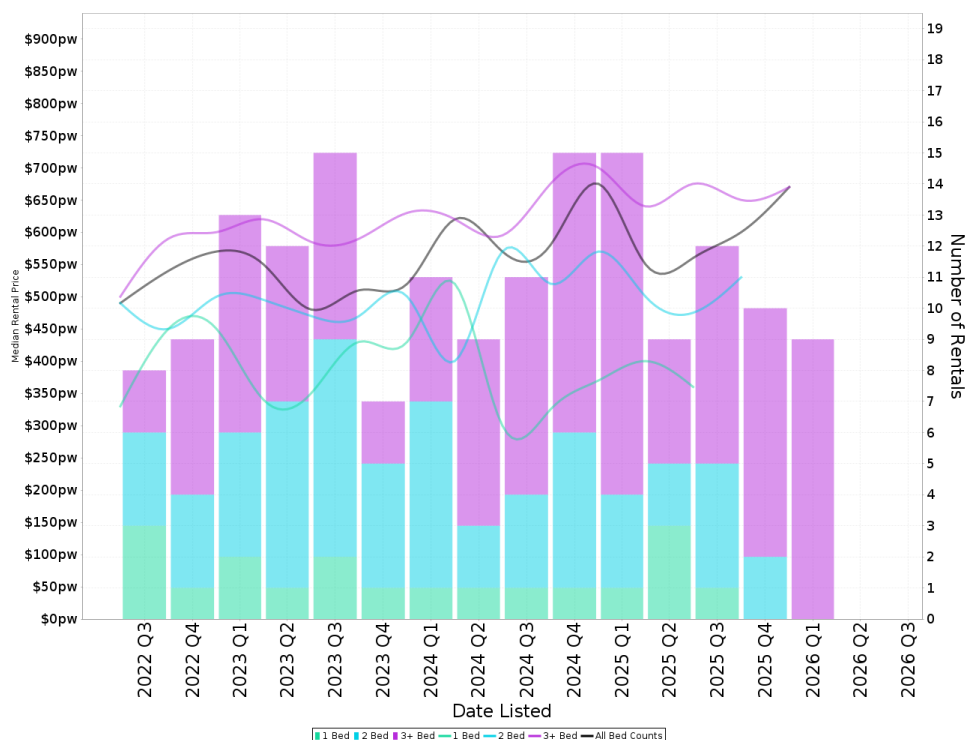
+3.9%

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

+1.2%

Current Median Price: \$702,500

Previous Median Price: \$694,500

Based on 91 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$702,500

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 136 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 313 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

136

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

117 HARRINGTON PL



\$1,155,000

Sold 2026 Aug 25 Days

903 m² 4 2 2

8 EY PL



\$1,460,000

Sold 2026 Aug 165 Days

2,053 m² 4 3 10

5 HAIR PL



\$870,000

Sold 2026 Jul 22 Days

734 m² 3 2 2

67 SUMMERLAND CCT



\$1,200,000

Sold 2026 Jul 24 Days

1,025 m² 5 3 3

2 RUWOLDT PL



\$878,000

Sold 2026 Jul 28 Days

883 m² 3 1 2

59 GALLAGHER ST



\$885,000

Sold 2026 Jul 28 Days

768 m² 3 2 2

8 STIEGLITZ CCT



\$1,360,000

Sold 2026 Jul N/A

1,162 m² 5 3 2

16 JARMAN PL



\$755,000

Sold 2026 Jul 47 Days

958 m² (approx)
959 m² 3 1 1

9 TRUSSELL PL



\$810,000

Sold 2026 Jun 29 Days

816 m² 3 1 1

8 SIMON PL

\$1,100,000

695 m² 4 2 2

2026 43 Days

2 BROUN PL

\$830,000

867 m² 3 1 1

2026 51 Days

16 KARNEY ST

\$900,000

754 m² 5 1 2

2026 102 Days

7 ROUNSEVELL ST

\$1,050,000

1,079 m² 4 2 4

2026 N/A

3 HENNING PL

\$1,000,000

760 m² 4 2 2

2026 N/A

61 VANZETTI CRES

\$800,000

952 m² 3 1 2

2026 49 Days

17 BUCKLEY CCT

\$1,400,000

683 m² 6 3 4

2026 36 Days

13 TEPPER CCT

\$815,000

604 m² 3 1 1

2026 25 Days

6 FRANKS PL

\$715,000

706 m² 3 1 1

2026 22 Days

42 KINGSMILL ST

\$850,000

836 m² 4 2 4

2026 22 Days

12 BOWLER PL

\$1,450,000

647 m² 5 3 2

2026 210 Days

13 CHIRNSIDE CCT

\$754,000

1,082 m² 3 1 1

2026 23 Days

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 136 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

50 SUMMERLAND CIRCUIT



\$680 per week

Aug 2026
6 Days

863 m² 3 1 1

50 Summerland Cct



\$680 per week

Aug 2026
6 Days

863 m² 3 1 1

5 Mcdermott Street



\$670 per week

Aug 2026
6 Days

844 m² 3 1 2

8A Hepburn Place



\$820 per week

Aug 2026
6 Days

1,824 m² 4 2 2

22 Downward Place



\$670 per week

Aug 2026
13 Days

592 m² 3 2 2

2 Keeling Place



\$800 Per Week

Jul 2026
36 Days

807 m² 4 2 1

86 SINCLAIR STREET



\$740 per week

Jun 2026
64 Days

665 m² 4 2 4

13 LOVEGROVE PLACE



\$670 per week

Jun 2026
68 Days

3 1 2

56 VANZETTI CRESCENT

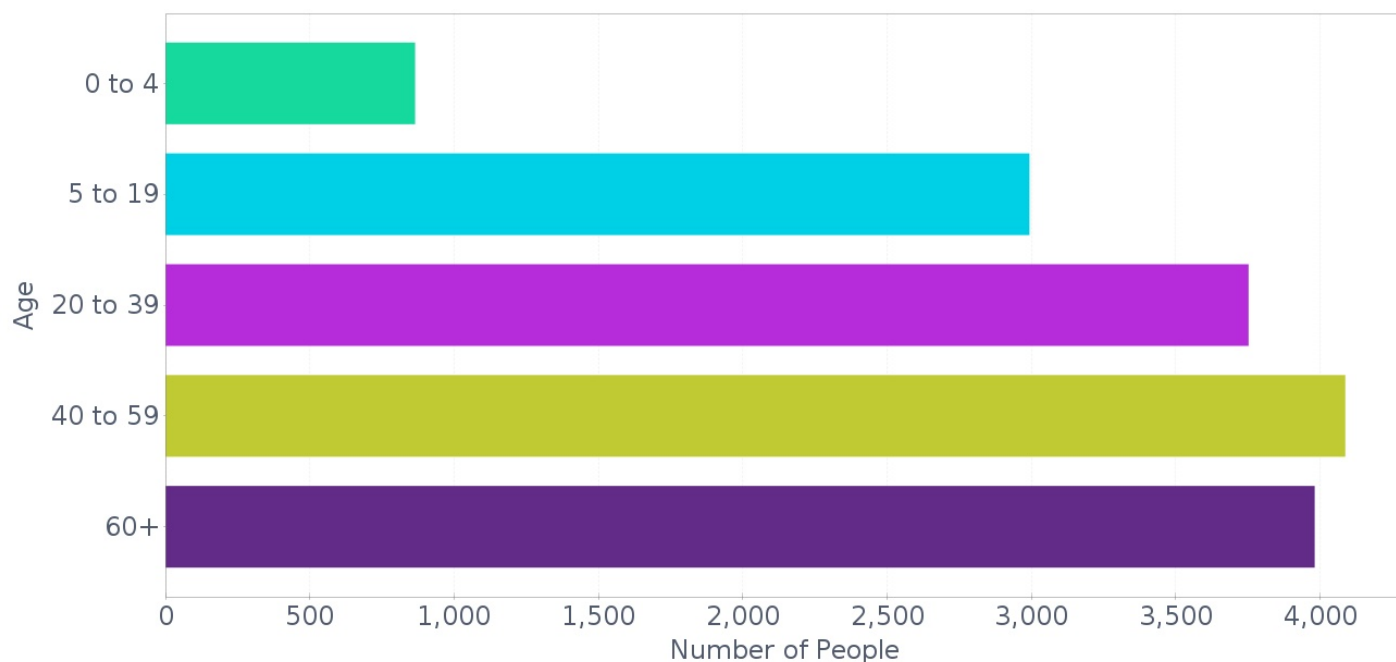


\$740 per week

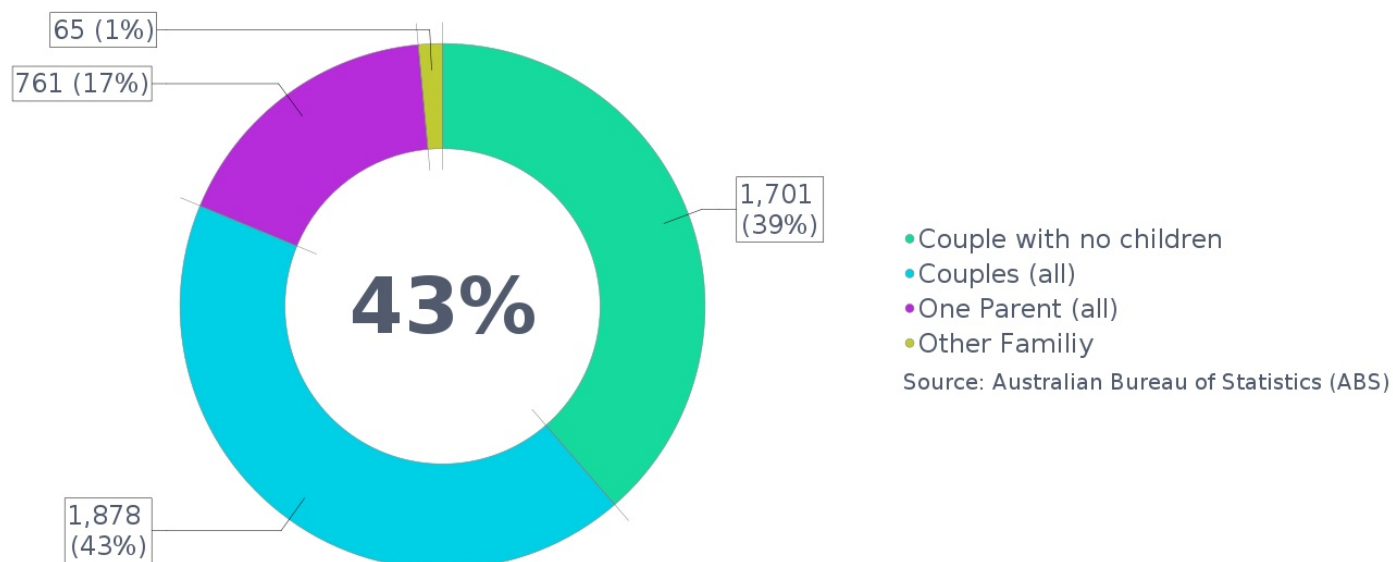
Feb 2026
188 Days

938 m² 3 1 1

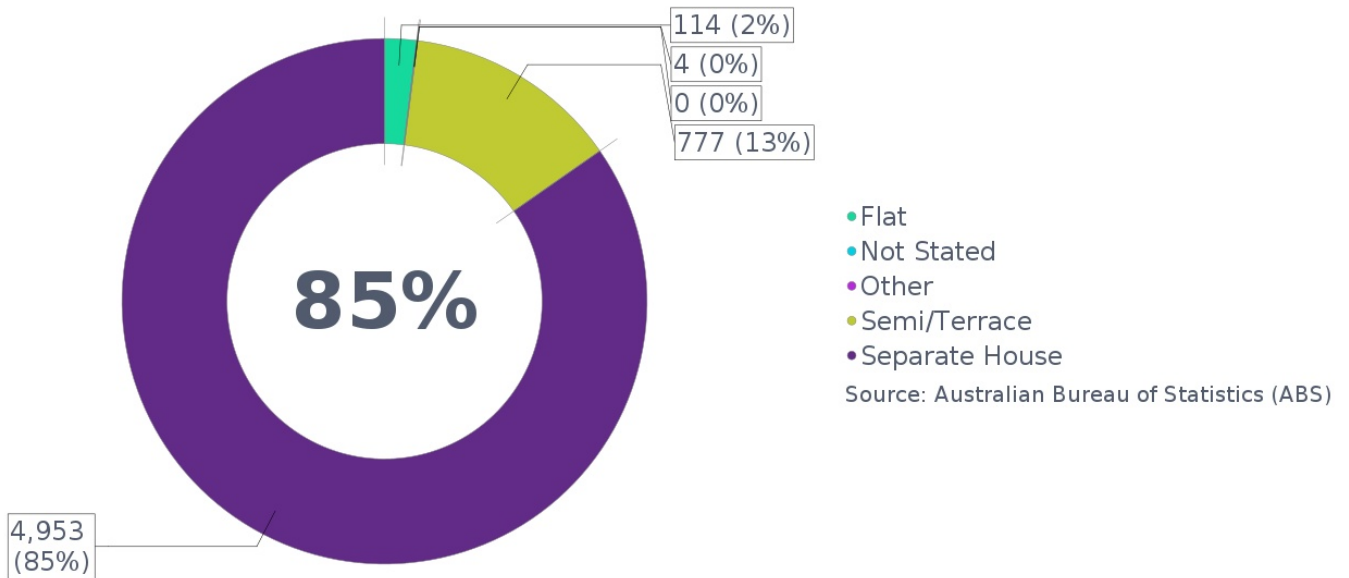
Age of Population (2021)



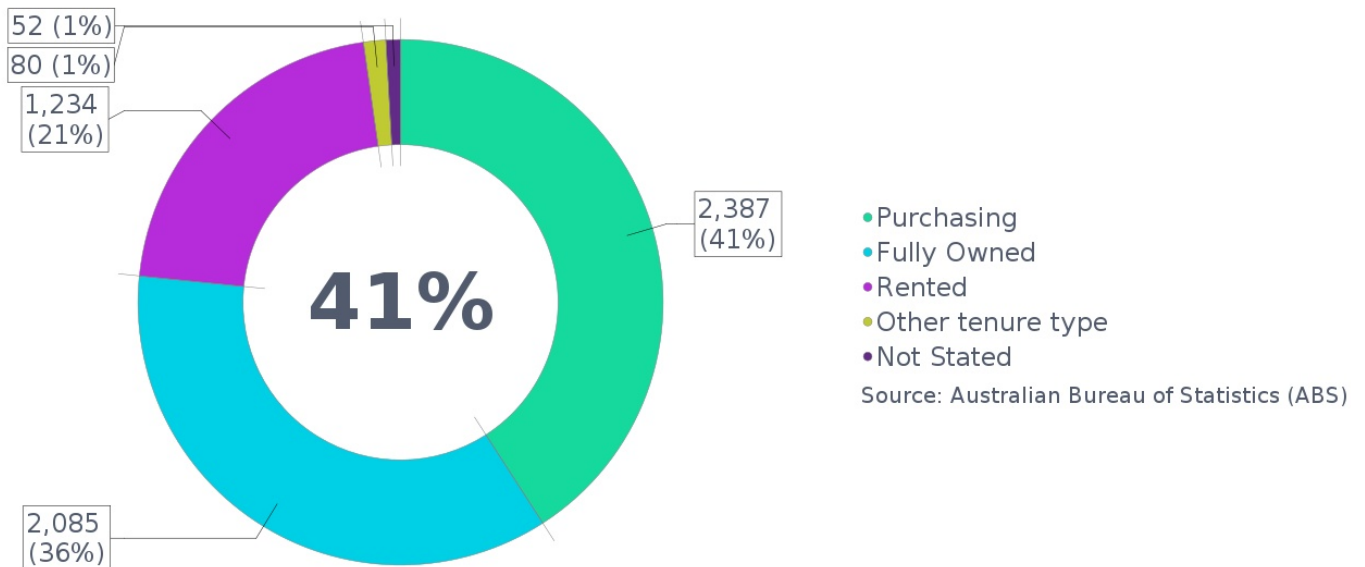
Family Composition (2021)



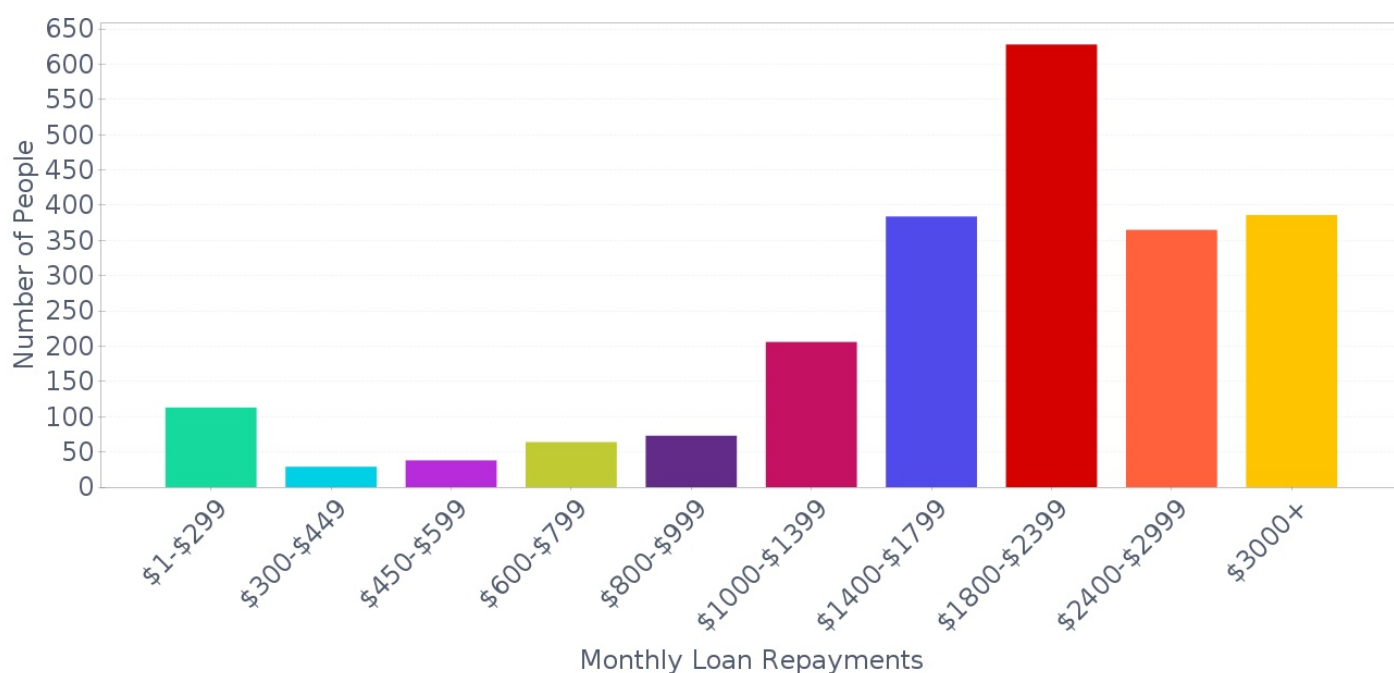
Dwelling Structure (2021)



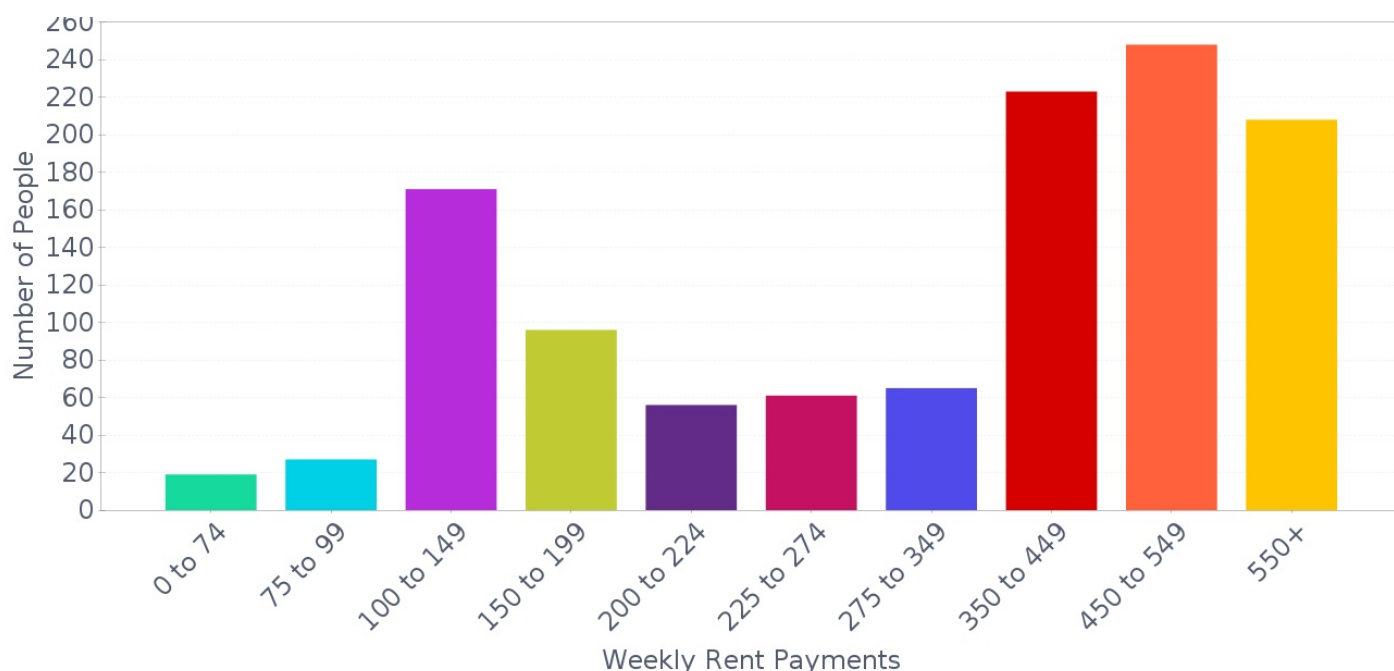
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

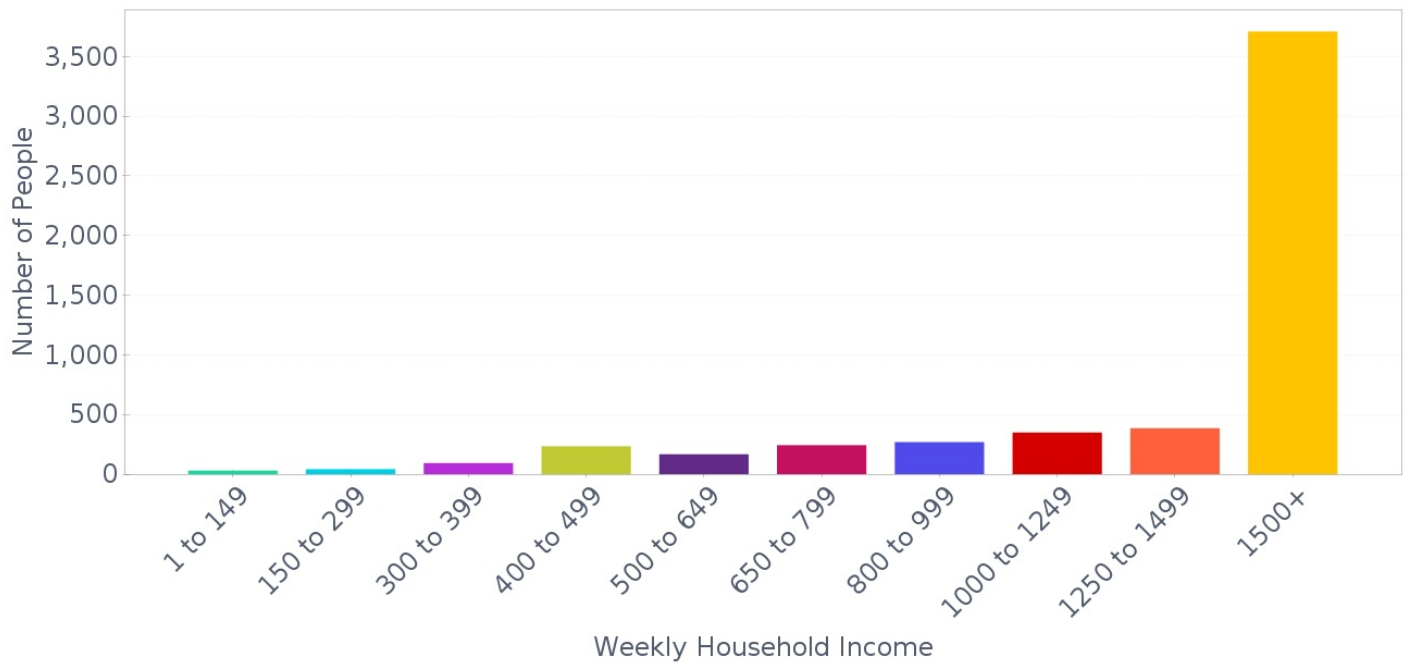


Rent Payments - Weekly (2021)

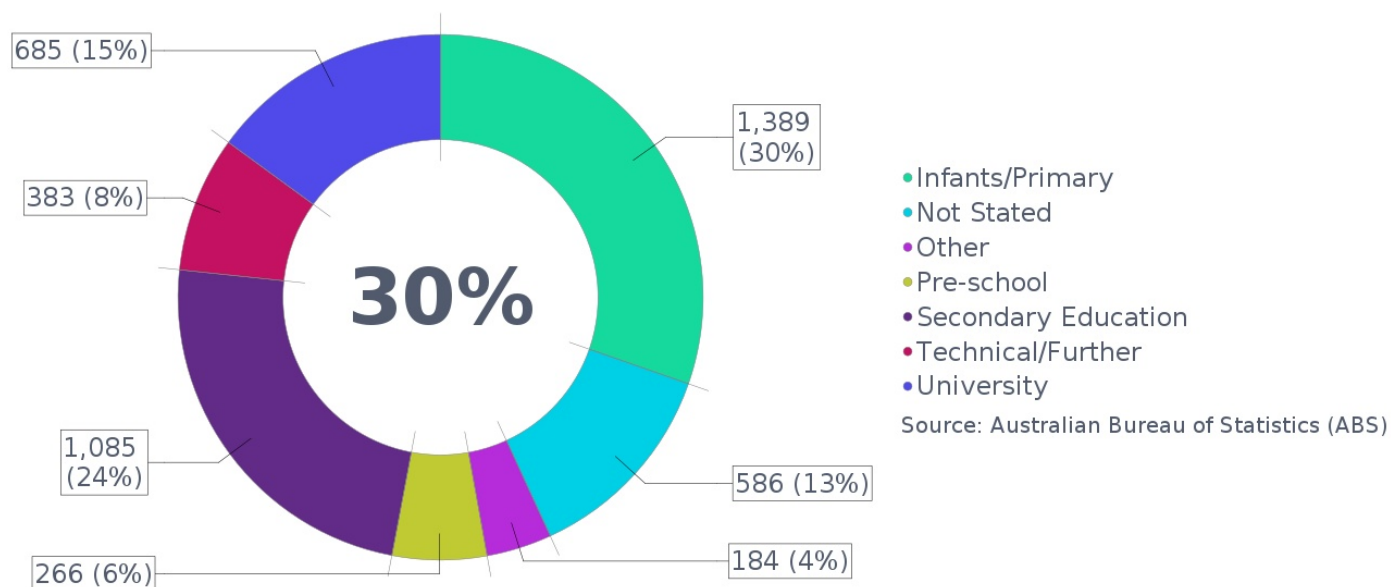




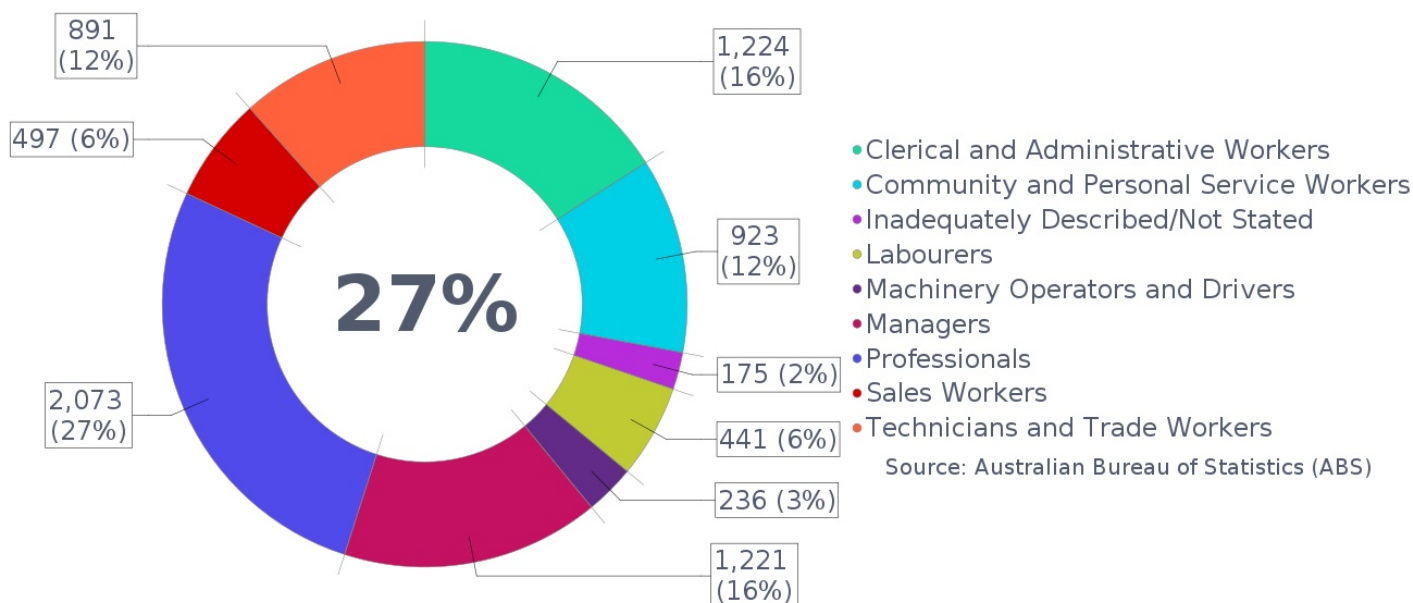
Household Income - Weekly (2021)



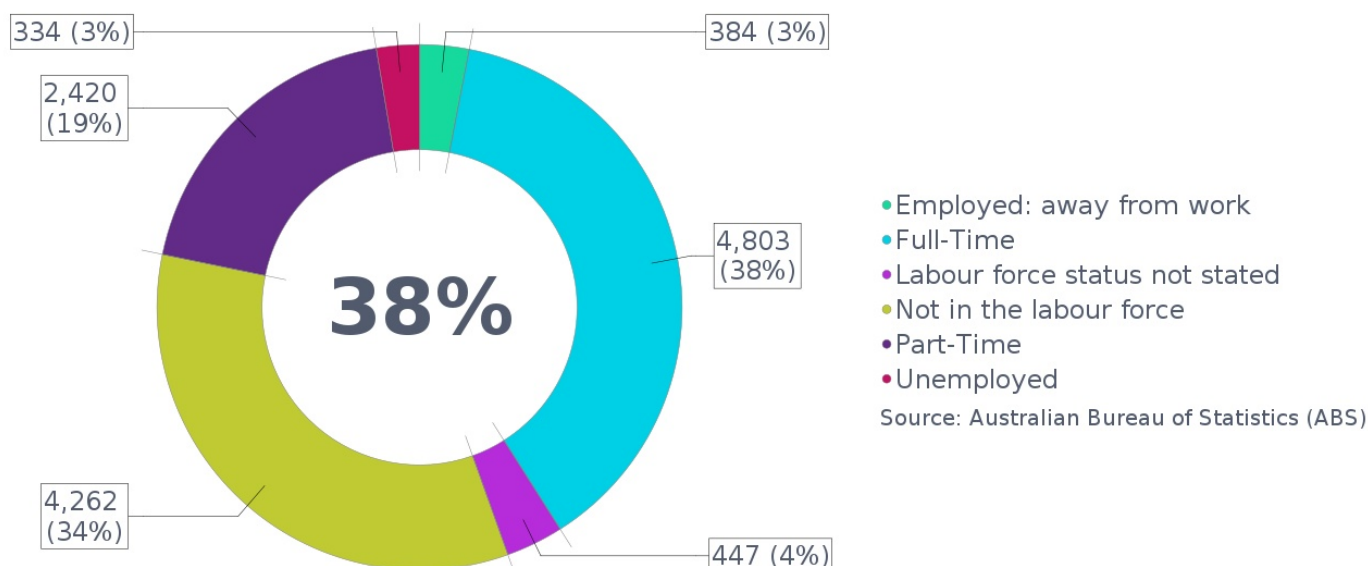
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

