SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

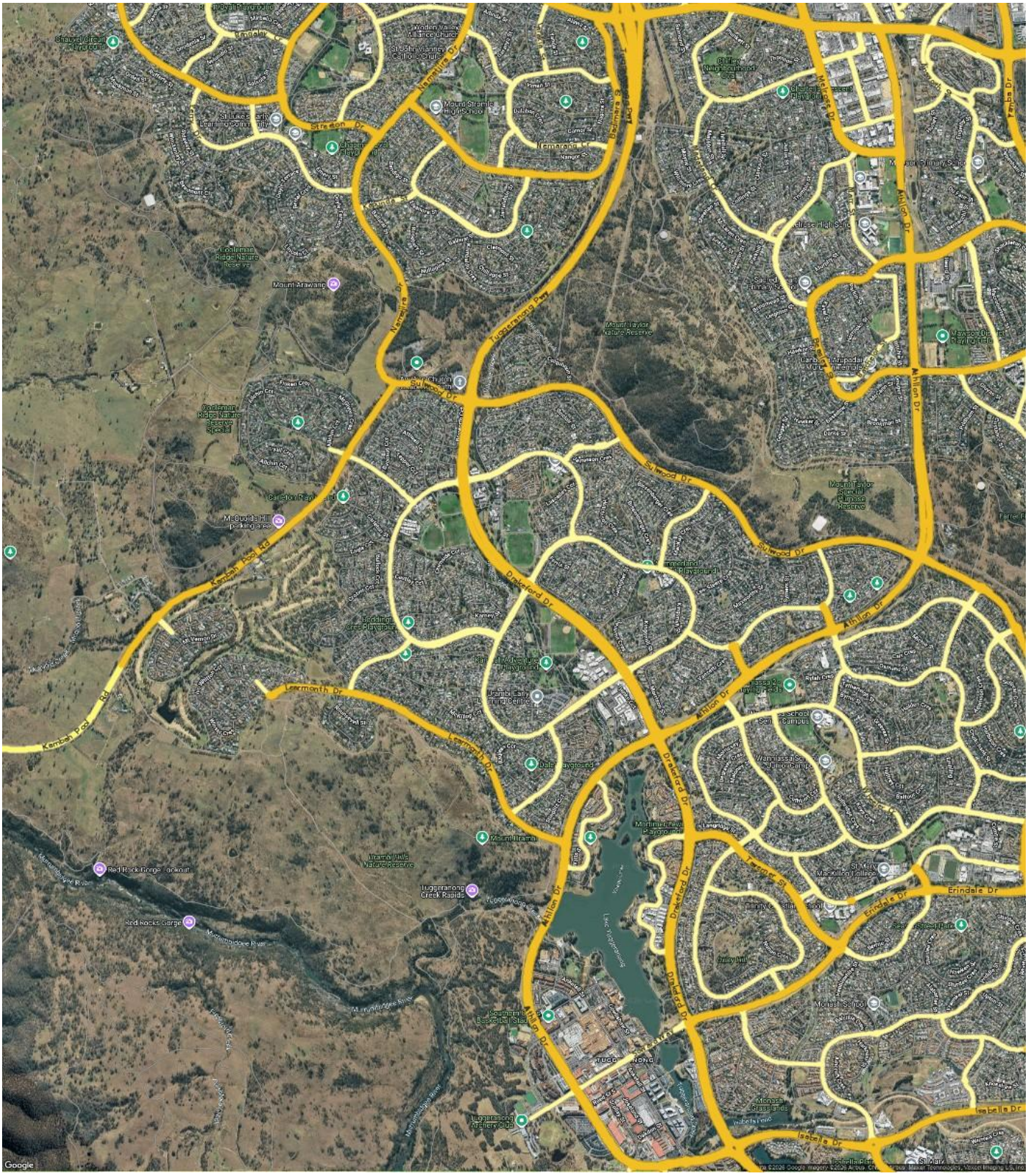
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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KAMBAH - Suburb Map



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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	86	$ 925,000	4.5 %	$ 255,900	$ 2,025,000

Median Sale Price

$908k

Based on 141 recorded House sales within the last 12 months (Financial Year 2026)

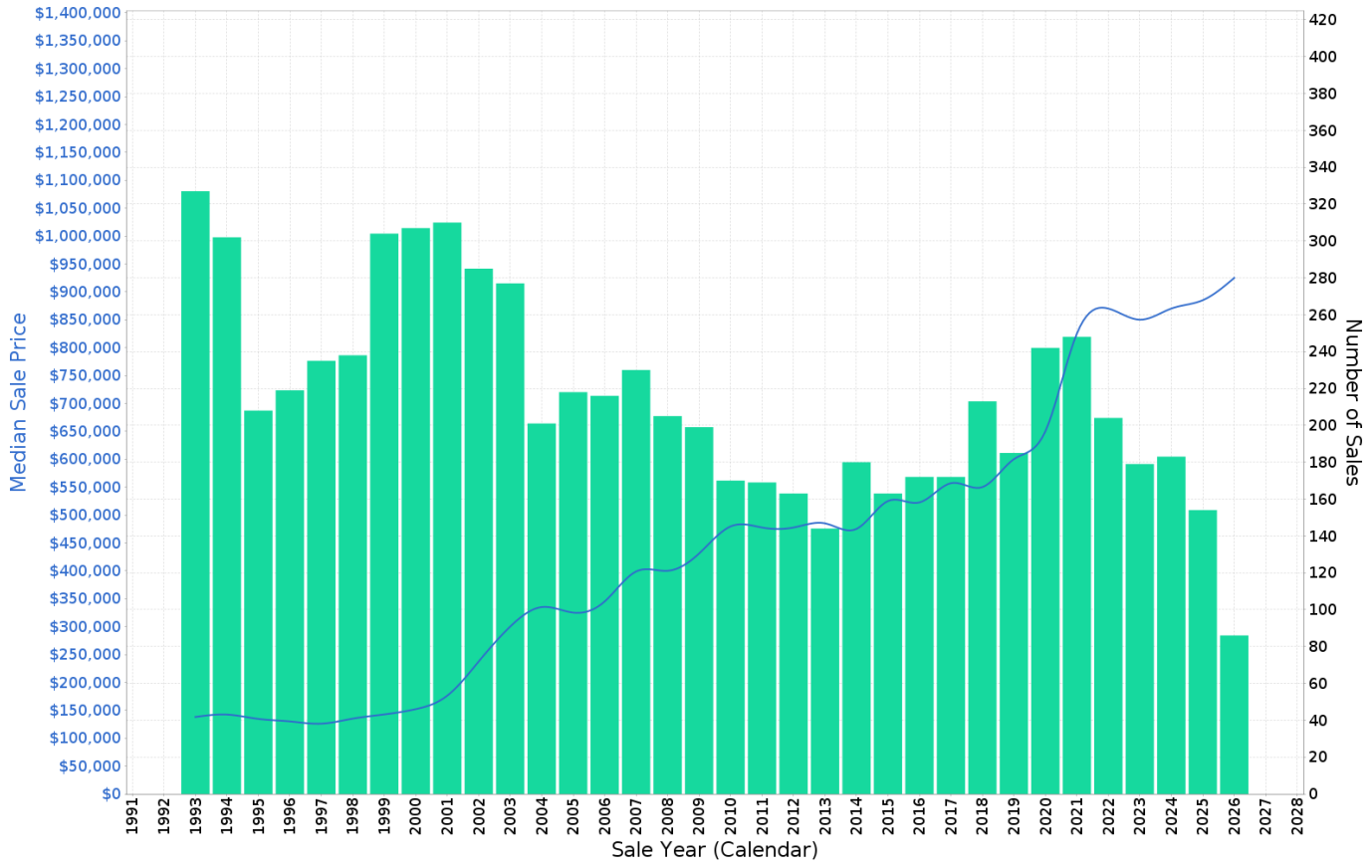
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.8%

Current Median Price: $908,000
Previous Median Price: $875,000

Based on 318 recorded House sales compared over the last two rolling 12 month periods

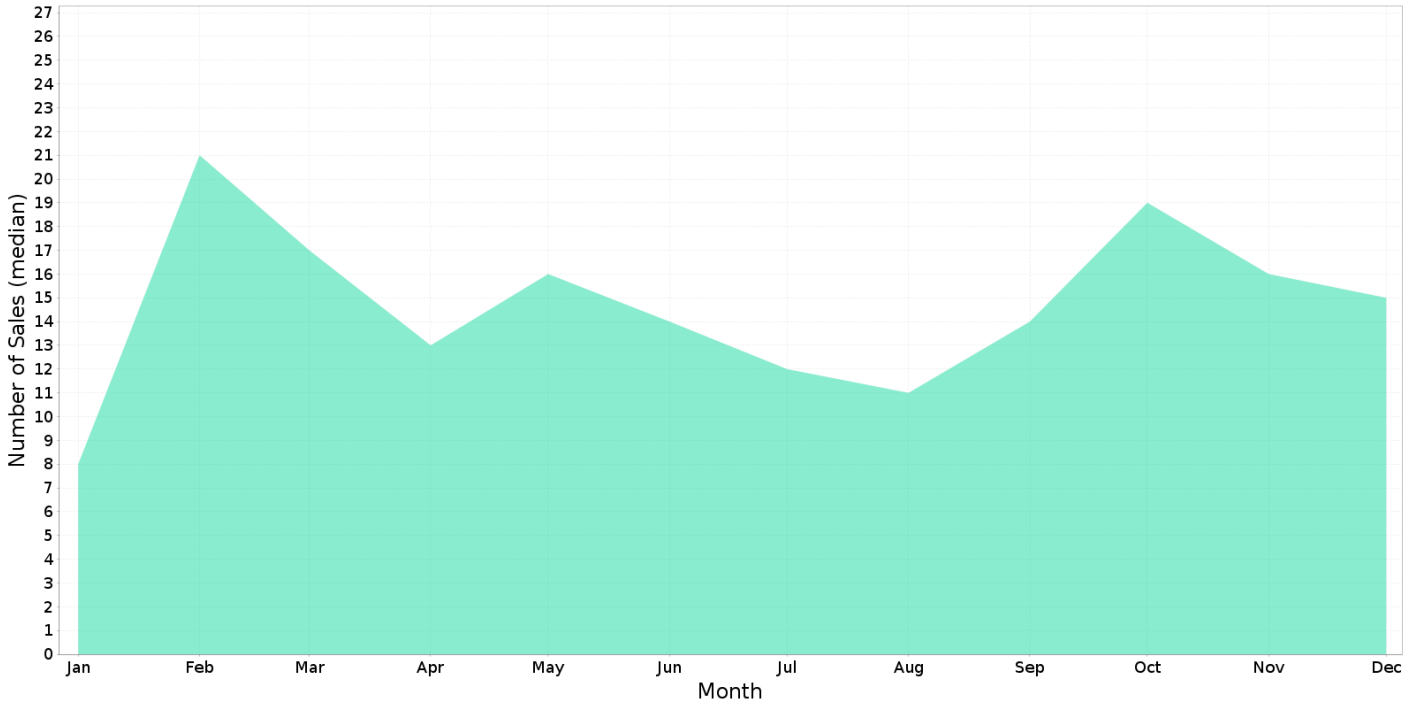


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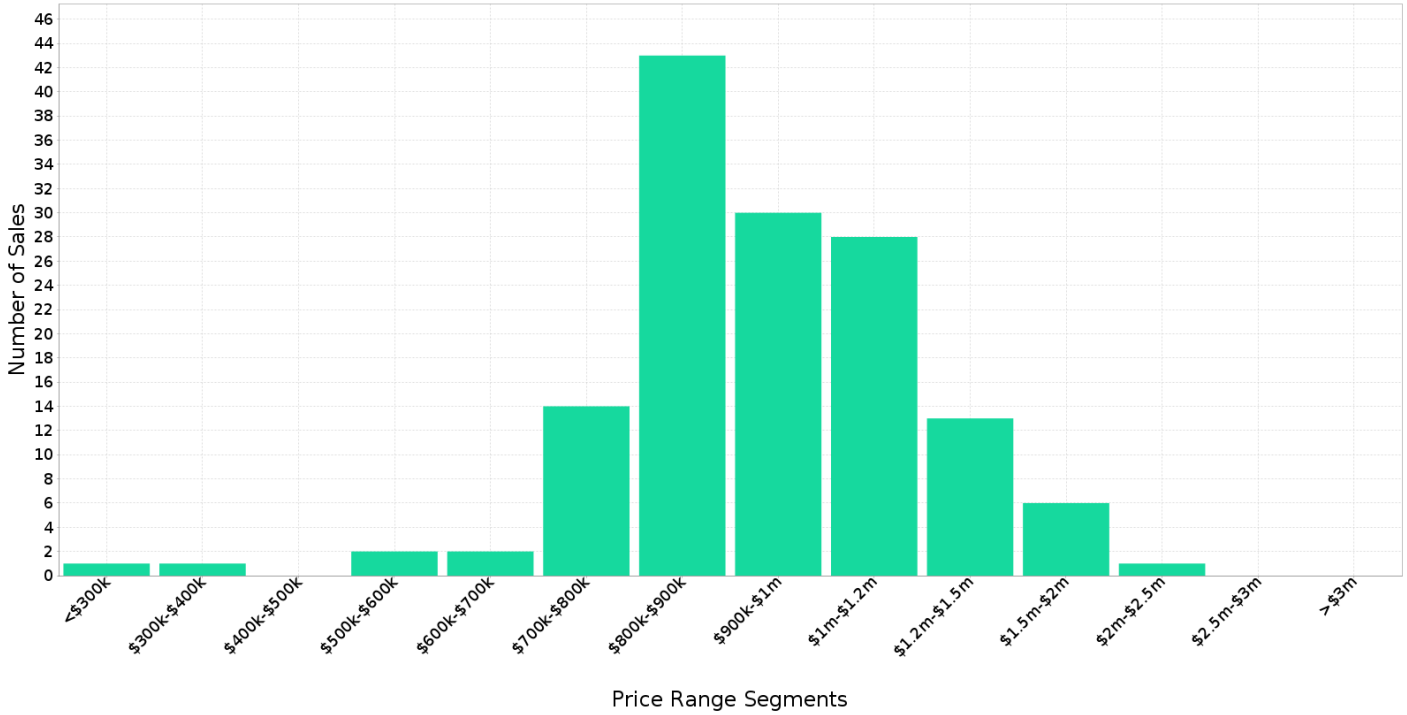
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KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)

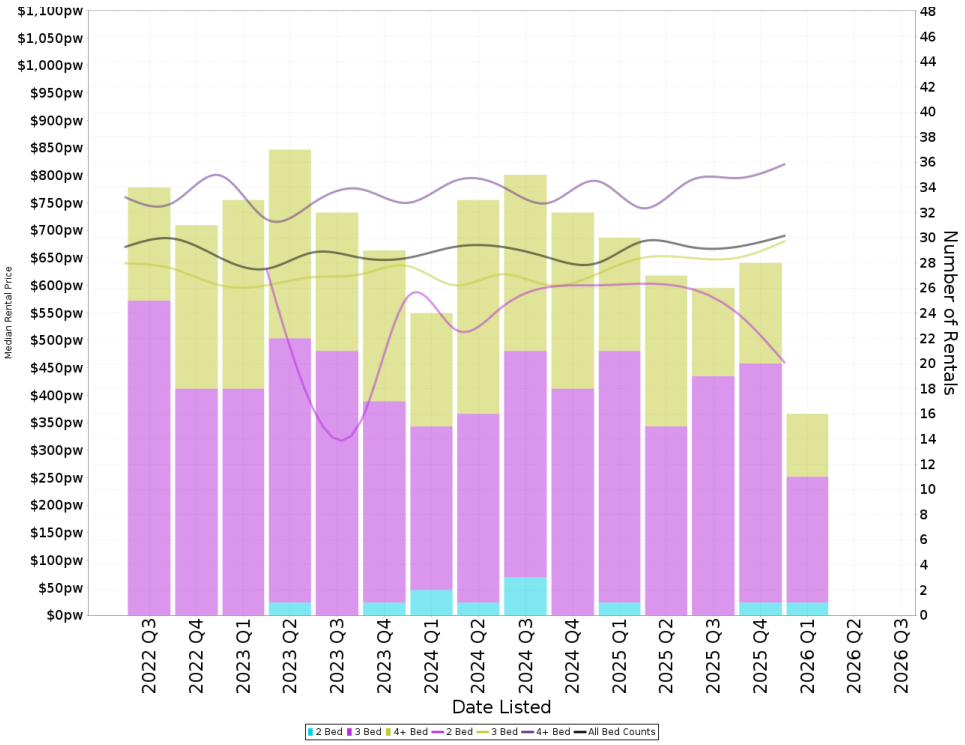


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.8%

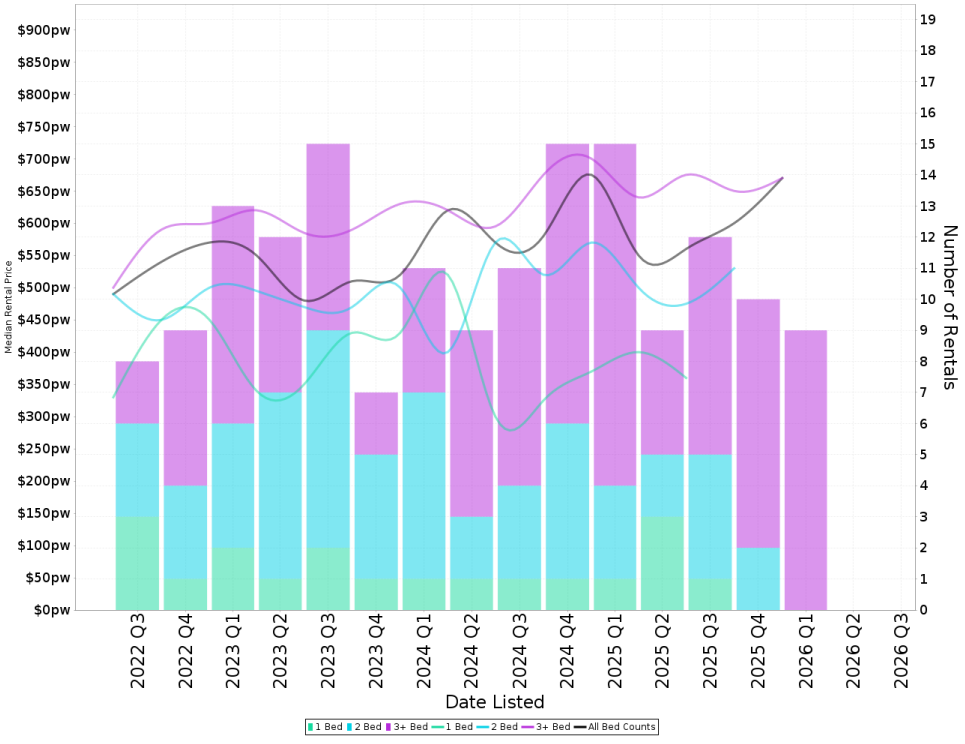
Current Median Price: $908,000
Previous Median Price: $875,000
Based on 318 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: $908,000
Current Median Rent: $680
Based on 70 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.0%

Current Median Price: $715,000
Previous Median Price: $694,500
Based on 94 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: $640
Based on 31 registered Unit rentals compared over the last 12 months.

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KAMBAH - Recently Sold Properties

Median Sale Price

$908k

Based on 141 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

+3.8%

Current Median Price: $908,000
Previous Median Price: $875,000

Based on 318 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

141

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

39 VANSITTART CRES



22 MCLEOD PL



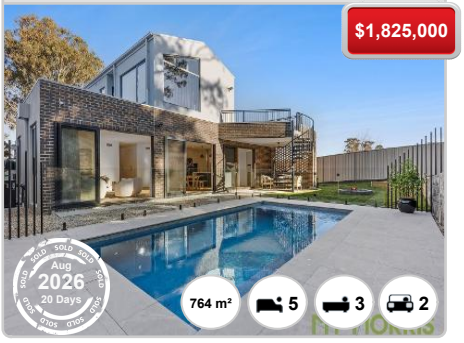
146 ALLCHIN CCT



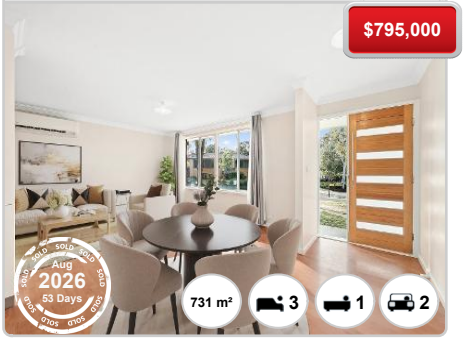
20 STANFIELD CL



20 MACKAY CRES



4 DEMPSTER PL



9 SCHUBERT PL



17 MCGIVERN CRES



8 DRYSDALE CCT

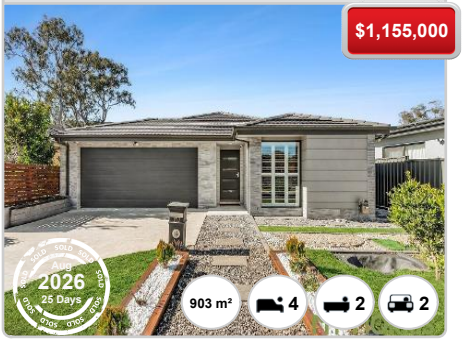


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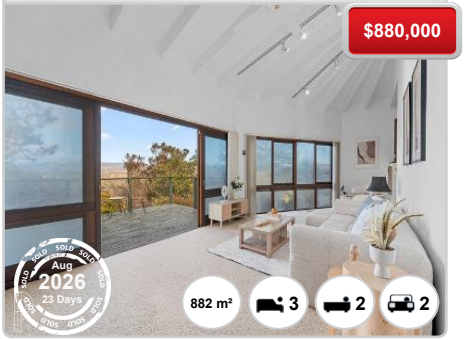
117 HARRINGTON PL



8 EY PL



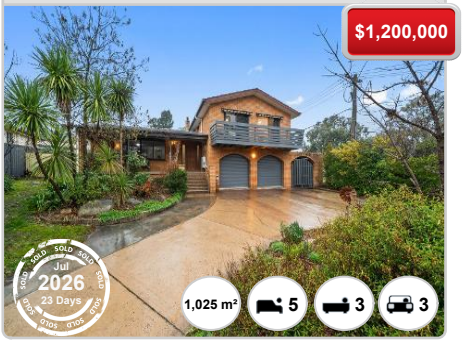
9 MENZIE PL



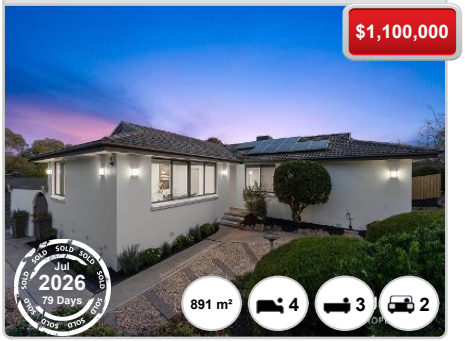
5 HAIR PL



67 SUMMERLAND CCT



1 HAIR PL



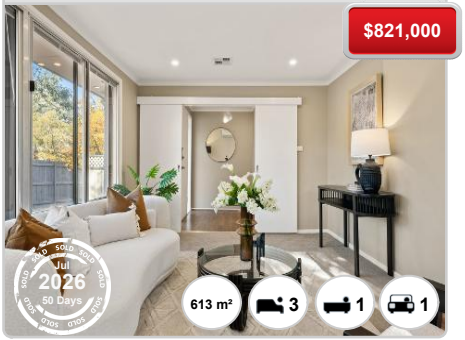
2 RUWOLDT PL



8 DEUCHAR CL



8 SHEARER PL



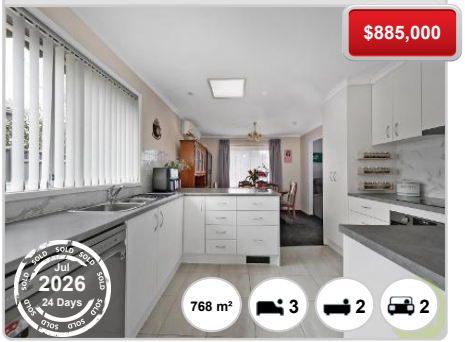
15 COGLIN PL



135 MARCONI CRES



59 GALLAGHER ST



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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: $908,000
Current Median Rent: $680

Based on 141 recorded House sales and 70 House rentals compared over the last 12 months

Number of Rentals

70

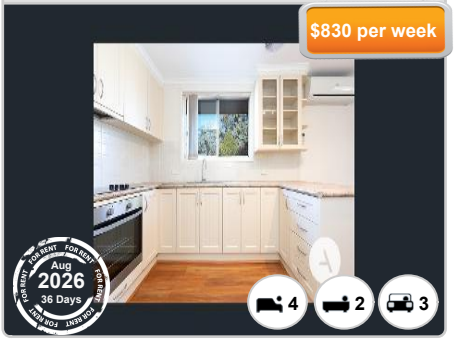
Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

9/59 Pinkerton Circuit



2 Lovegrove Pl

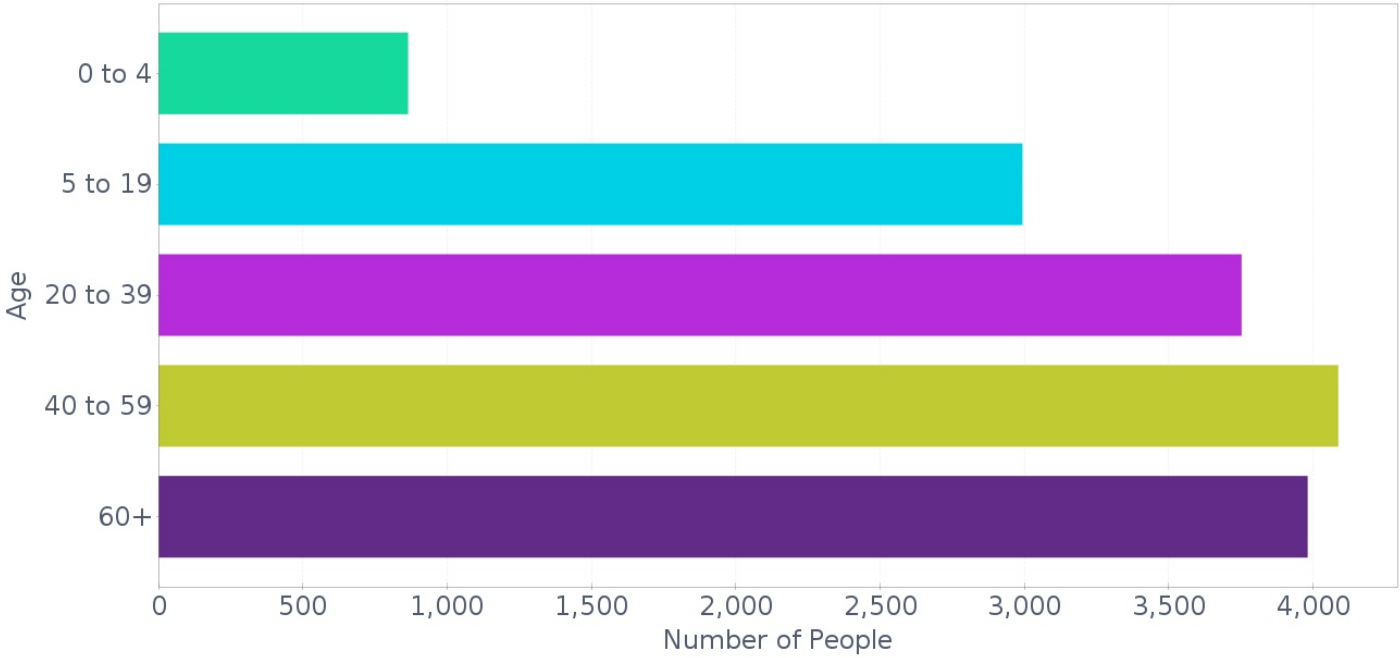


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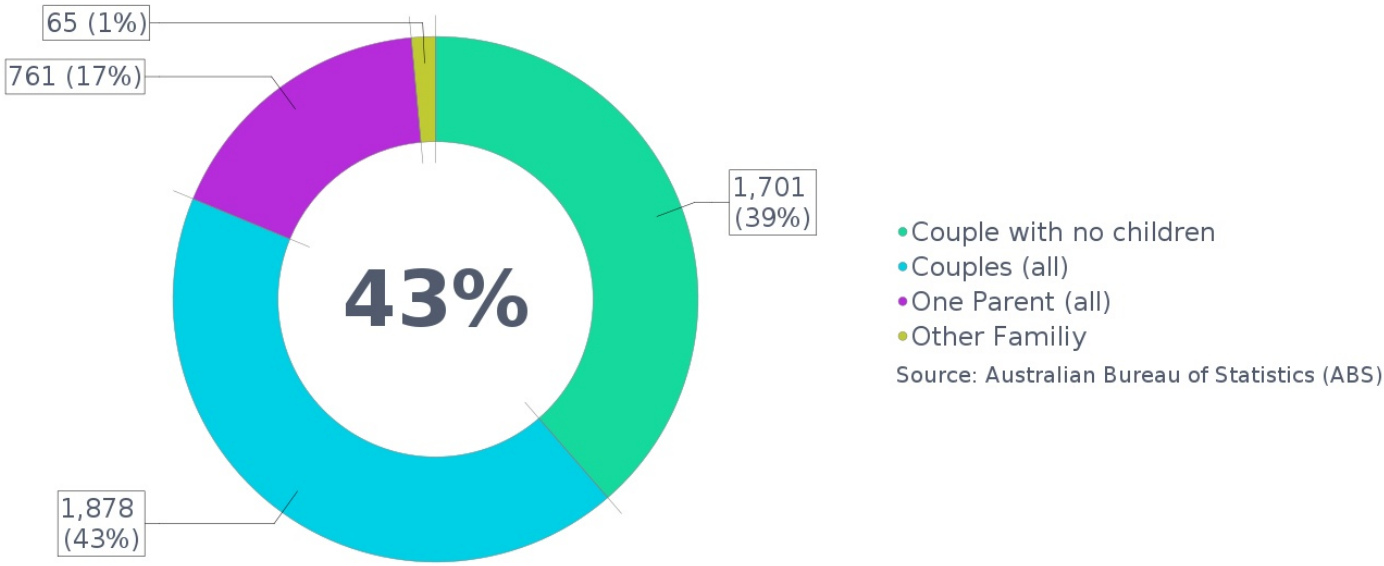
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Age of Population (2021)



Family Composition (2021)

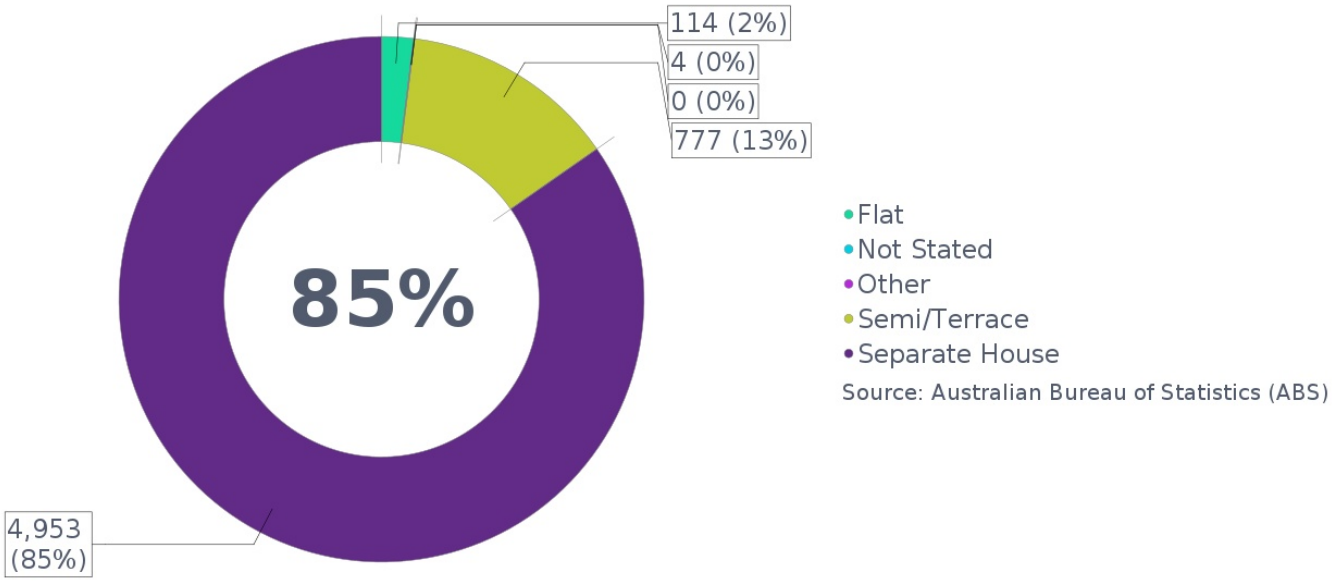


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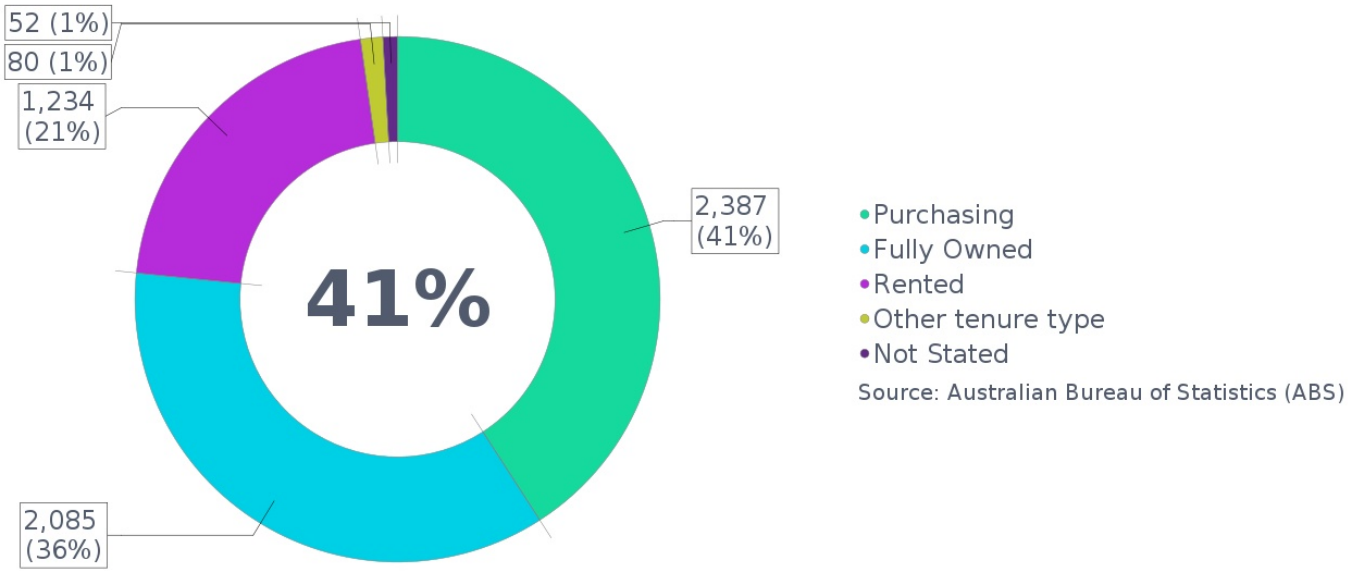
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Dwelling Structure (2021)



Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)



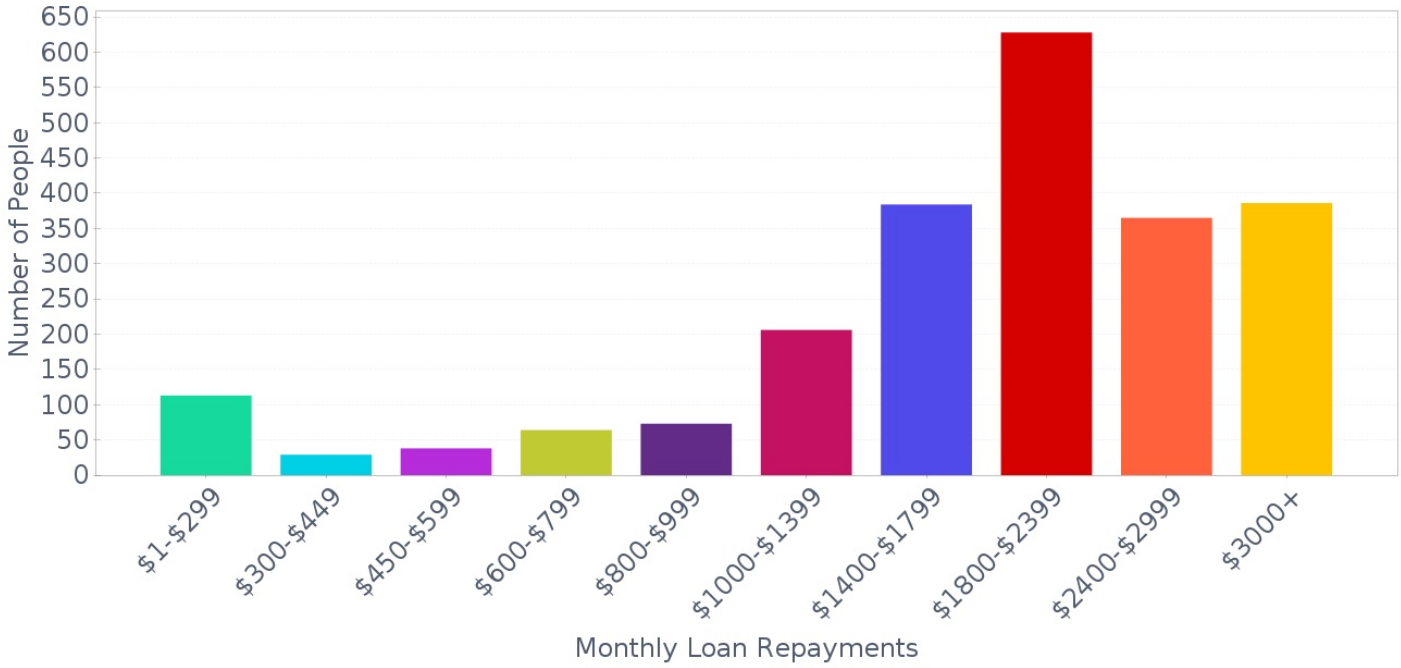
Source: Australian Bureau of Statistics (ABS)

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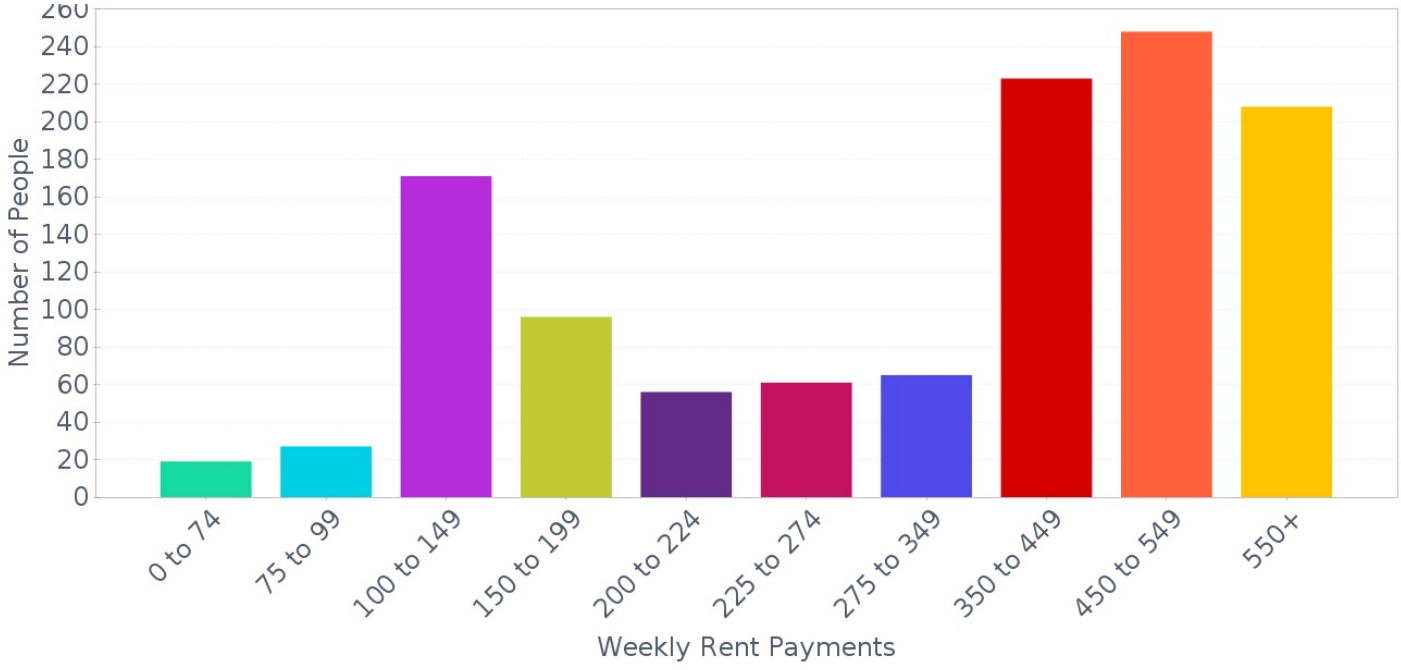
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

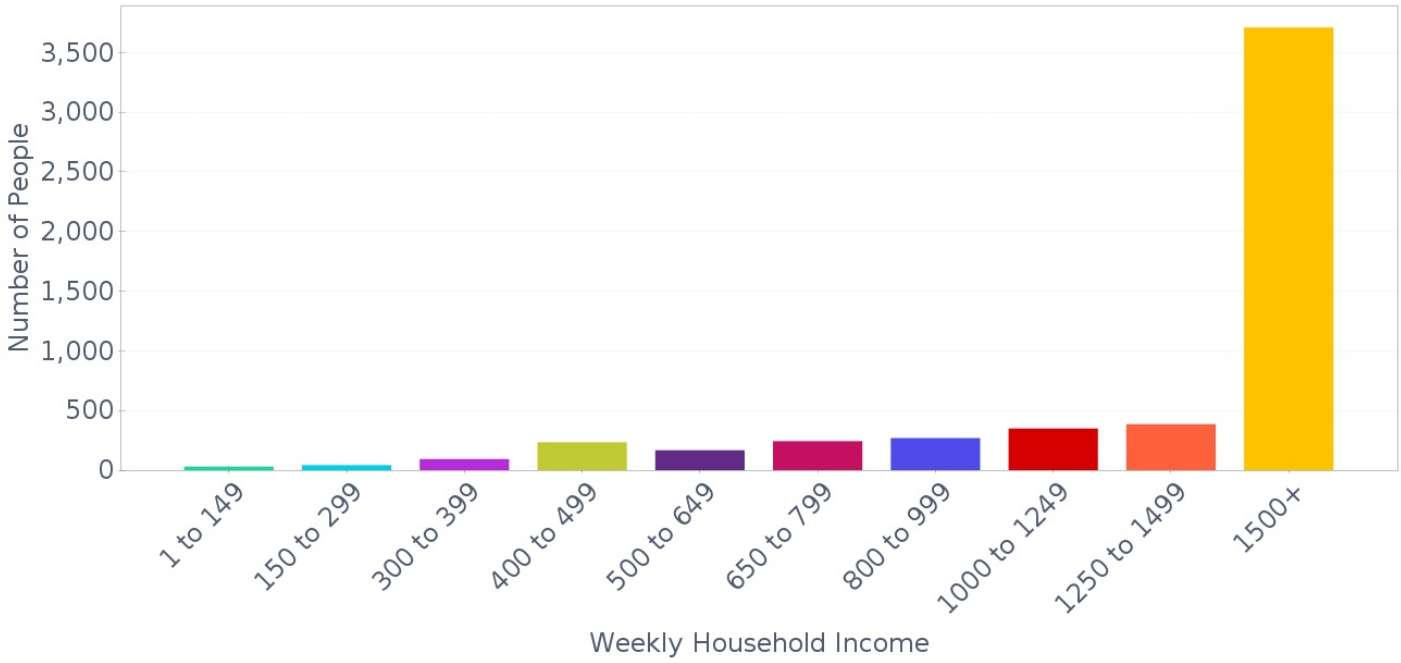


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Household Income - Weekly (2021)

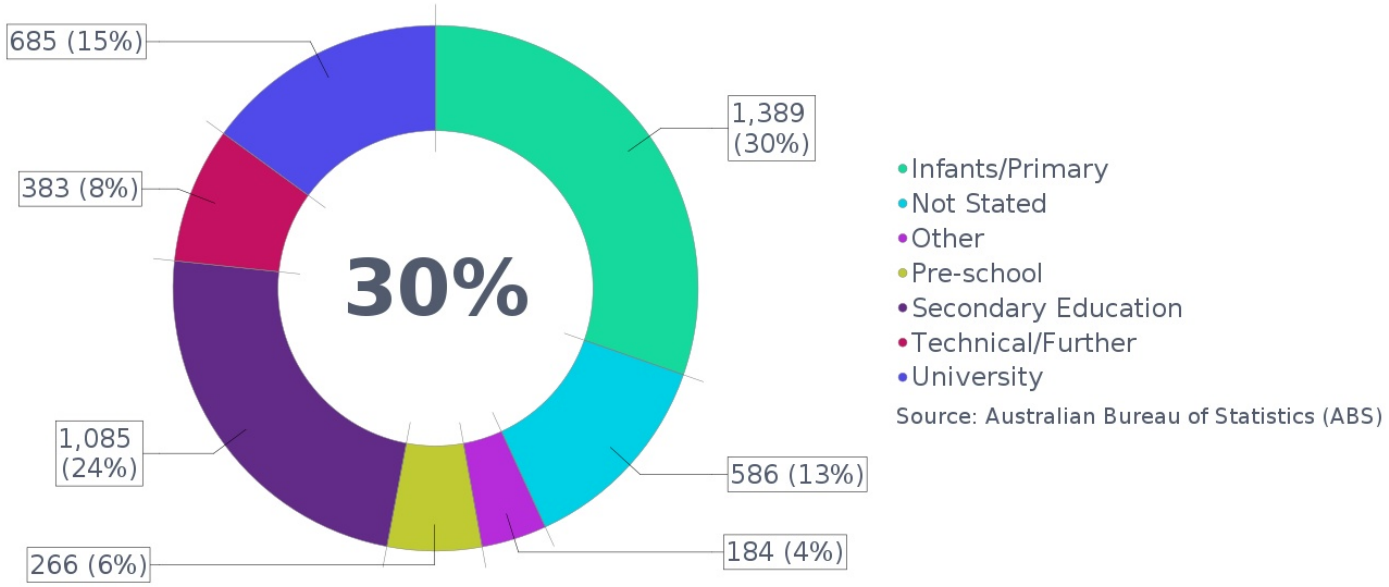


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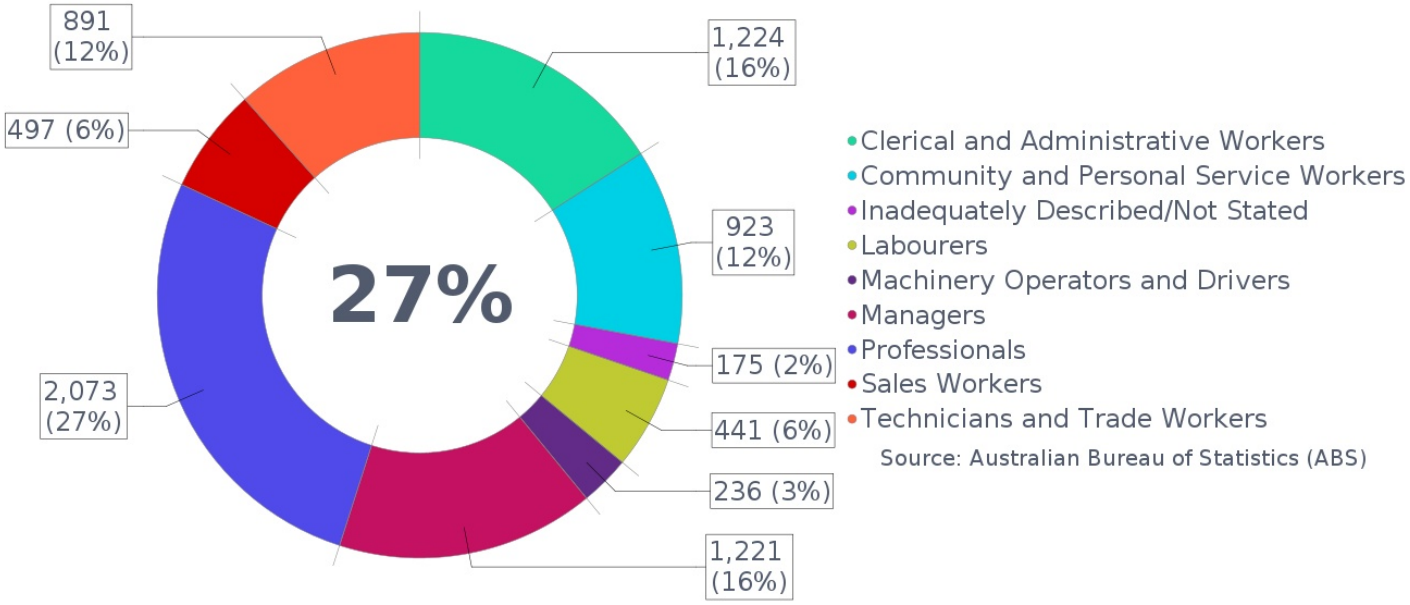
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

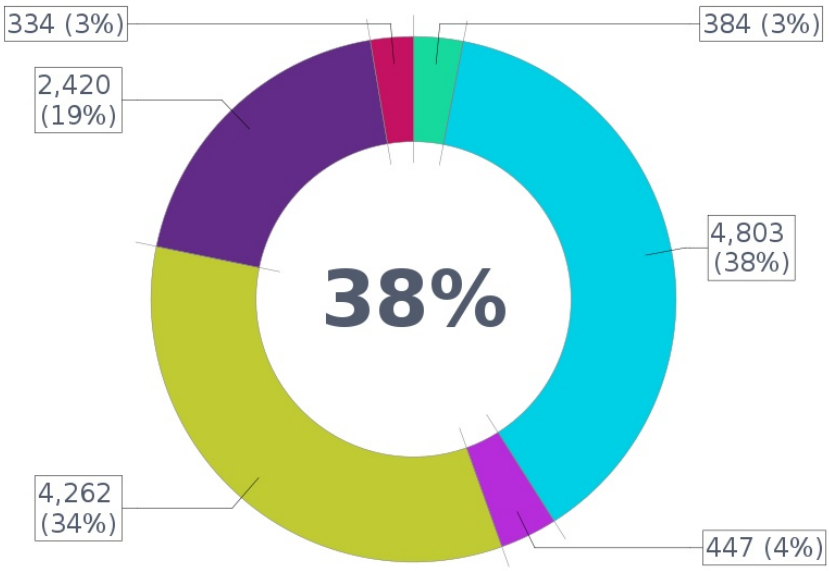


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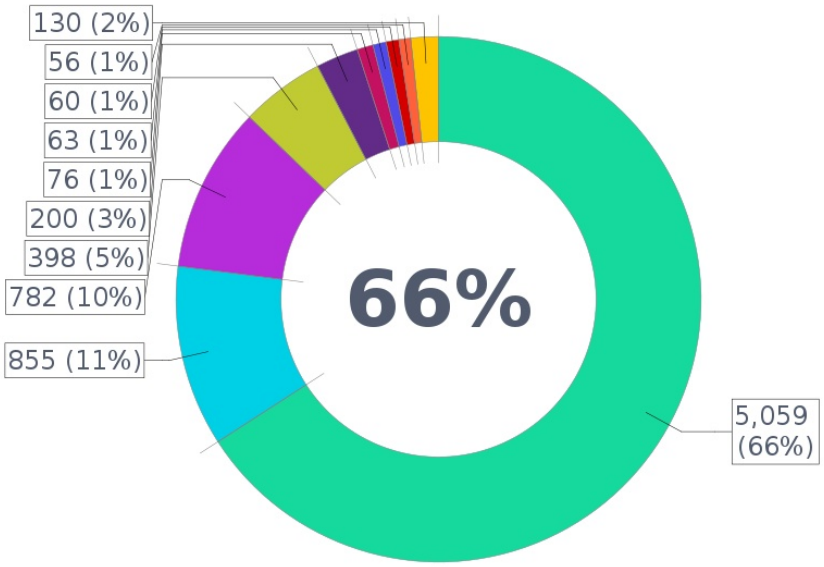
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Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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