

# SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

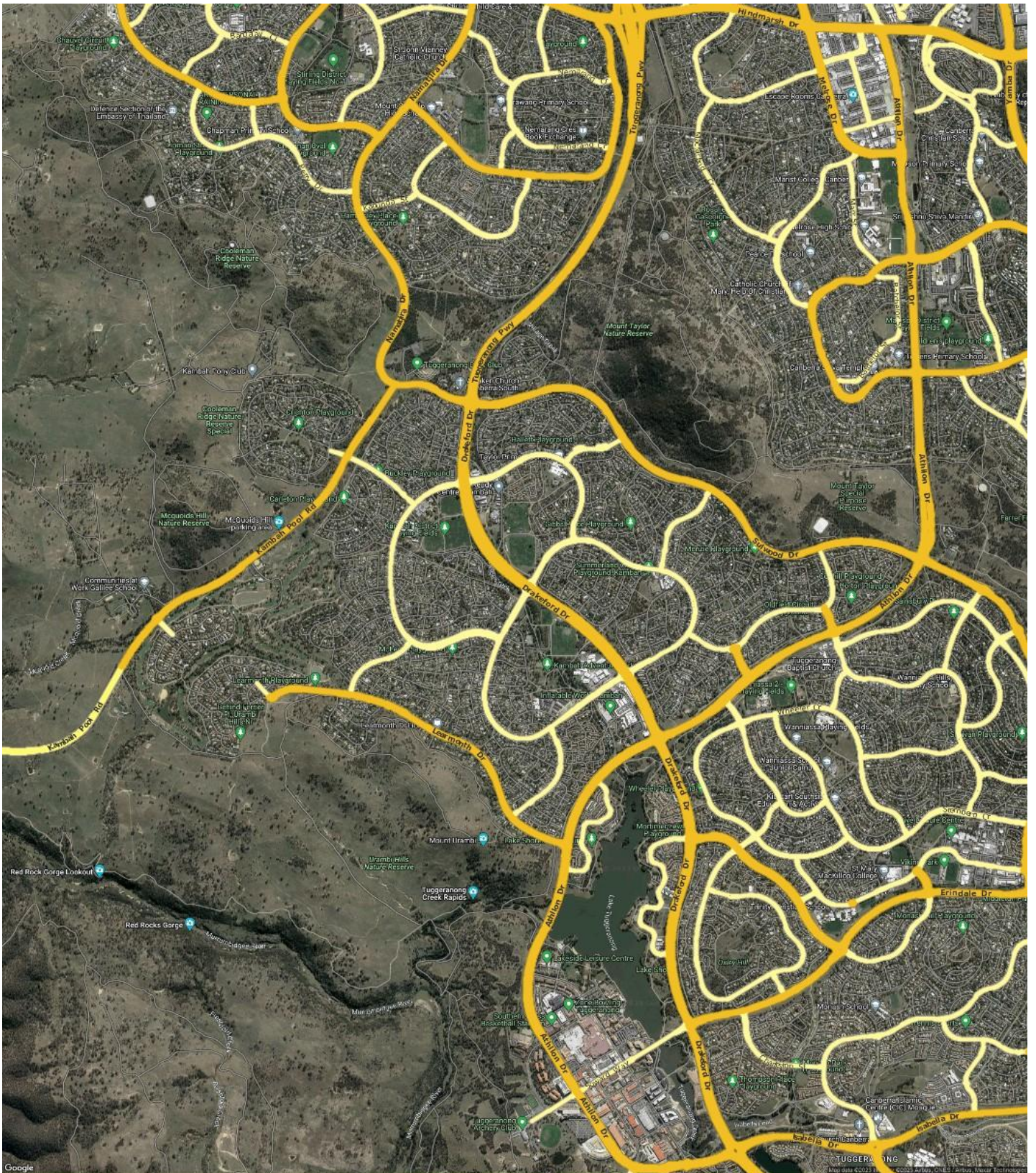
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655







## KAMBAH - Suburb Map



Prepared on 06/03/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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## KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	221	\$ 325,000	0.0 %	\$ 150,000	\$ 785,000
2006	217	\$ 345,000	6.2 %	\$ 190,000	\$ 910,000
2007	232	\$ 396,750	15.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.8 %	\$ 41,500	\$ 895,000
2009	198	\$ 431,750	7.9 %	\$ 290,000	\$ 920,000
2010	170	\$ 479,500	11.1 %	\$ 21,000	\$ 1,000,000
2011	170	\$ 477,750	-0.4 %	\$ 45,000	\$ 980,000
2012	165	\$ 480,000	0.5 %	\$ 160,000	\$ 1,295,000
2013	145	\$ 485,000	1.0 %	\$ 5,000	\$ 1,025,000
2014	182	\$ 475,000	-2.1 %	\$ 76,000	\$ 1,045,000
2015	164	\$ 525,000	10.5 %	\$ 36,000	\$ 1,000,000
2016	172	\$ 522,500	-0.5 %	\$ 99,097	\$ 2,000,000
2017	173	\$ 559,000	7.0 %	\$ 55,500	\$ 1,400,000
2018	213	\$ 550,000	-1.6 %	\$ 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	247	\$ 825,000	26.9 %	\$ 63,750	\$ 2,350,000
2022	200	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	4	\$ 800,000	-8.0 %	\$ 730,000	\$ 1,125,000

### Median Sale Price

# \$870k

Based on 200 recorded House sales within the last 12 months (2022)

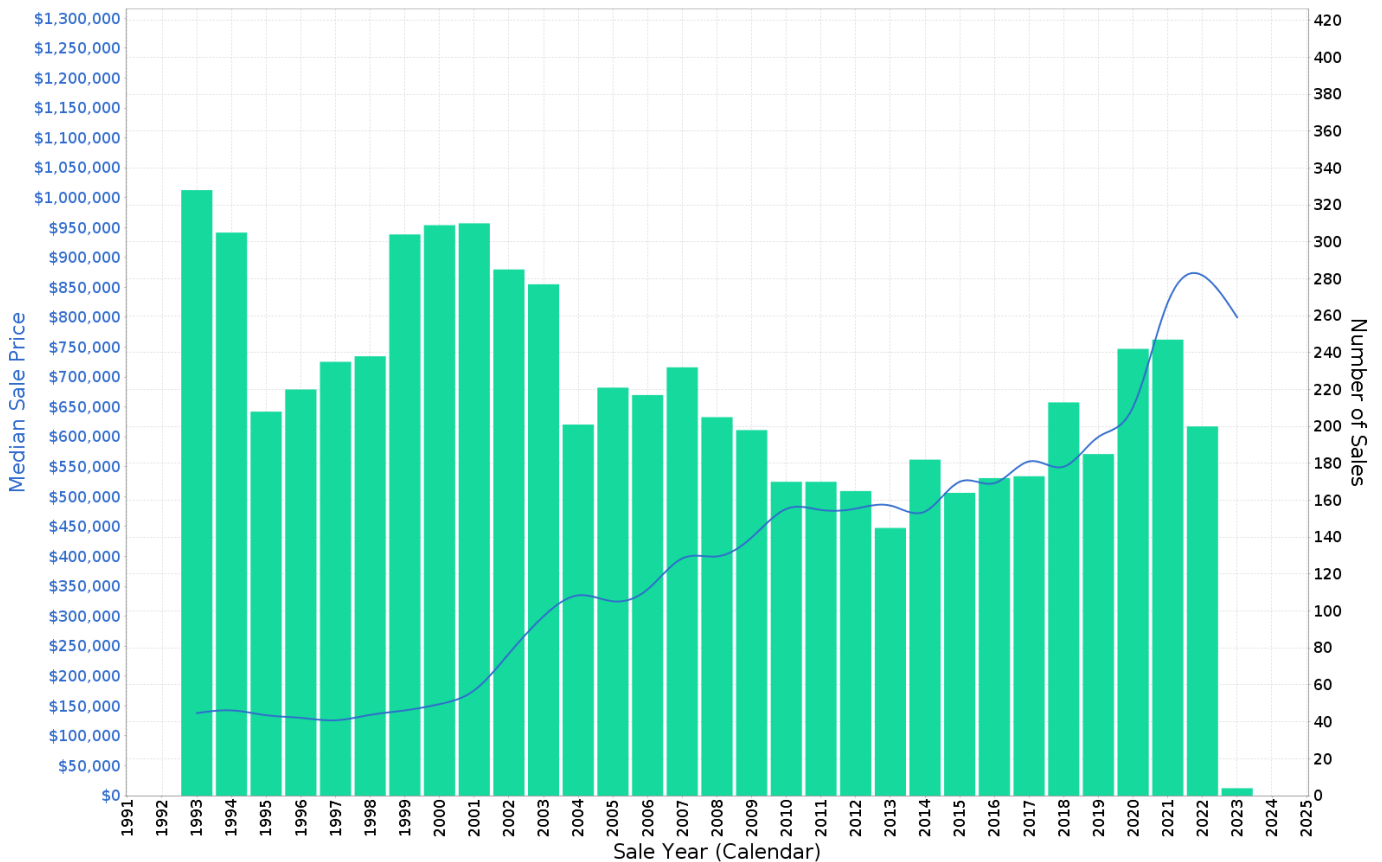
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

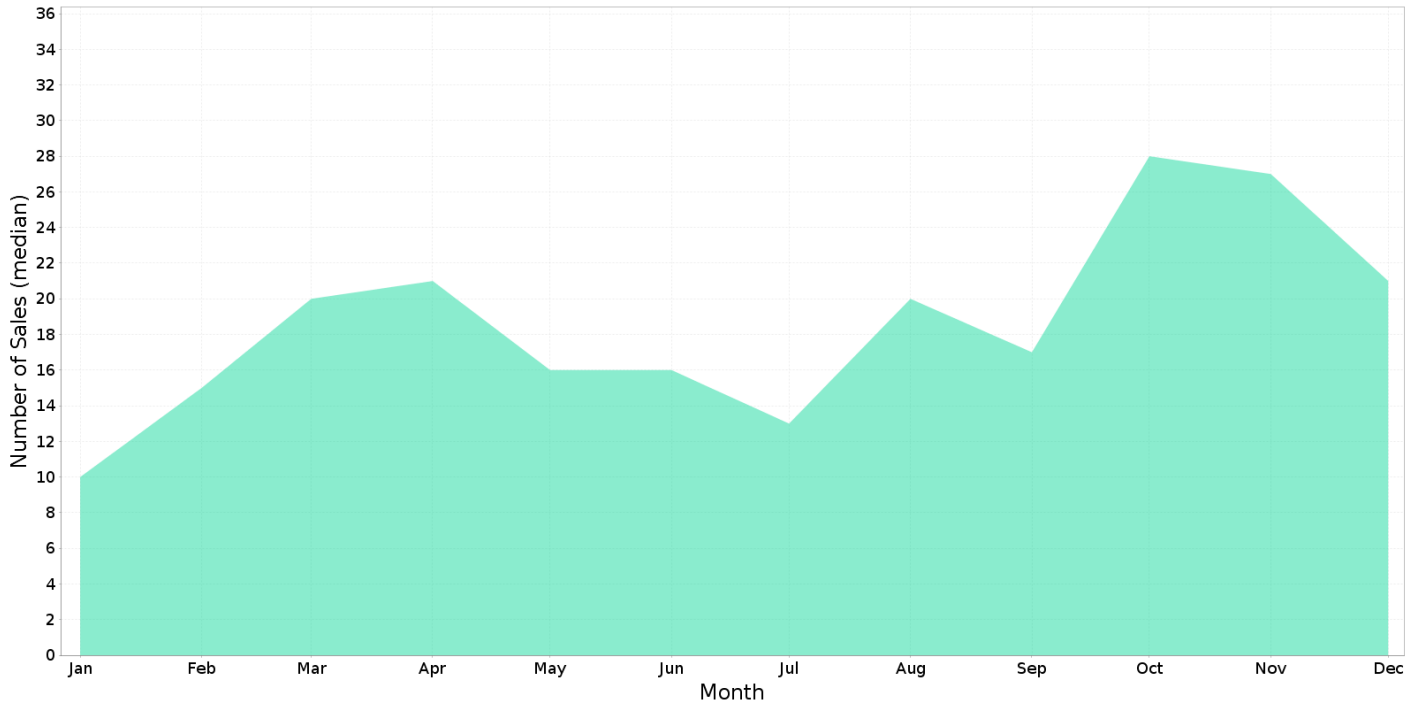
# +5.5%

Current Median Price: \$870,000  
Previous Median Price: \$825,000

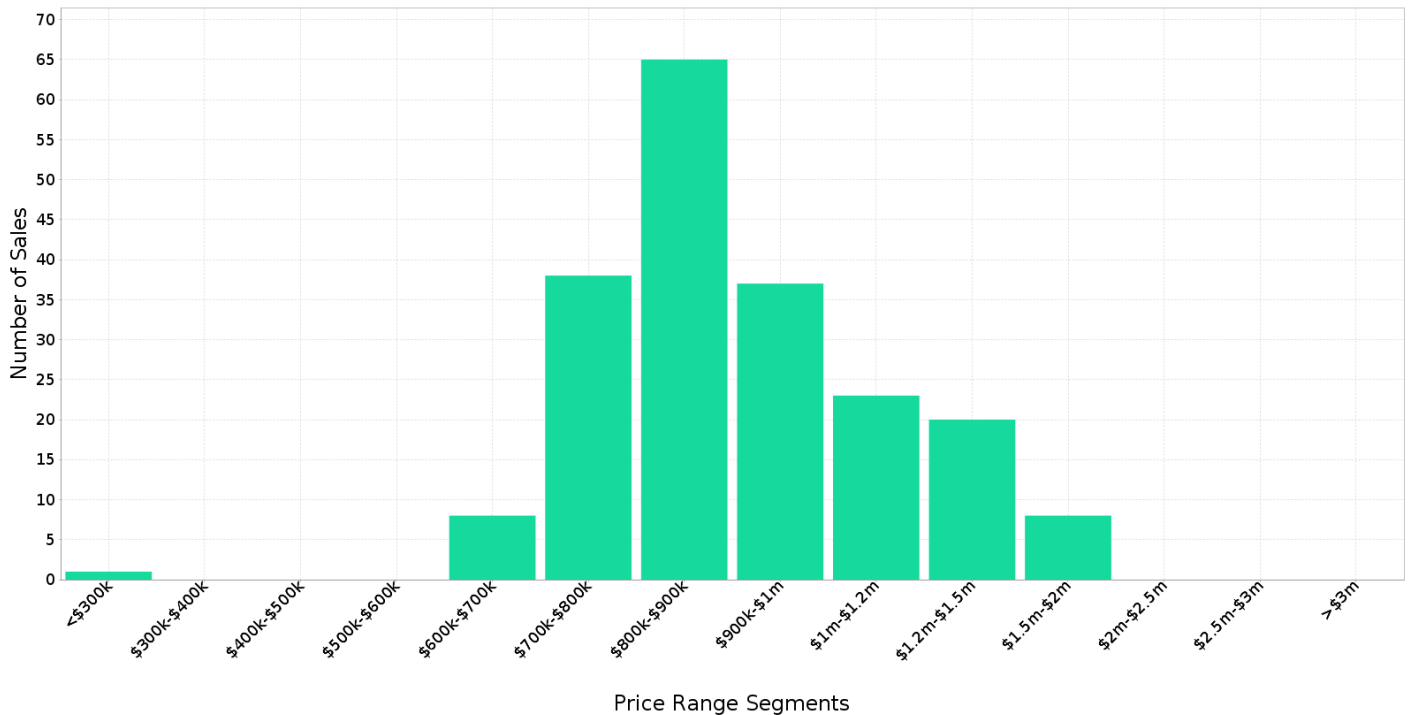
Based on 447 recorded House sales compared over the last two rolling 12 month periods



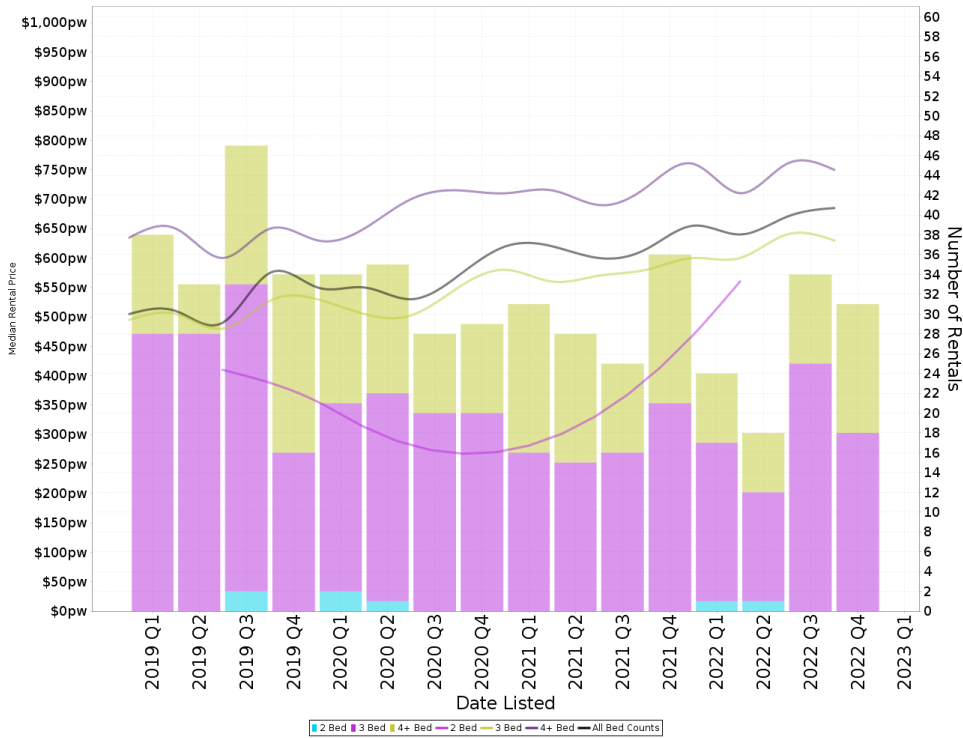
## KAMBAH - Peak Selling Periods (3 years)



## KAMBAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.5%**

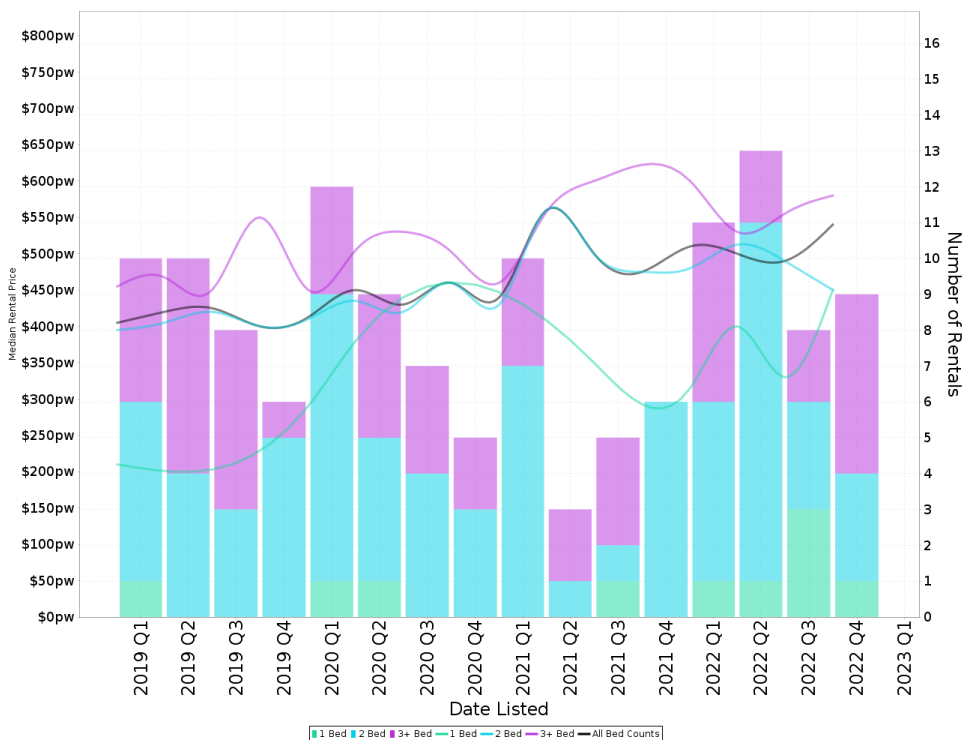
Current Median Price: \$870,000  
Previous Median Price: \$825,000  
Based on 447 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$870,000  
Current Median Rent: \$670  
Based on 107 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+10.9%**

Current Median Price: \$685,000  
Previous Median Price: \$617,500  
Based on 126 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$685,000  
Current Median Rent: \$500  
Based on 41 registered Unit rentals compared over the last 12 months.

## KAMBAH - Recently Sold Properties

Median Sale Price

**\$870k**

Based on 200 recorded House sales within the last 12 months (2022)

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

Suburb Growth

**+5.5%**

Current Median Price: \$870,000  
Previous Median Price: \$825,000

Based on 447 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**200**

Based on recorded House sales within the 12 months (2022)

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

**16 HORTON CL**



**\$1,171,000**

766 m<sup>2</sup> 4 2 2

Sold Mar 2023 23 Days

**109 MT VERNON DR**



**\$1,300,000**

983 m<sup>2</sup> 4 2 3

Sold Mar 2023 16 Days

**4 LOVEGROVE PL**



**\$740,000**

780 m<sup>2</sup> 3 1 1

Sold Feb 2023 66 Days

**38 GALLAGHER ST**



**\$1,155,000**

898 m<sup>2</sup> 4 2 2

Sold Feb 2023 22 Days

**6 KARNEY ST**




**\$992,000**

772 m<sup>2</sup> 4 2 2

Sold Feb 2023 23 Days

**8 BROAD PL**

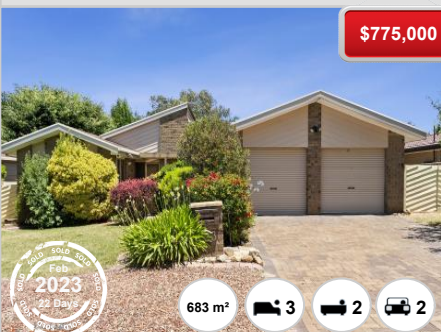


**\$750,000**

764 m<sup>2</sup> 3 1 2

Sold Feb 2023 4 Days

**23 SEVERNE CRES**

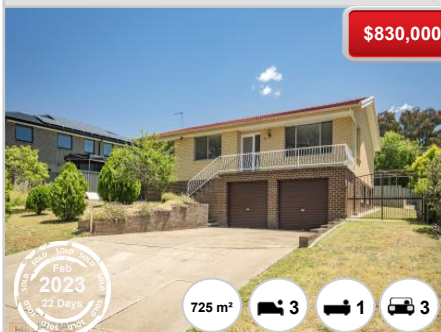


**\$775,000**

683 m<sup>2</sup> 3 2 2

Sold Feb 2023 23 Days

**54 BUCKLEY CCT**



**\$830,000**

725 m<sup>2</sup> 3 1 3

Sold Feb 2023 24 Days

**8 GRICE PL**



**\$800,000**

682.0 m<sup>2</sup>

35.0m, 14.1m, 29.9m, 20.4m

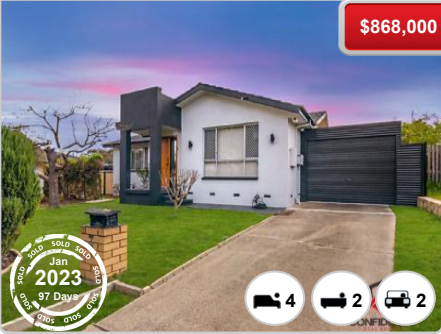
682 m<sup>2</sup> - - -

Sold Feb 2023 19 Days



**84 LEE STEERE CRES**

**\$868,000**




Jan 2023  
57 Days

4 2 2

**9 AMMON PL**

**\$1,115,000**



Jan 2023  
48 Days

830 m<sup>2</sup> 4 2 2

**101 O'HALLORAN CCT**

**\$730,000**

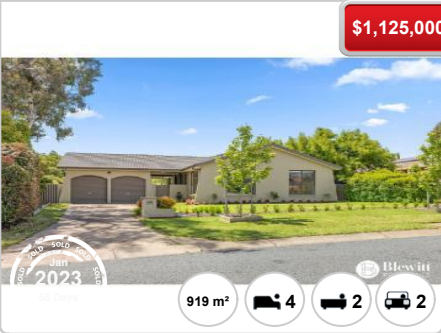


Jan 2023  
75 Days

703 m<sup>2</sup> 3 1 2

**21 MAXWORTHY ST**

**\$1,125,000**



Jan 2023

919 m<sup>2</sup> 4 2 2

**3 SYMERS ST**

**\$800,000**



Jan 2023

765 m<sup>2</sup> 5 2 2

**13 HOBLER PL**

**\$755,000**

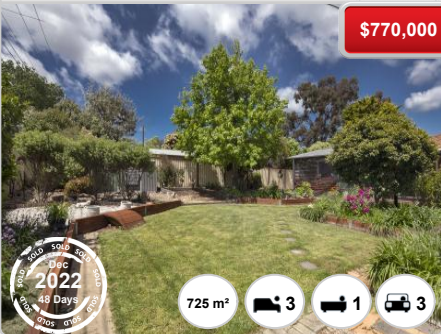


Dec 2022  
49 Days

1,068 m<sup>2</sup> 4 2 2

**3 HOWEY PL**

**\$770,000**



Dec 2022  
49 Days

725 m<sup>2</sup> 3 1 3

**3 SHOLL PL**

**\$755,000**




Dec 2022  
33 Days

798 m<sup>2</sup> 3 1 2

**10 KIRKHAM PL**

**\$825,000**



Dec 2022  
35 Days

560 m<sup>2</sup> 3 2 2

**45 KARNEY PL**

**\$735,000**



Dec 2022  
38 Days

638 m<sup>2</sup> 3 1 4

**88 BODDINGTON CRES**

**\$736,000**




Dec 2022  
17 Days

753 m<sup>2</sup> 3 2 2

**47 WITHNELL CCT**

**\$780,000**



Dec 2022

772 m<sup>2</sup> 4 3 3



## KAMBAH - Properties For Rent

### Median Rental Price

# \$670 /w

Based on 107 recorded House rentals within the last 12 months (2022)

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

### Rental Yield

# +4.0%

Current Median Price: \$870,000  
Current Median Rent: \$670

Based on 200 recorded House sales and 107 House rentals compared over the last 12 months

### Number of Rentals


# 107

Based on recorded House rentals within the last 12 months (2022)

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

**41- Mount Vernon Drive**

**\$1350 pw**



Mar 2023  
5 Days

4 3 6

**8 Harrington Circuit**

**\$590 per week**



Feb 2023  
6 Days

411 m<sup>2</sup> 3 1 2

**5 Coglein Place**

**\$600 Per Week**




Feb 2023  
6 Days

878 m<sup>2</sup> 3 1 1

**46 CASTLEY CIRCUIT**

**\$595 per week**




Feb 2023  
12 Days

876 m<sup>2</sup> 3 1 3

**13 LOVEGROVE PLACE**

**\$600 Per Week**



Feb 2023

3 1 2

**2 KEELING PLACE**

**\$750 per week**




Feb 2023  
25 Days

807 m<sup>2</sup> 4 2 1

**12 Battersby Circuit**

**\$620 per week**




Jan 2023  
34 Days

639 m<sup>2</sup> 3 1 1

**41 MOUNT VERNON DRIVE**


**\$1350 pw**



1,193 m<sup>2</sup> 4 3 6

**4 LACEY PLACE**

**\$600**



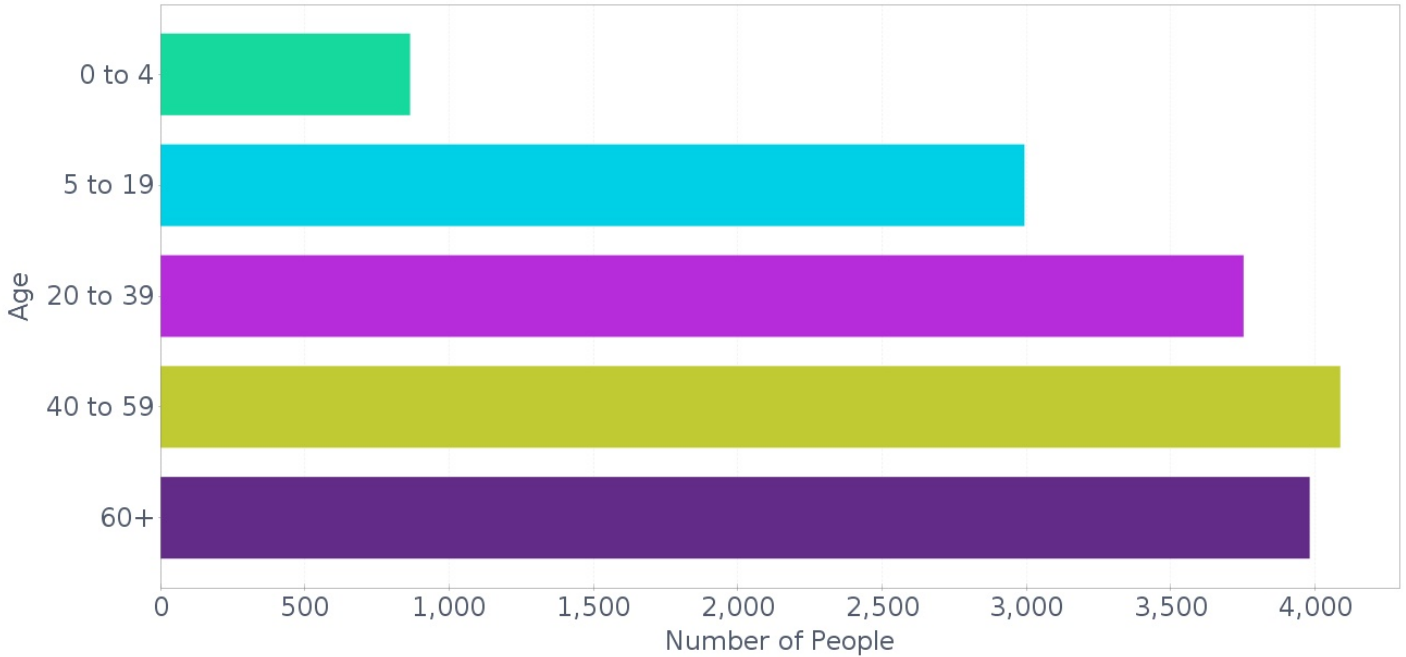
2022  
31 Days

934 m<sup>2</sup> 3 1 2

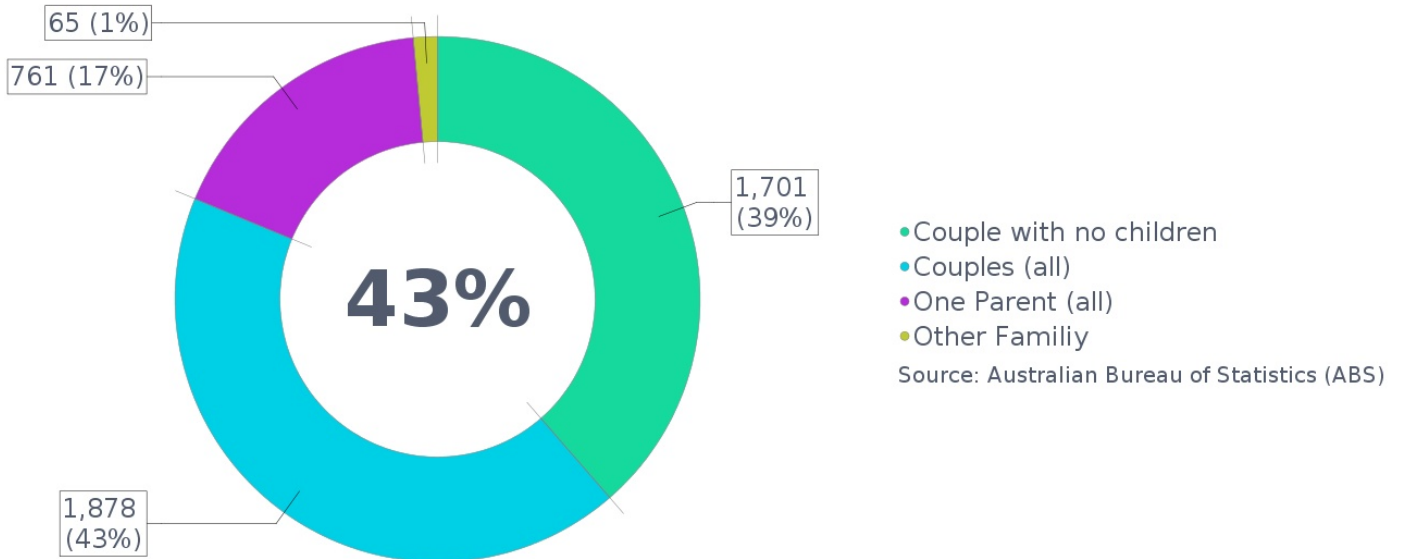




## Age of Population (2021)

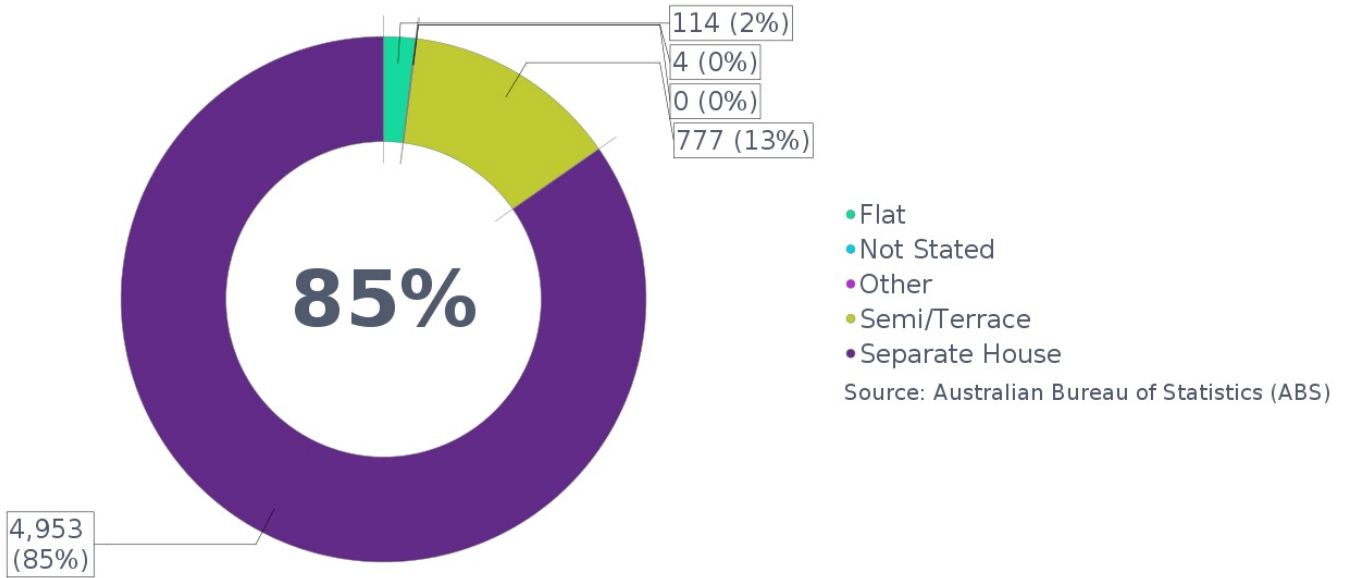


## Family Composition (2021)

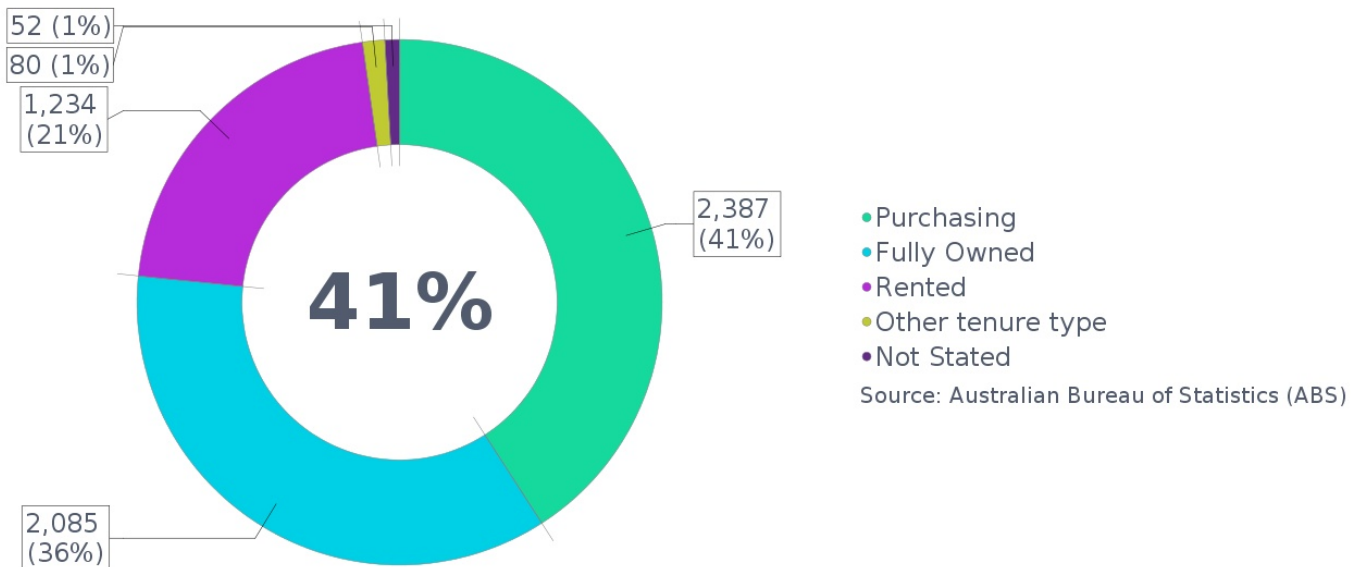




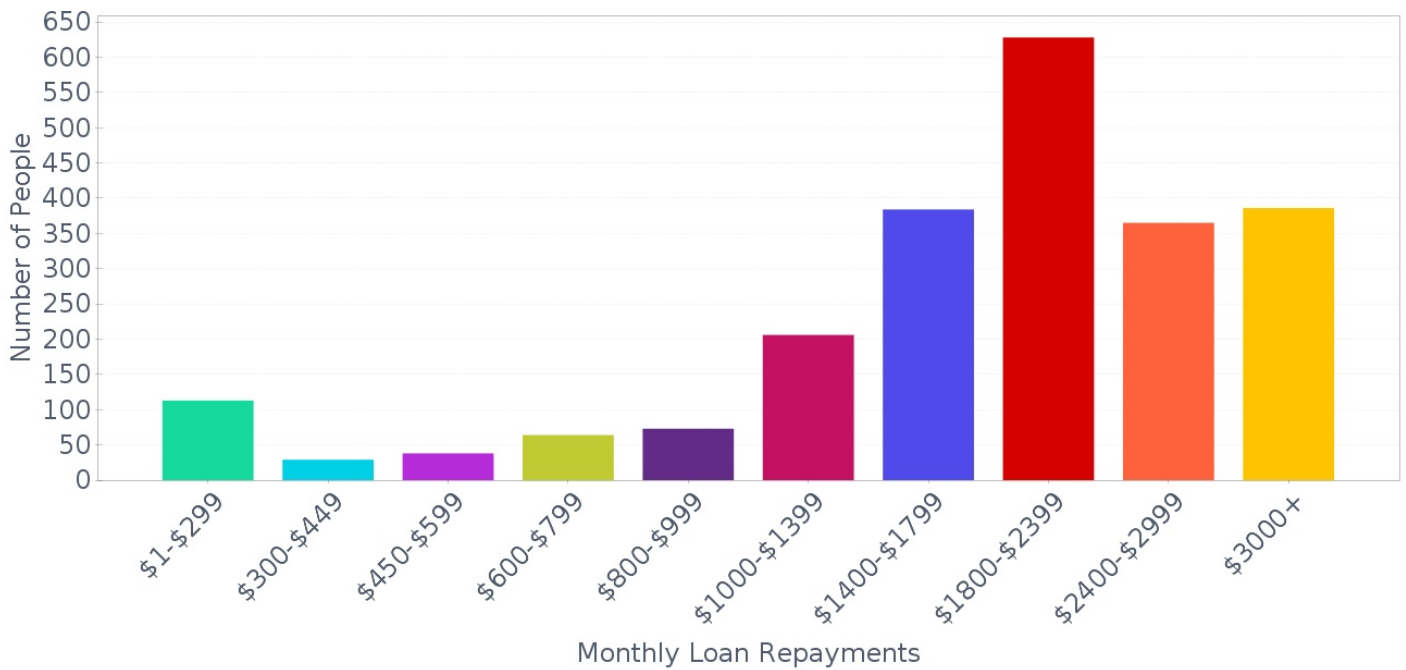
## Dwelling Structure (2021)



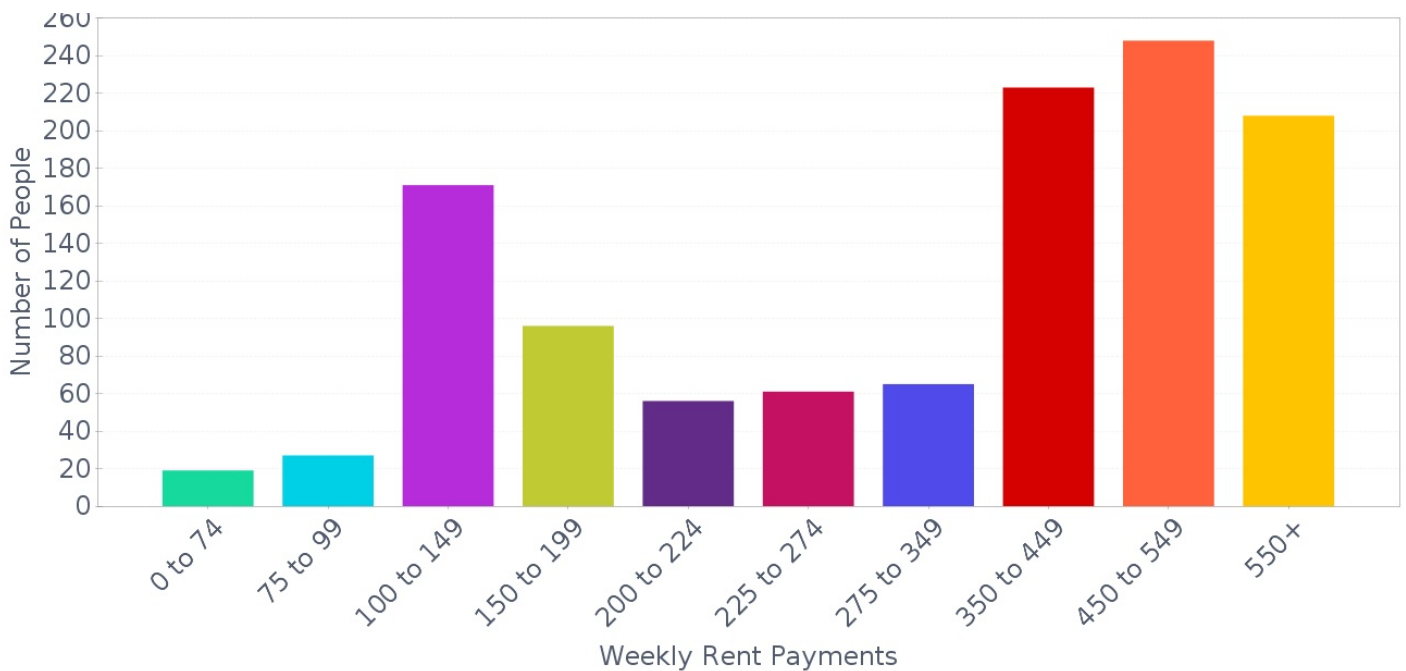
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)



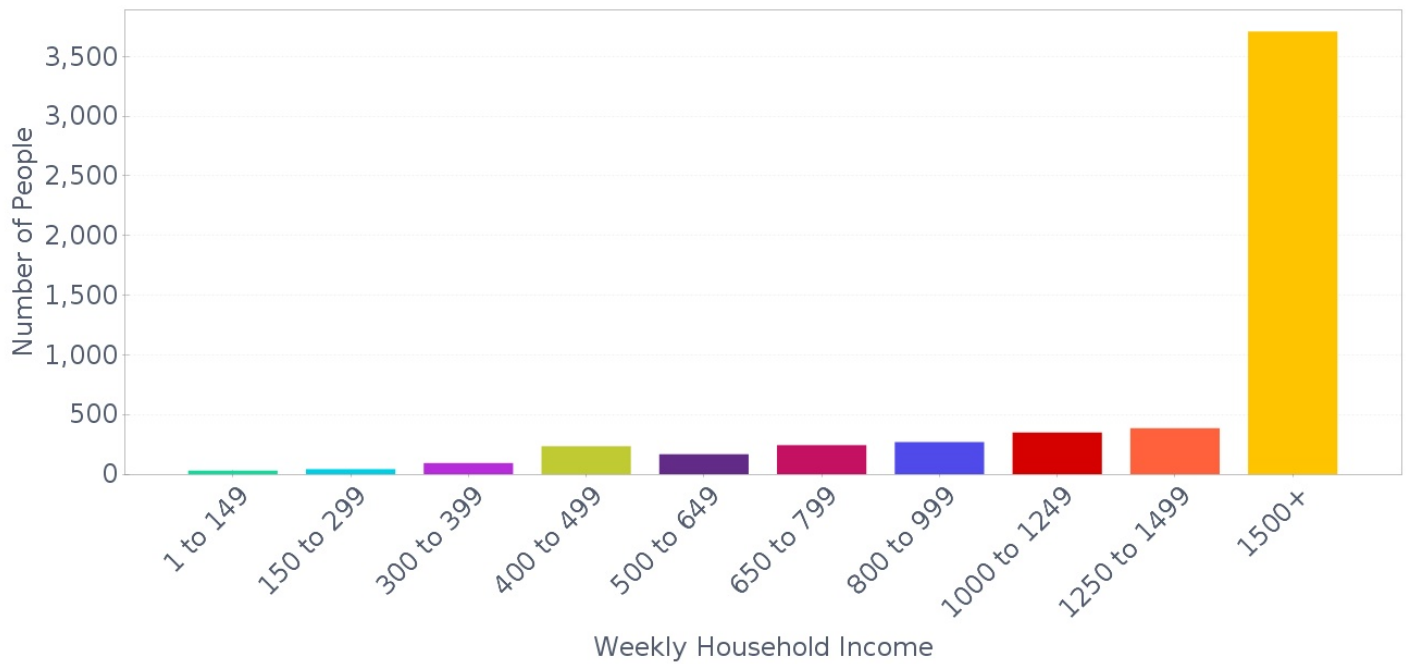
## Rent Payments - Weekly (2021)



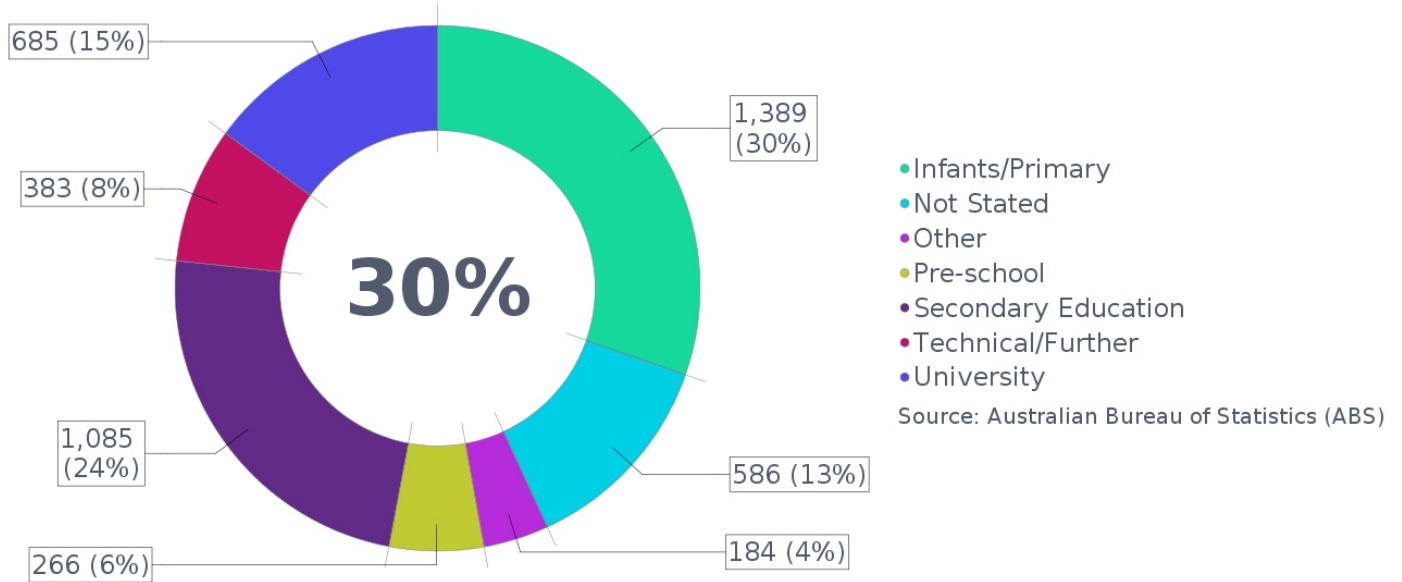




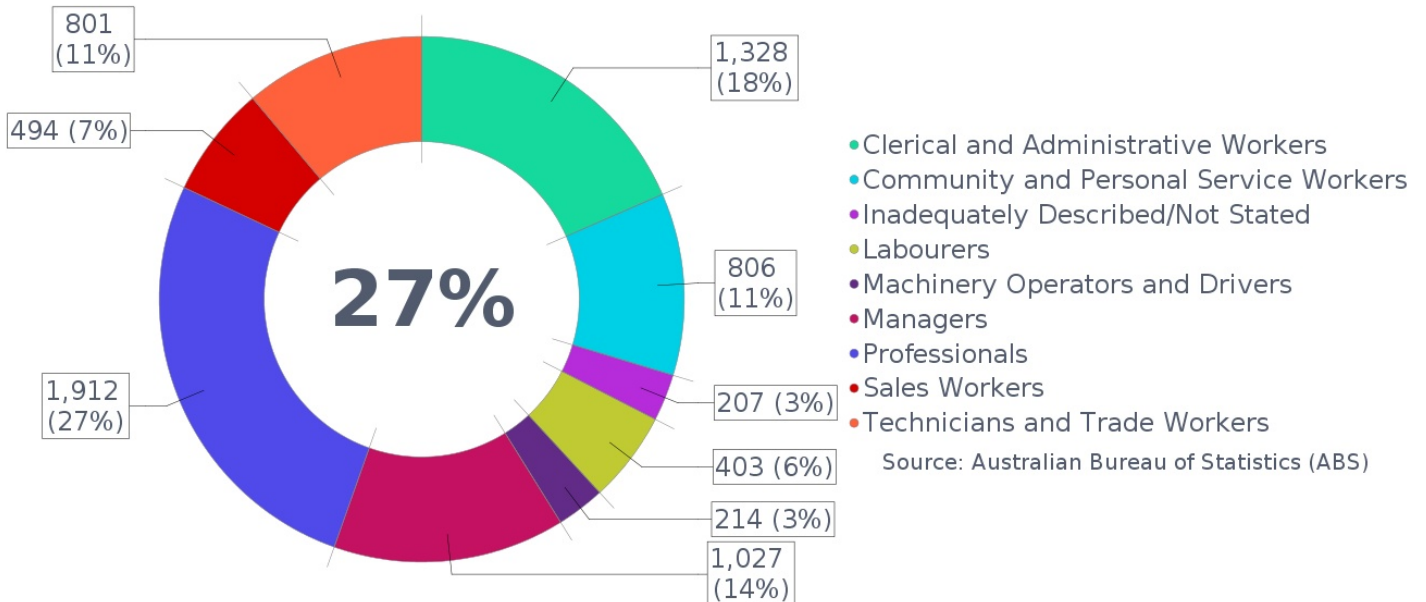
## Household Income - Weekly (2021)



## Non-School Qualification: Level of Education (2021)

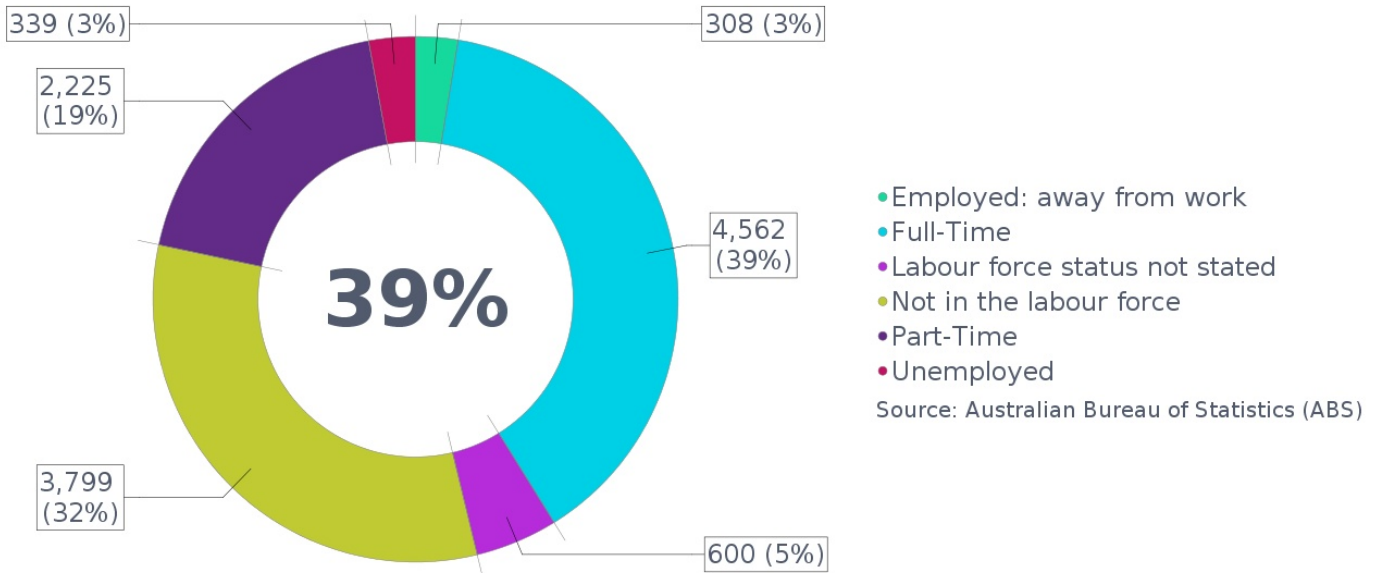


## Occupation (2021)





## Employment (2021)



## Method of Travel to Work (2021)

