

SUBURB FLYOVER REPORT

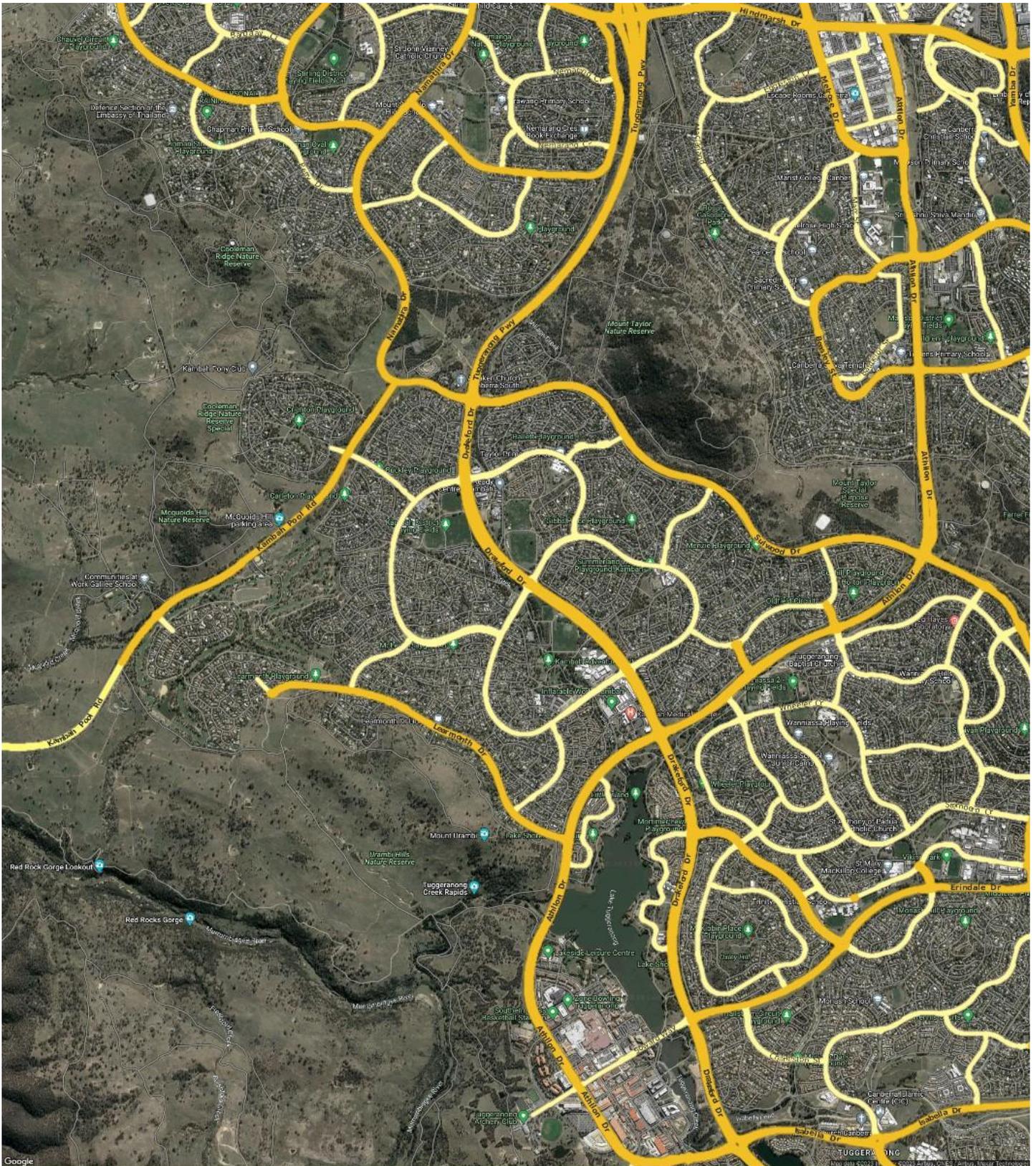
KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





KAMBAH - Suburb Map



Prepared on 01/08/2023 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	204	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	54	\$ 841,500	-3.3 %	\$ 660,000	\$ 1,300,000

Median Sale Price

\$846k

Based on 156 recorded House sales within the last 12 months (Financial Year 2023)

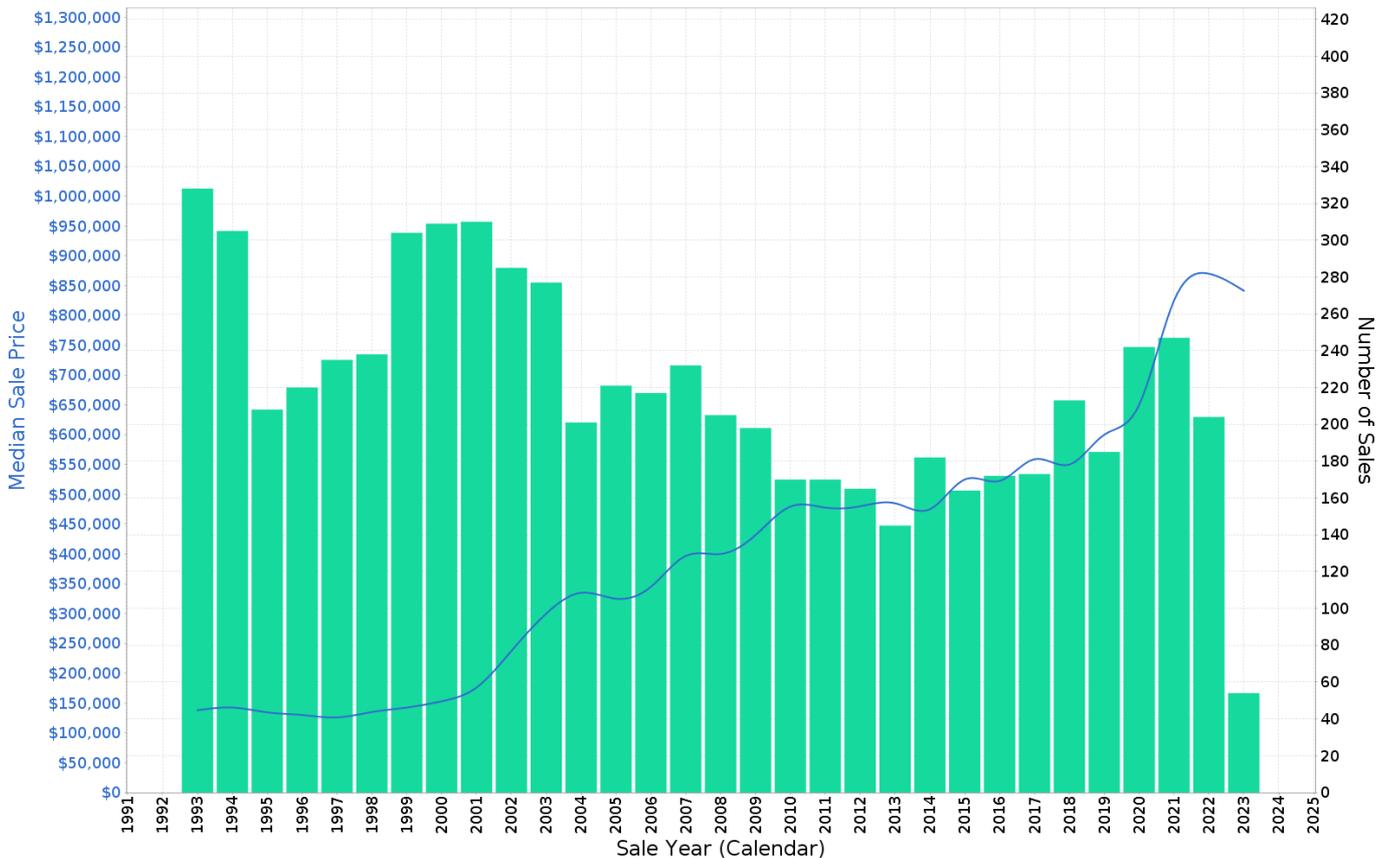
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-6.5%

Current Median Price: \$846,500
Previous Median Price: \$905,000

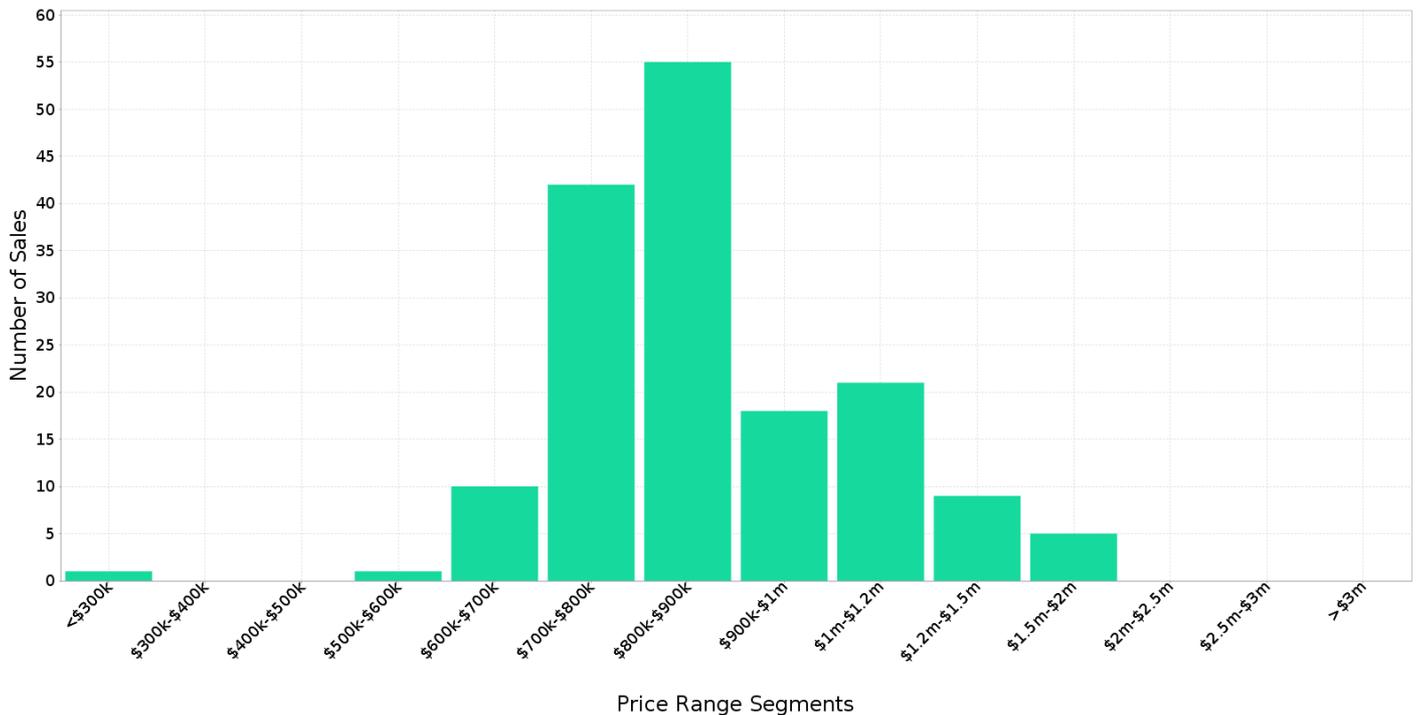
Based on 387 recorded House sales compared over the last two rolling 12 month periods



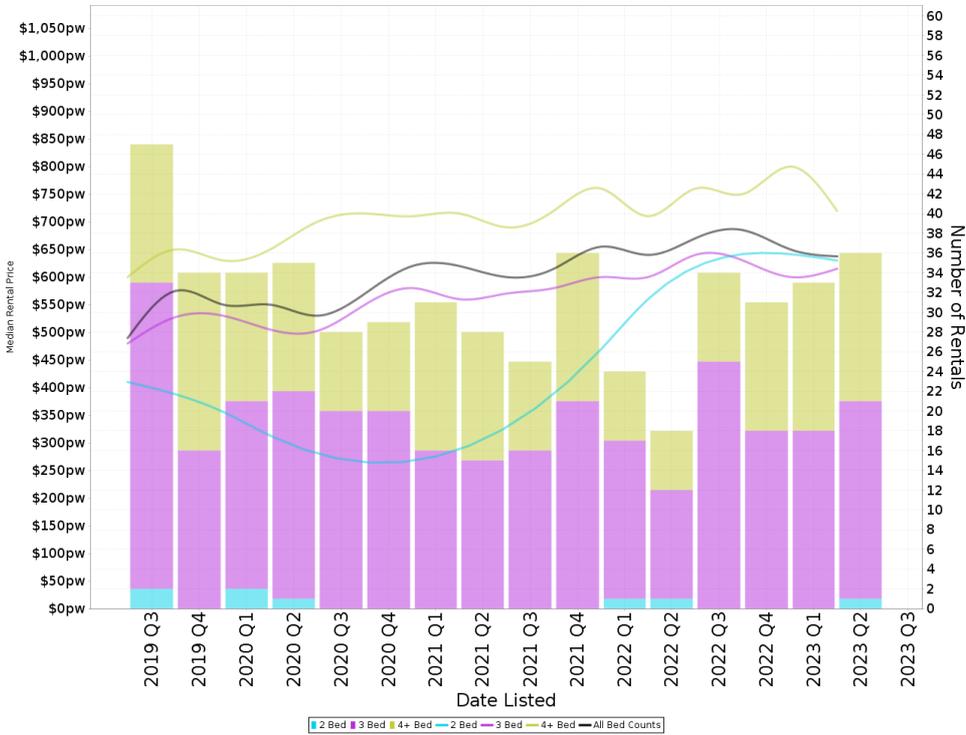
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.5%

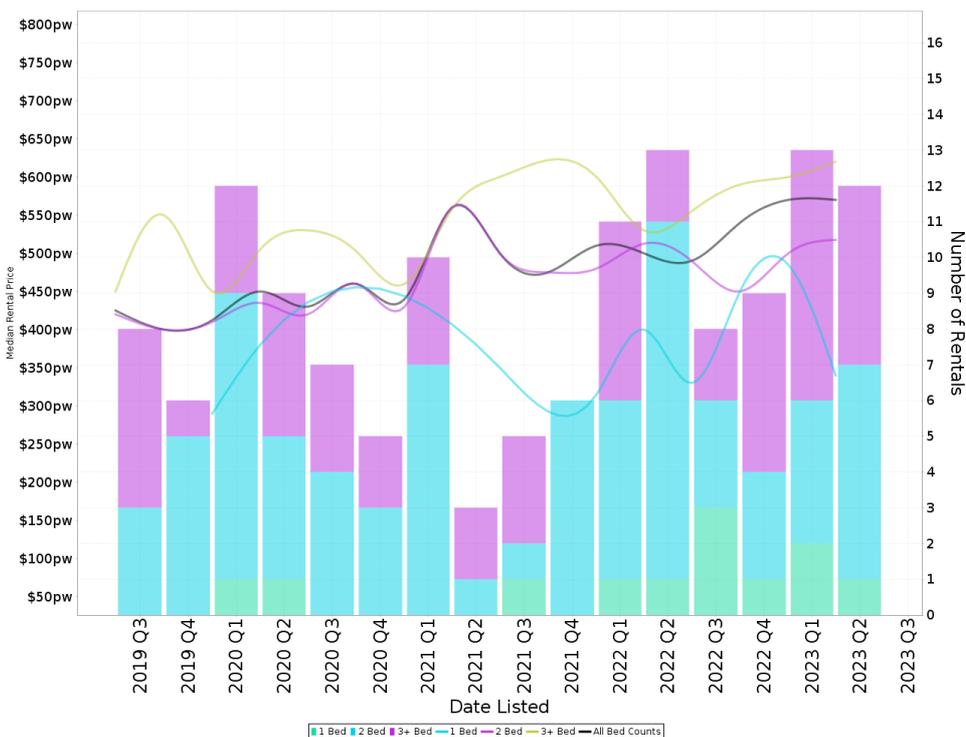
Current Median Price: \$846,500
Previous Median Price: \$905,000
Based on 387 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$846,500
Current Median Rent: \$650
Based on 134 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.0%

Current Median Price: \$636,500
Previous Median Price: \$670,000
Based on 104 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$636,500
Current Median Rent: \$535
Based on 42 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$846k

Based on 156 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth

-6.5%

Current Median Price: \$846,500
Previous Median Price: \$905,000

Based on 387 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

156

Based on recorded House sales within the 12 months (Financial Year 2023)

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

8 KEELING PL



\$865,000

928 m² 4 3 2

Sold Jul 2023 15 Days

4 MCDOWALL PL



\$899,000

824 m² 5 3 2

Sold Jul 2023 34 Days

32 SYMERS ST



\$825,000

635 m² 4 1 2

Sold Jul 2023 11 Days

20 CUMBRAE PL



\$770,000

750 m² 3 1 3

Sold Jul 2023 21 Days

41 IVO WHITTON CCT



\$1,300,000

959 m² 4 3 2

Sold Jul 2023 19 Days

62 STIEGLITZ CCT



\$862,000

814 m² 3 1 3

Sold Jul 2023 22 Days

56 HARRINGTON CCT



\$815,000

862 m² 3 1 2

Sold Jun 2023 46 Days

30 CROZIER CCT



\$901,000

997 m² 4 2 2

Sold Jun 2023 24 Days

1/3 HILES PL



\$1,110,000

867 m² 4 2 2

Sold Jun 2023 29 Days

22 MCKILLOP CCT

\$810,000









28 STANFIELD CL

\$722,500









3 JENS PL

\$1,380,000









104 IVO WHITTON CCT

\$1,406,667









9 MCBEATH PL

\$706,000









145 LEARMONTH DR

\$1,100,000









7 TIERNAN PL

\$750,000









14 HARRINGTON CCT

\$637,000









30 MCDERMOTT ST

\$770,000









115 LIVINGSTON AVE

\$830,000









16 BELLINGHAM CRES

\$805,000









82 O'HALLORAN CCT

\$857,000









KAMBAH - Properties For Rent

Median Rental Price

\$650 /w

Based on 134 recorded House rentals within the last 12 months (Financial Year 2023)

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

Rental Yield

+4.0%

Current Median Price: \$846,500
Current Median Rent: \$650

Based on 156 recorded House sales and 134 House rentals compared over the last 12 months

Number of Rentals

134

Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

3 UREN PLACE

\$720 per week



685 m²   

Jul 2023 5 Days

8 BOSWORTH STREET

\$750 per week



4  3  2 

Jul 2023 5 Days

3 MASON STREET

\$600 per week



866 m²   

Jul 2023 5 Days

41 BUCKLEY CIRCUIT

\$680 - \$700 per week



807 m²   

Jul 2023 5 Days

9 STANFIELD CLOSE

\$550 pw



409 m²   

Jul 2023 6 Days

5 Simon Place

\$760 per week



1,044 m²   

Jul 2023 14 Days

4 Preiss Pl

\$620 per week



728 m²   

Jul 2023 19 Days

6 AMMON PLACE

\$486 per week



932 m²   

Jul 2023 19 Days

4 PREISS PLACE

\$620 weekly



728 m²   

Jul 2023 19 Days

20 MALCOLM PLACE

\$690 Per Week




959 m²
 4
 2
 2

8 MATCHAM PLACE

\$750 pw




1,038 m²
 4
 2
 2

10 CASTLEY CIRCUIT

\$650 pw




988 m²
 4
 1
 2

11 ETON PLACE

\$600 pw




638 m²
 3
 1
 1

10B Beilby Place

\$620




1,205 m²
 3
 3
 2

34 Chirside Circuit

\$550 per week




797 m²
 3
 1
 1

4 RAGLESS

\$700 per week




992 m²
 4
 2
 2

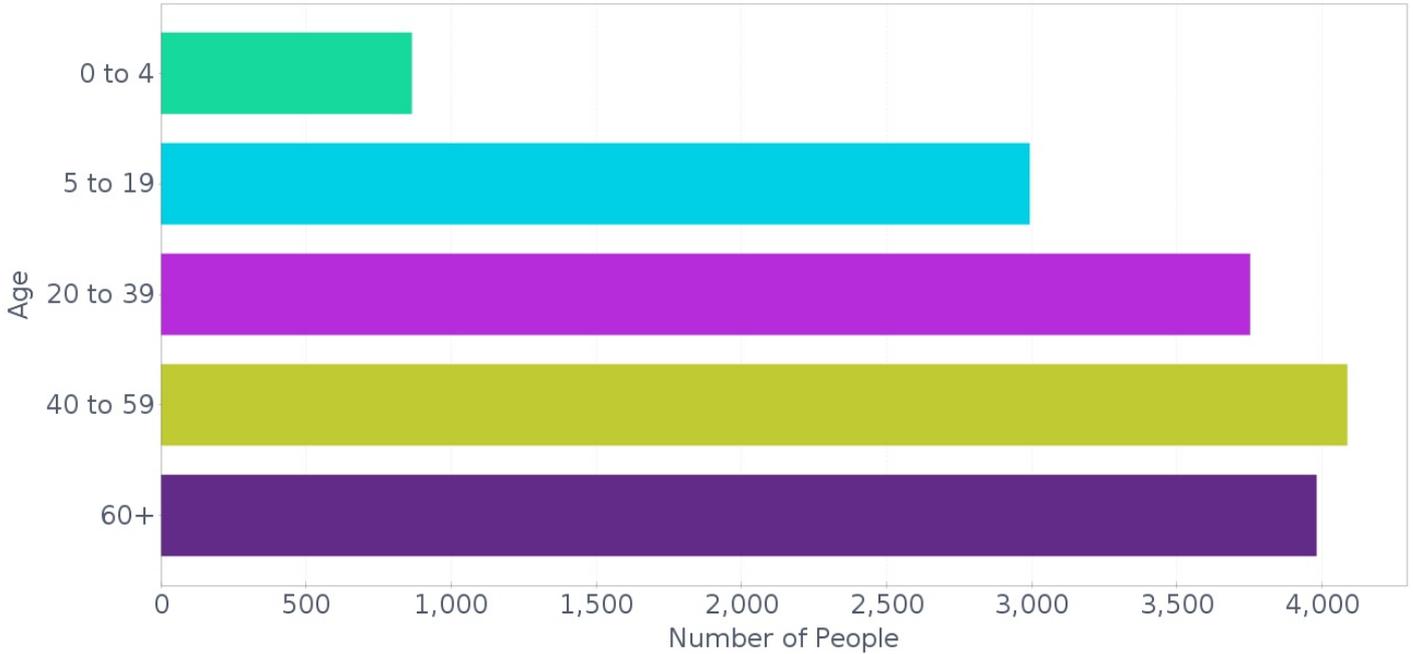
4 Habgood Place

\$950

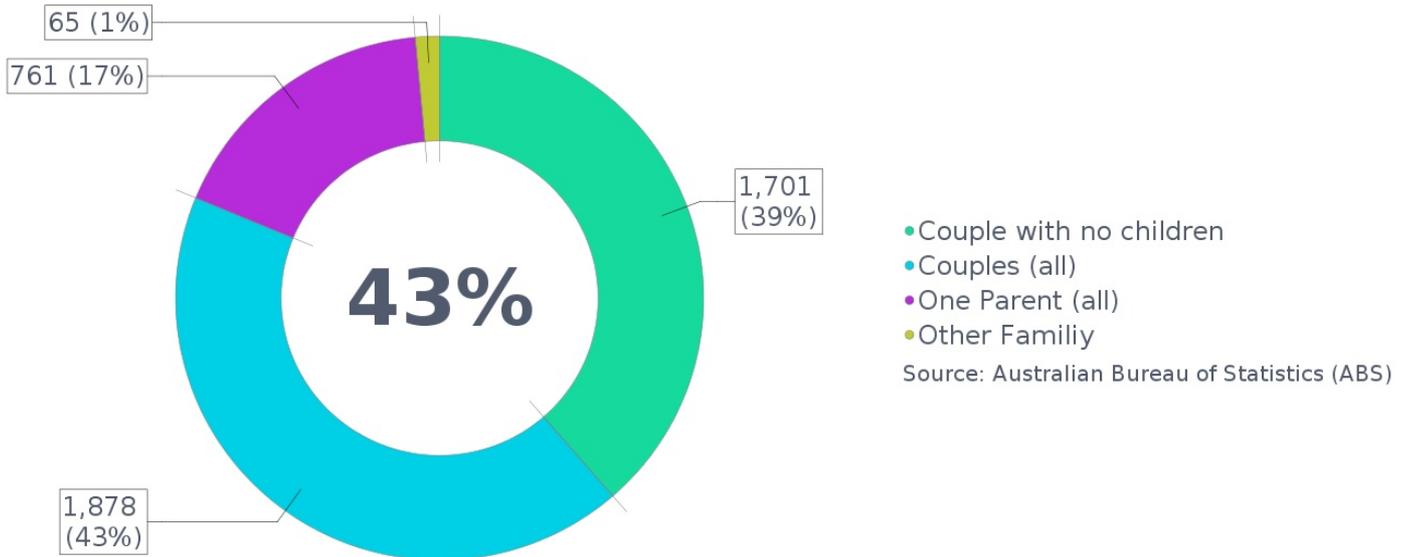



1,133 m²
 3
 1
 1

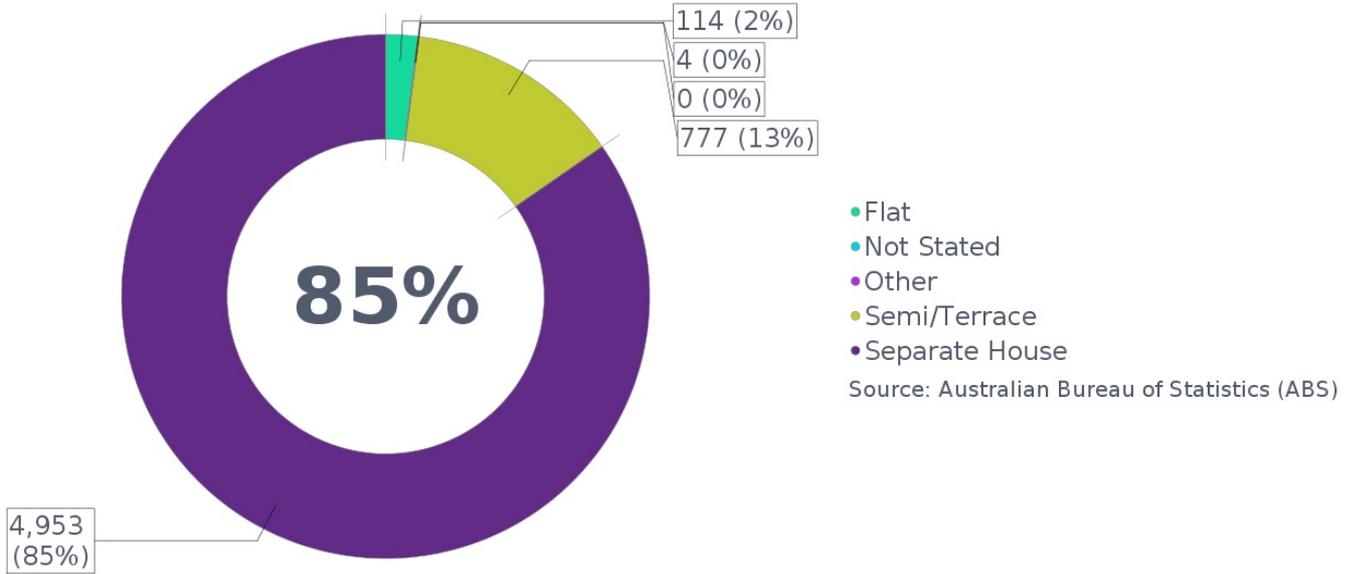
Age of Population (2021)



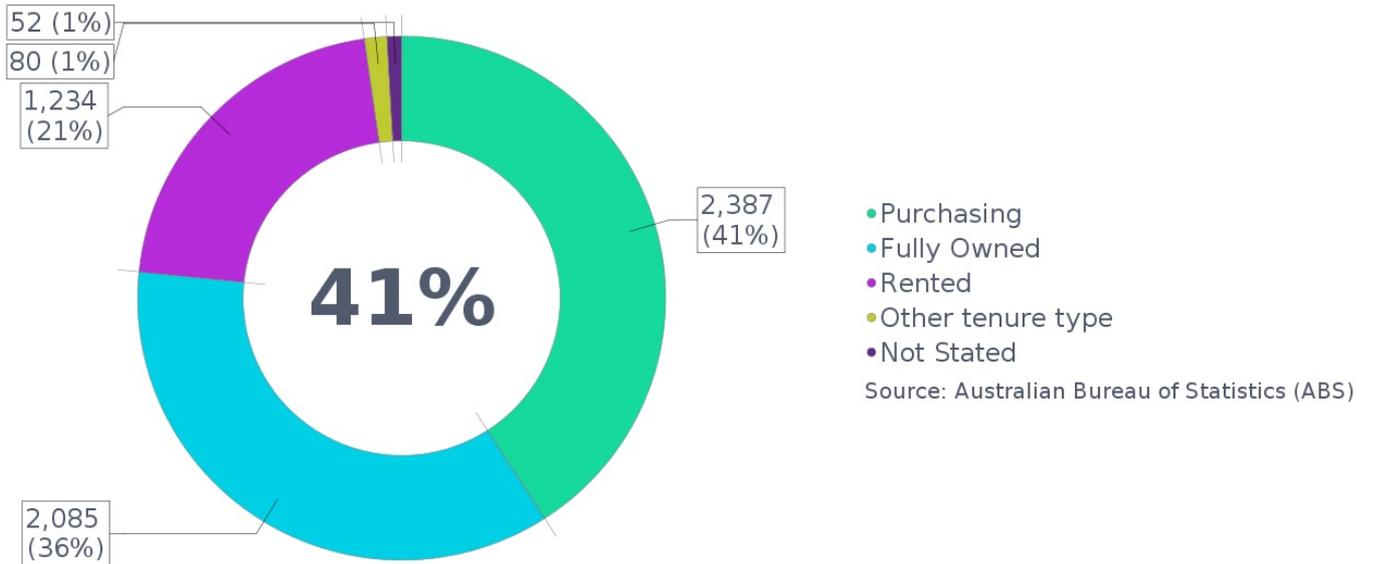
Family Composition (2021)



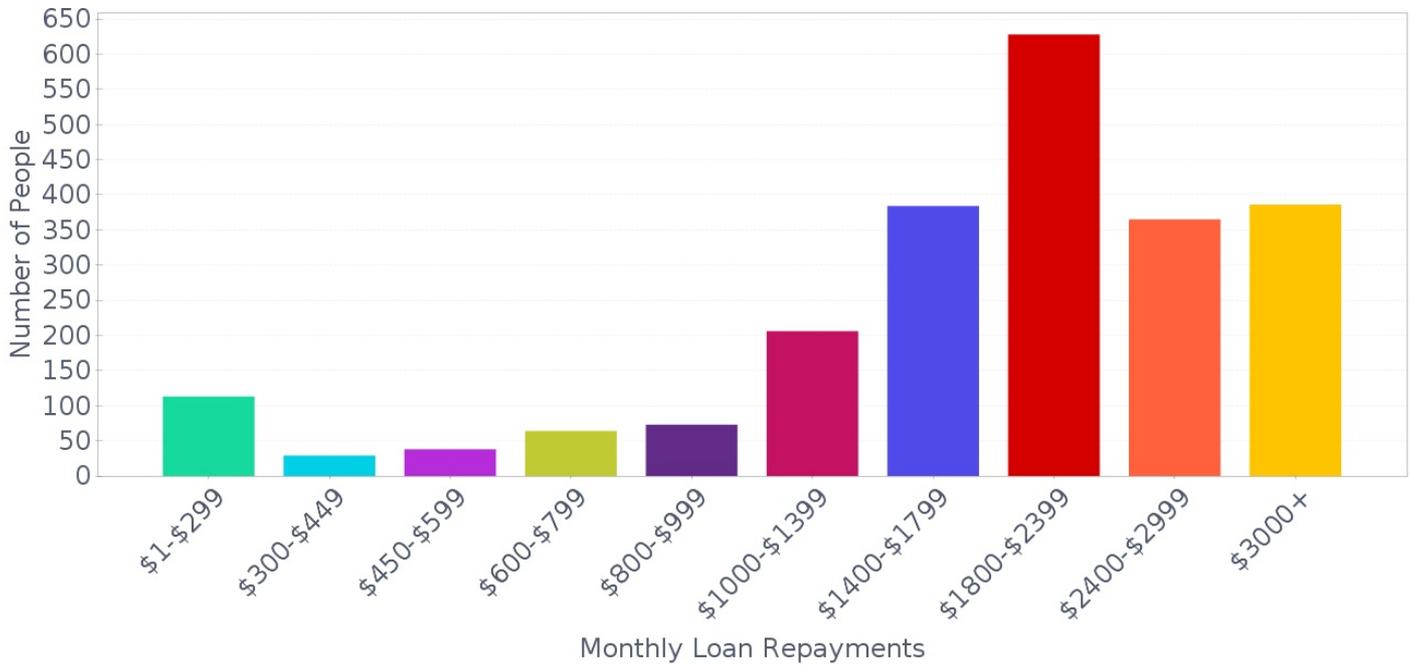
Dwelling Structure (2021)



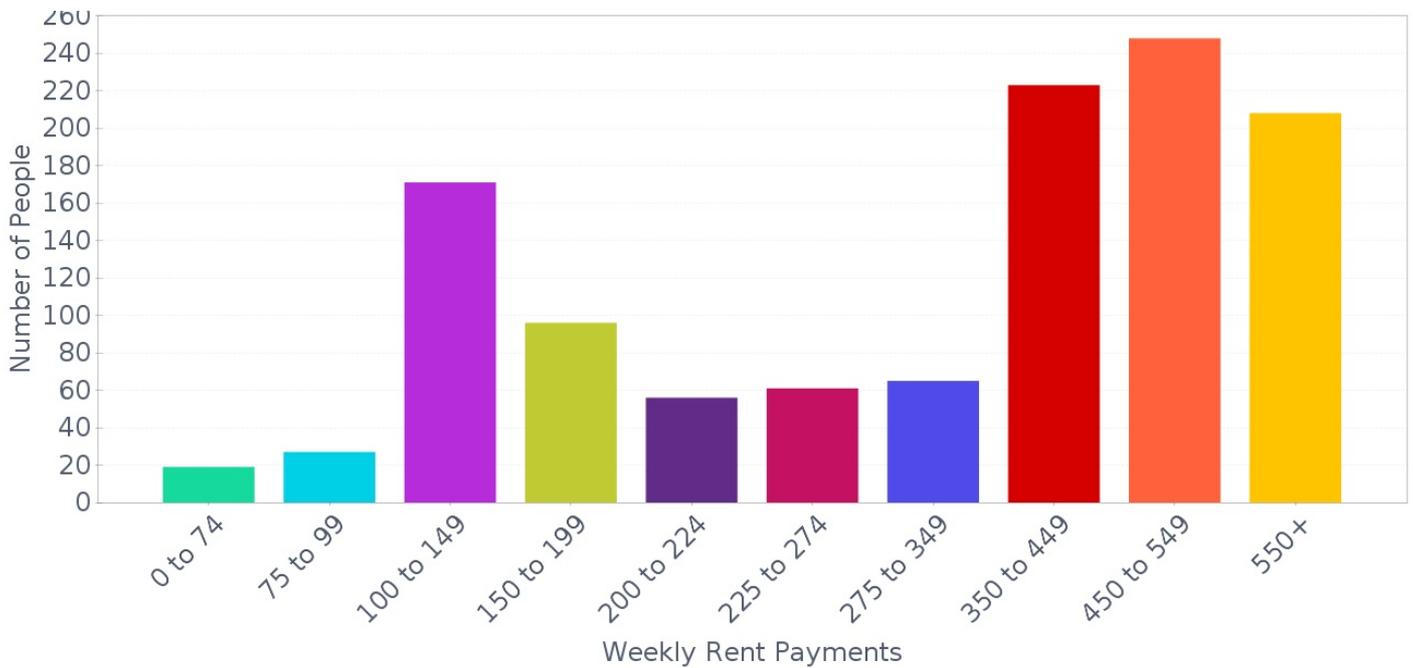
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

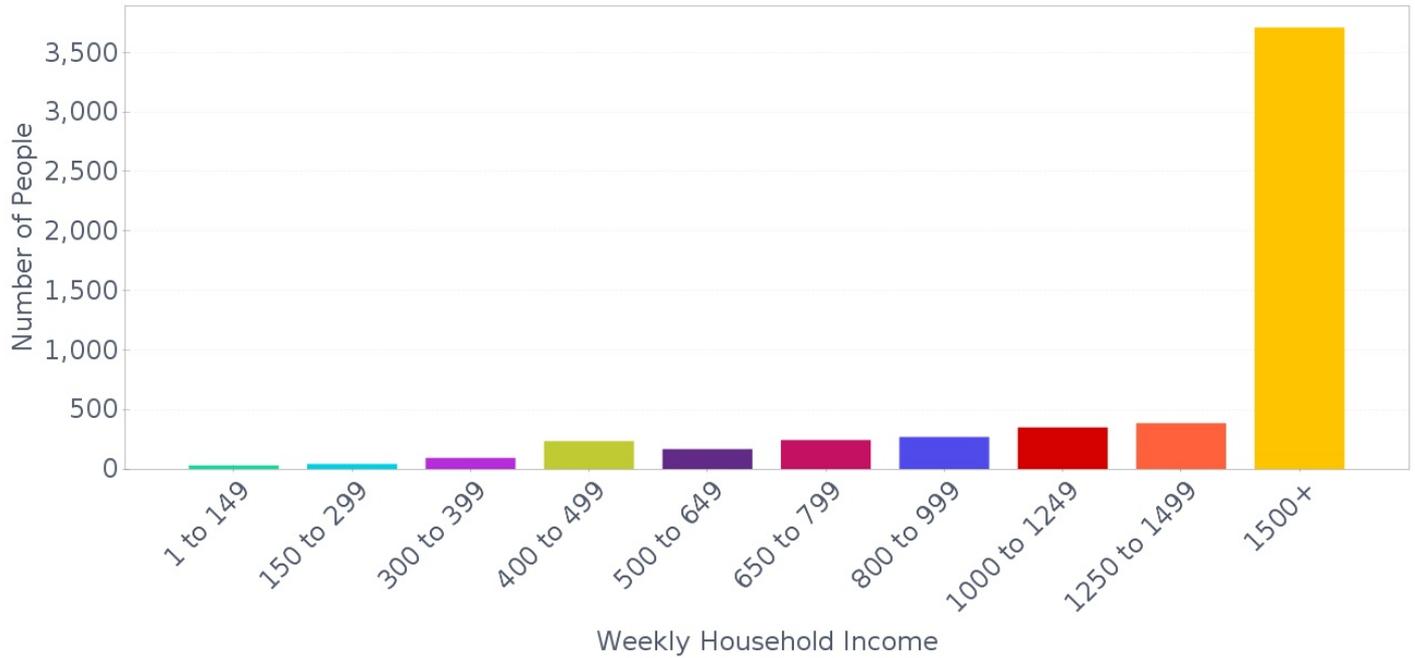


Rent Payments - Weekly (2021)

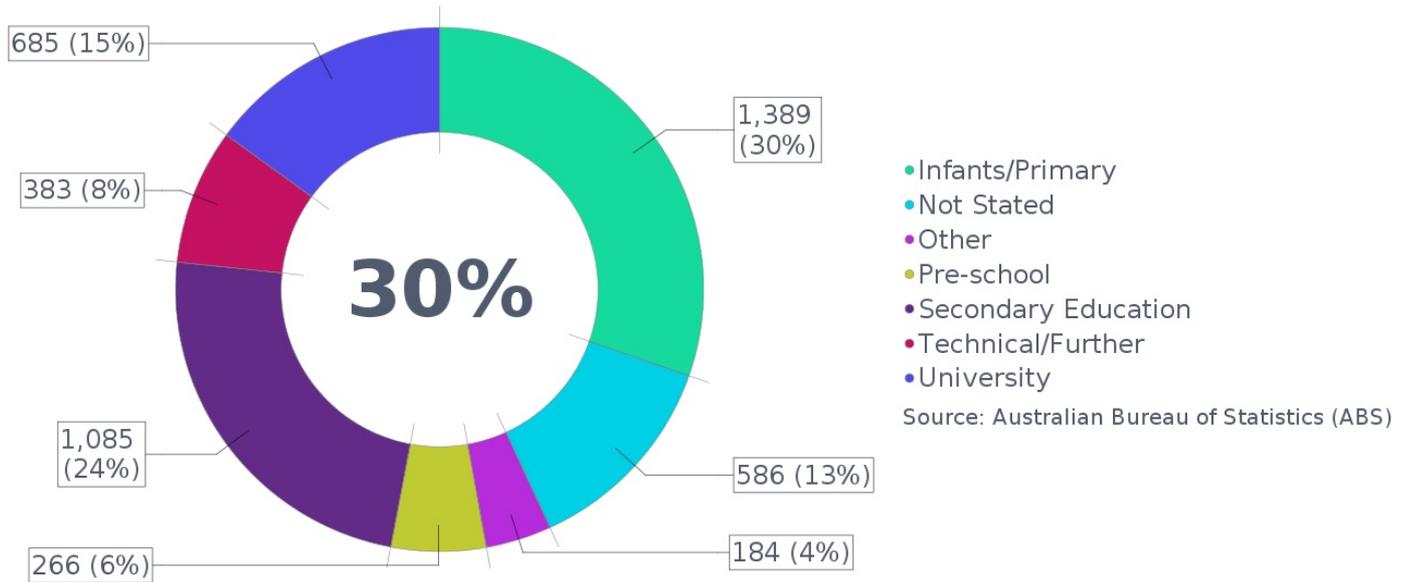




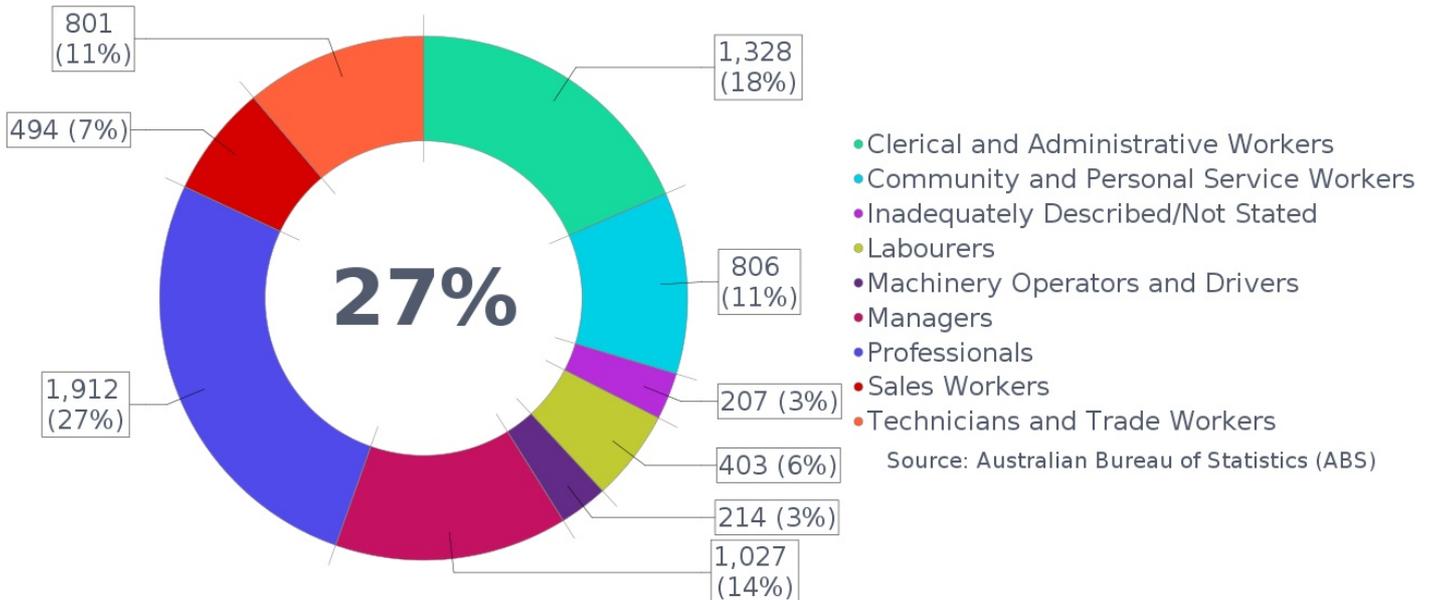
Household Income - Weekly (2021)



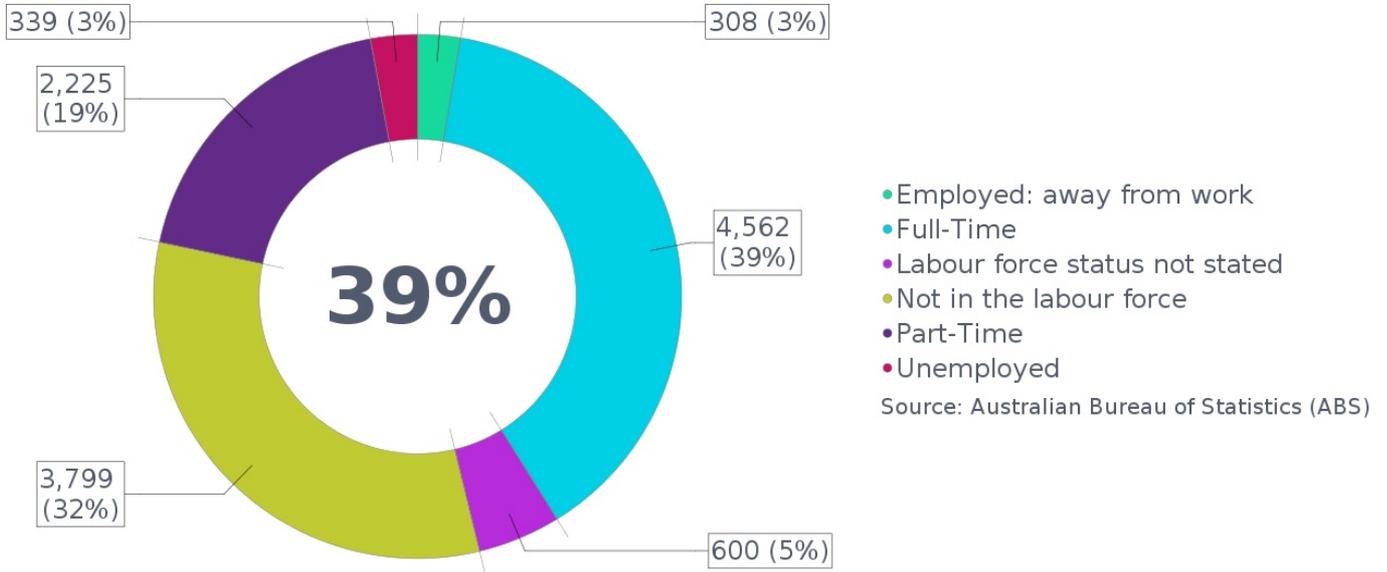
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

