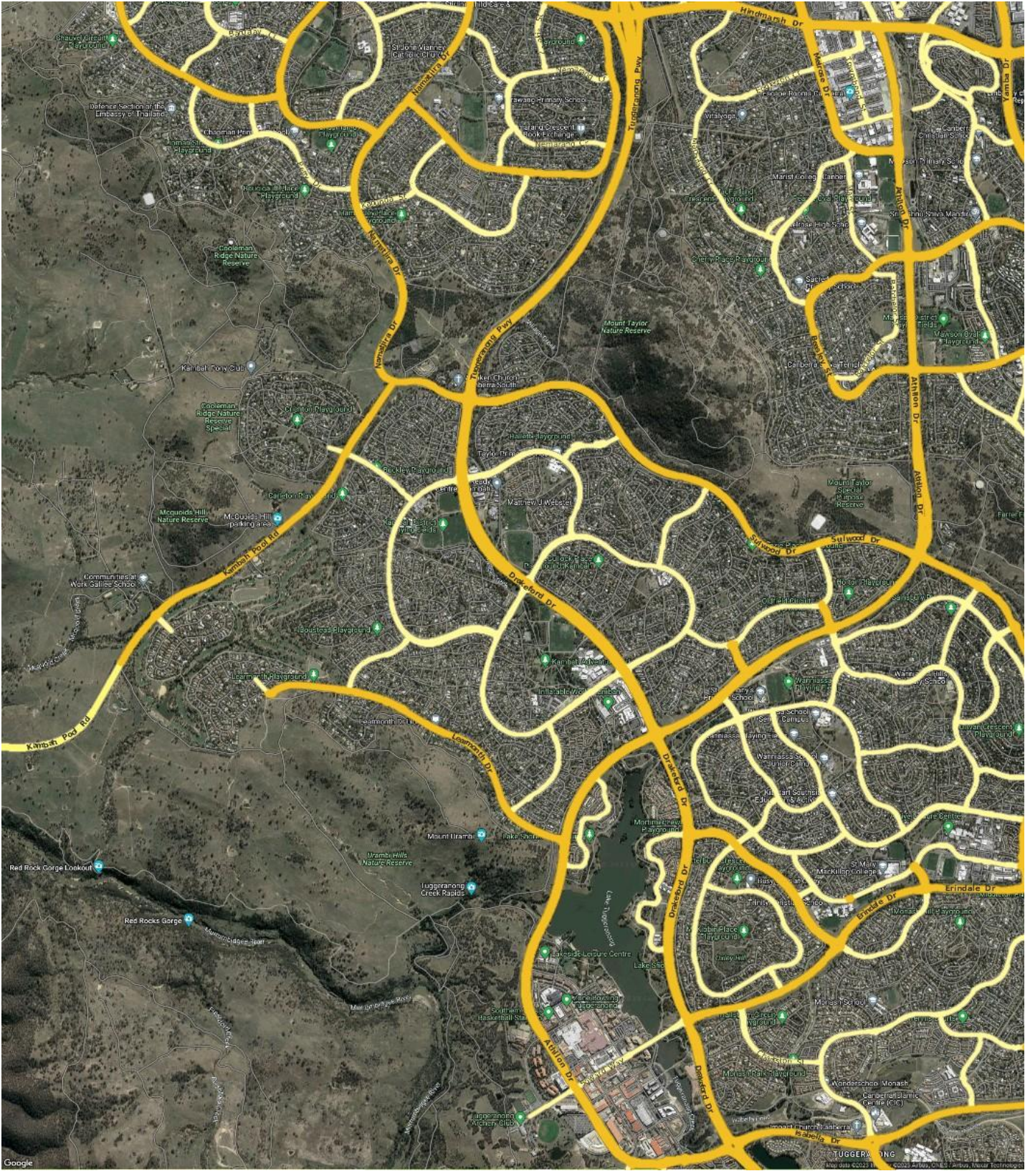


SUBURB FLYOVER REPORT

KAMBAH (HOUSE)

Prepared by [Independent Property Group](#)

KAMBAH - Suburb Map



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	82	\$ 841,500	-3.3 %	\$ 601,000	\$ 1,430,000

Median Sale Price

\$838k

Based on 148 recorded House sales within the last 12 months (Oct '22 - Sep '23)

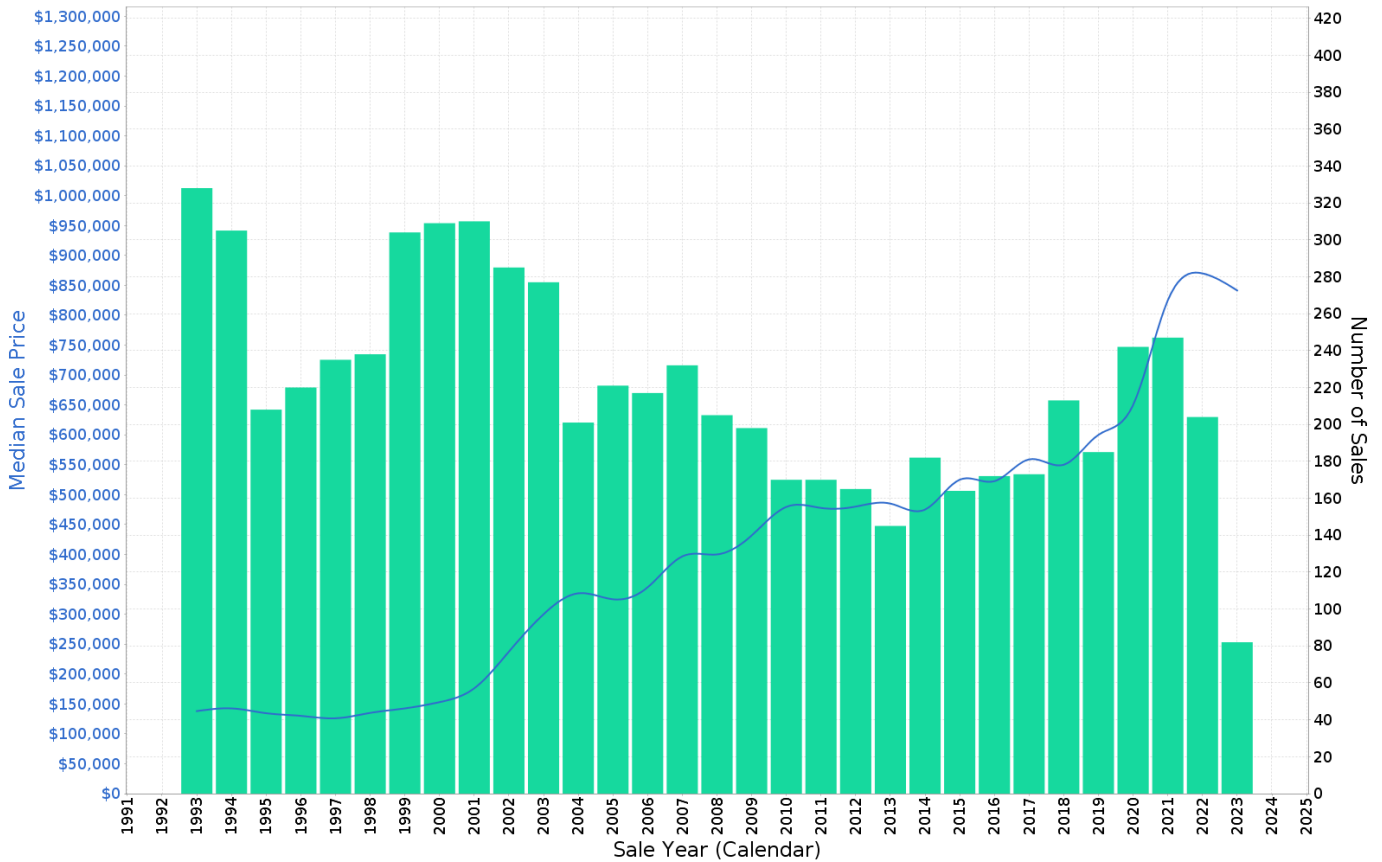
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

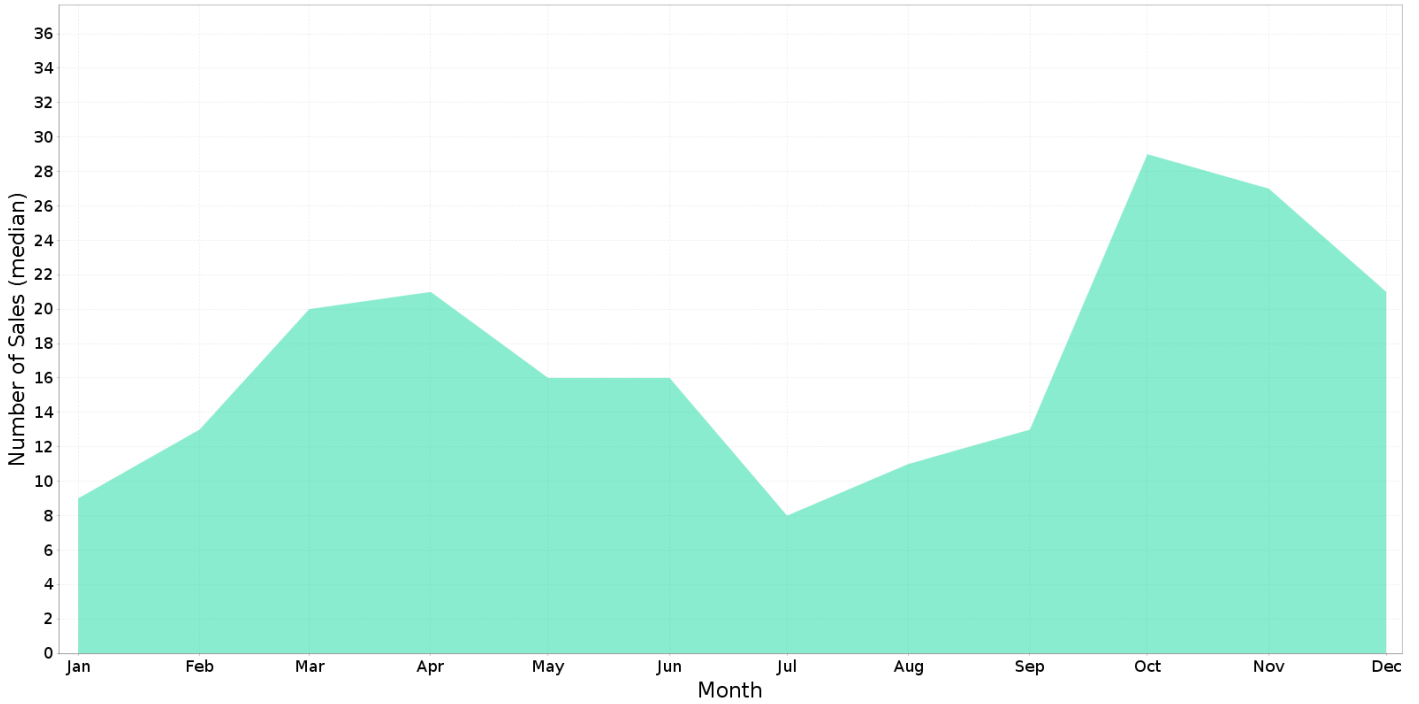
-7.5%

Current Median Price: \$837,500
Previous Median Price: \$905,000

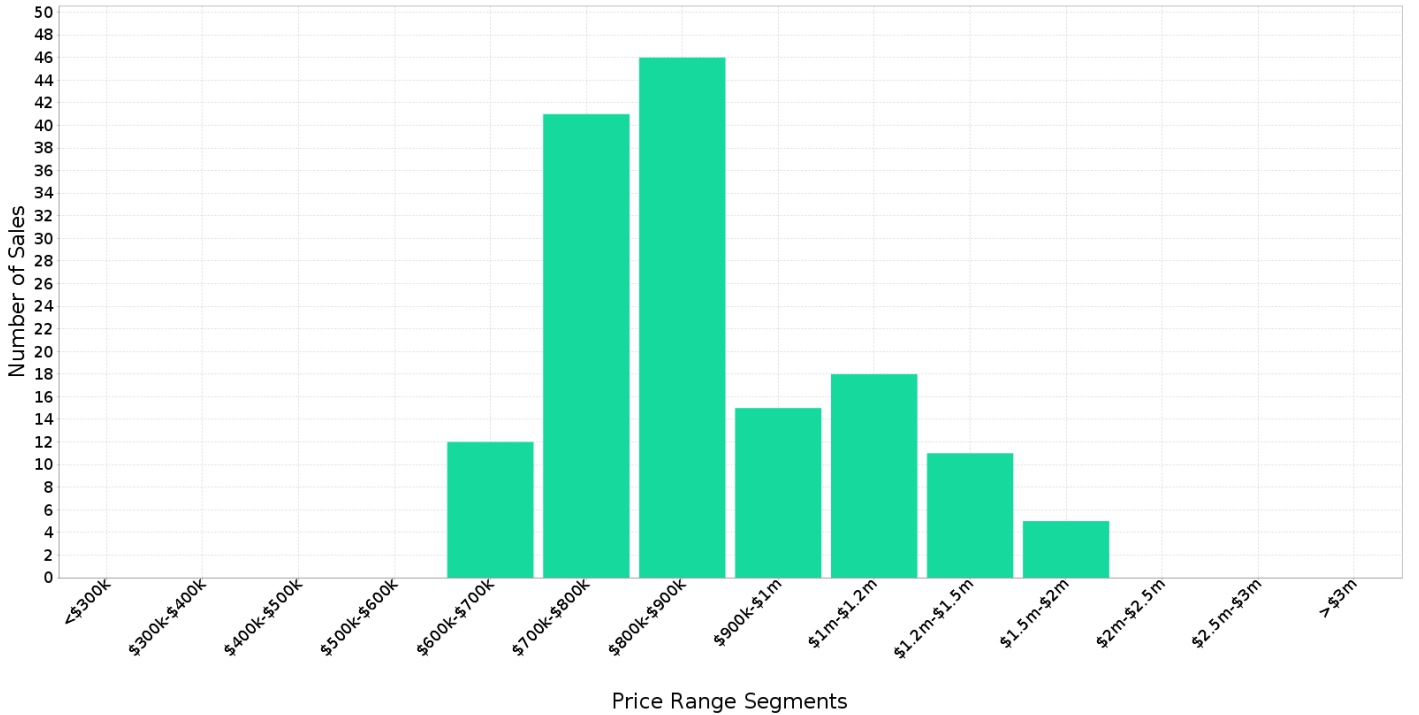
Based on 373 recorded House sales compared over the last two rolling 12 month periods



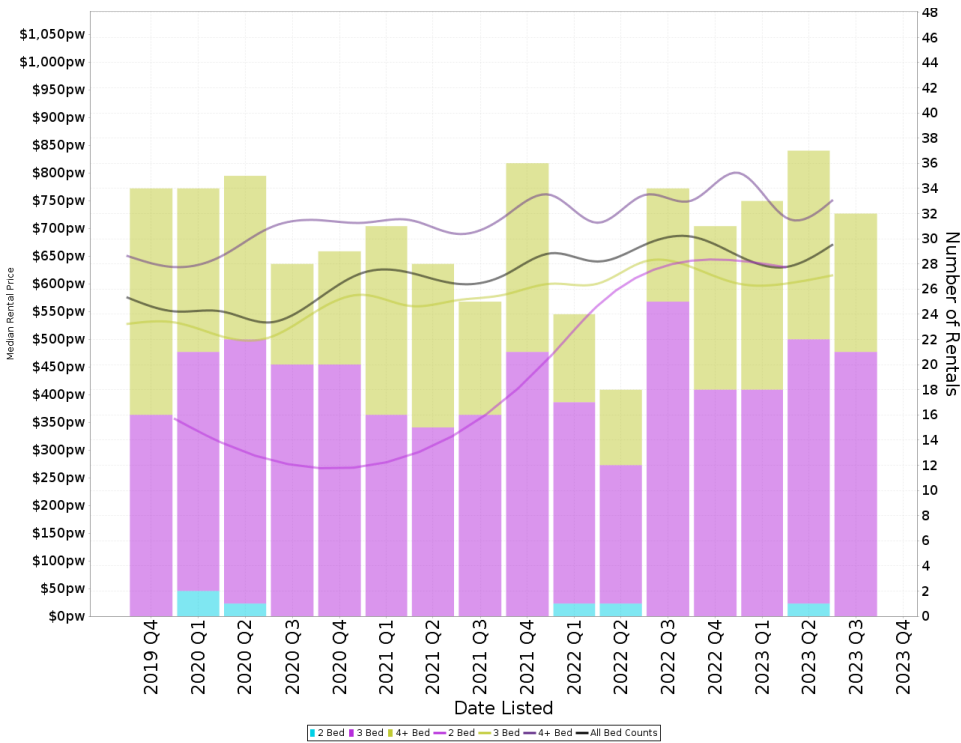
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.5%

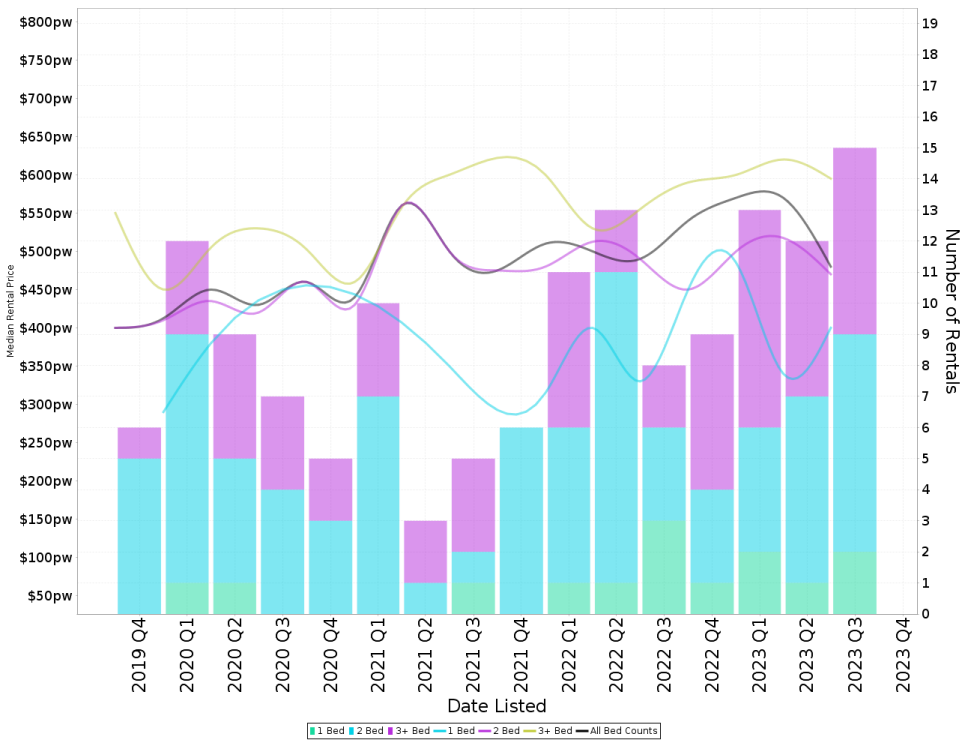
Current Median Price: \$837,500
Previous Median Price: \$905,000
Based on 373 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$837,500
Current Median Rent: \$650
Based on 133 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$636,750
Previous Median Price: \$685,000
Based on 97 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$636,750
Current Median Rent: \$540
Based on 49 registered Unit rentals compared over the last 12 months.

KAMBAH - Properties For Rent

Median Rental Price

\$650 /w

Based on 133 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+4.0%

Current Median Price: \$837,500
Current Median Rent: \$650

Based on 148 recorded House sales and 133 House rentals compared over the last 12 months

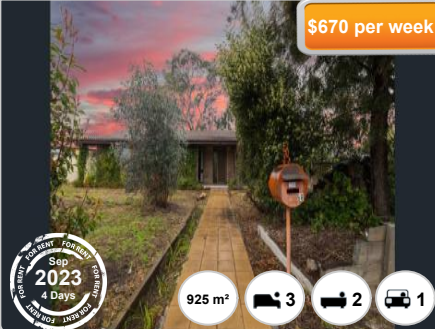
Number of Rentals

133

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

56 MORRISON STREET



\$670 per week

Sep 2023
4 Days

925 m² 3 2 1

12 VANSITTART CRESCENT



\$670 Per Week

Sep 2023
5 Days

840 m² 3 2 2

56 VANZETTI CRESCENT




\$710 Per Week

Sep 2023
5 Days

938 m² 3 2 1

3 BULLOCK CIRCUIT

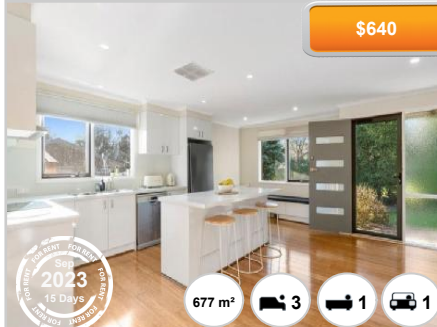


\$680.00 pw

Sep 2023
12 Days

711 m² 4 1 2

20 FINNERTY PLACE



\$640

Sep 2023
15 Days

677 m² 3 1 1

47 RAGLESS CIRCUIT



\$750.00 pw

Aug 2023
36 Days

820 m² 4 2 2

2/44 LASCELLES CIRCUIT



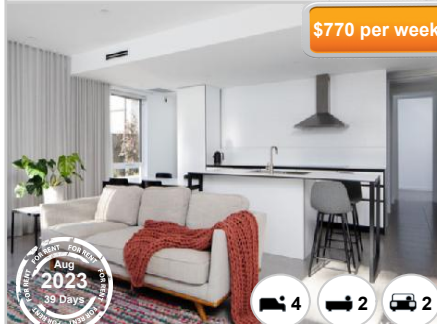
\$770 per week

Aug 2023
39 Days

photo not available

4 2 2

2/44 B - Lascelles Circuit



\$770 per week

Aug 2023
39 Days

4 2 2

2/44B LASCELLES CIRCUIT



\$770 per week

Aug 2023
39 Days

4 2 2

Independent

PROPERTY GROUP

21 KINGSMILL STREET

\$550 per week

54.8m
21.2m
21.3m
46.4m
1,055 m²

Aug 2023
42 Days

3 Beds 1 Bath 3 Car

71 RAGLESS CIRCUIT

\$685 per week

925 m²

Aug 2023
42 Days

3 Beds 2 Bath 2 Car

17A Lawrence Crescent

\$770

440 m²

Aug 2023
54 Days

4 Beds 1 Bath 2 Car

21 CHIRNSIDE CIRCUIT

\$690 pw

Under Application

836 m²

Aug 2023
56 Days

3 Beds 2 Bath 5 Car

10 CASTLEY CIRCUIT

650 pw

988 m²

Jul 2023
86 Days

4 Beds 1 Bath 2 Car