

SUBURB FLYOVER REPORT

COOMBS (HOUSE)

Prepared by [Independent Property Group](#)

COOMBS - Suburb Map



COOMBS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2012	3	\$ 343,000	0.0 %	\$ 300,000	\$ 343,000
2013	7	\$ 375,000	9.3 %	\$ 372,000	\$ 390,000
2014	19	\$ 514,000	37.1 %	\$ 309,000	\$ 3,123,000
2015	104	\$ 589,975	14.8 %	\$ 336,950	\$ 3,195,750
2016	52	\$ 550,000	-6.8 %	\$ 400,000	\$ 1,206,000
2017	20	\$ 918,750	67.0 %	\$ 272,500	\$ 1,775,000
2018	25	\$ 860,000	-6.4 %	\$ 435,000	\$ 1,377,000
2019	27	\$ 895,000	4.1 %	\$ 205,500	\$ 1,360,000
2020	37	\$ 870,000	-2.8 %	\$ 408,000	\$ 1,575,000
2021	48	\$ 1,122,500	29.0 %	\$ 299,000	\$ 3,250,000
2022	38	\$ 1,375,000	22.5 %	\$ 180,000	\$ 2,050,000
2023	16	\$ 1,082,500	-21.3 %	\$ 711,000	\$ 2,200,000

Median Sale Price

\$1.26m

Based on 25 recorded House sales within the last 12 months (Oct '22 - Sep '23)

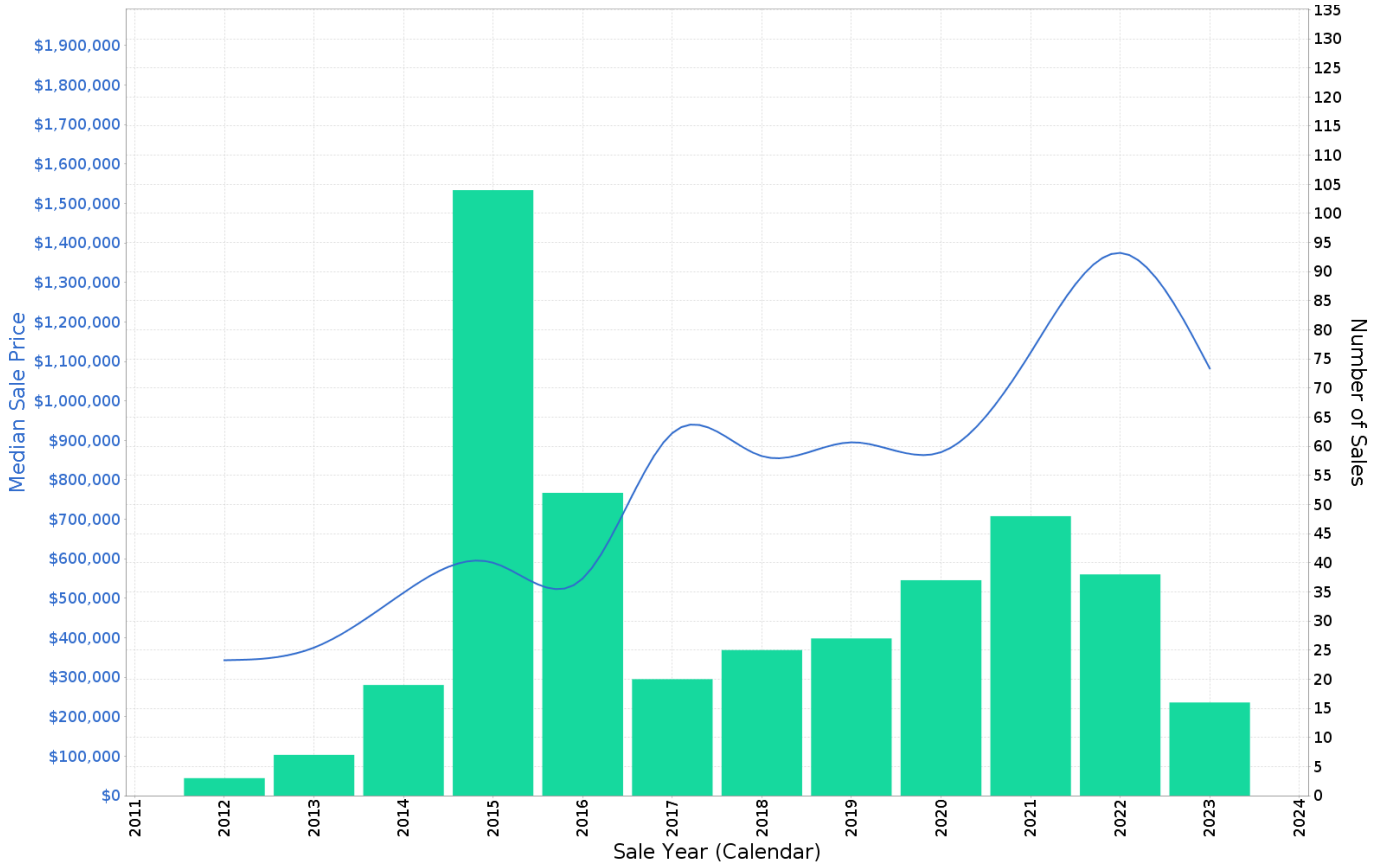
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

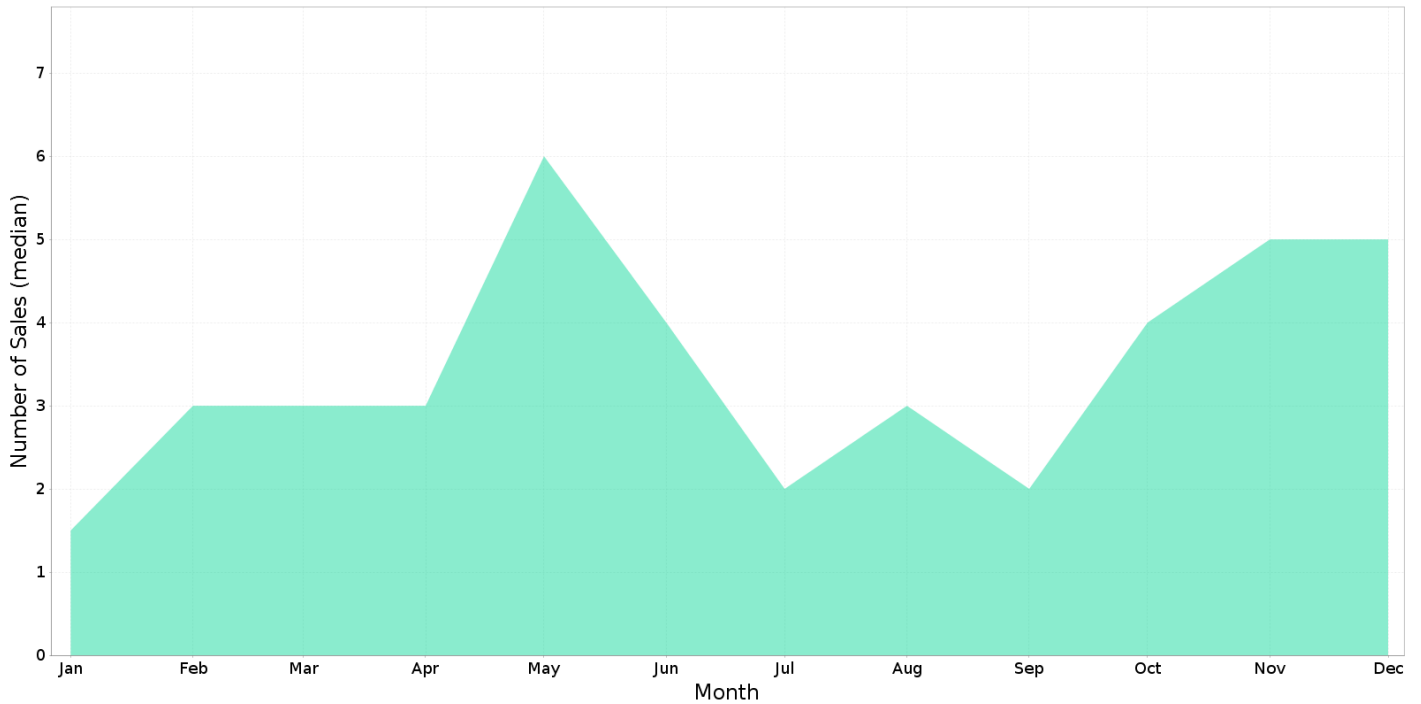
-2.9%

Current Median Price: \$1,262,500
Previous Median Price: \$1,300,000

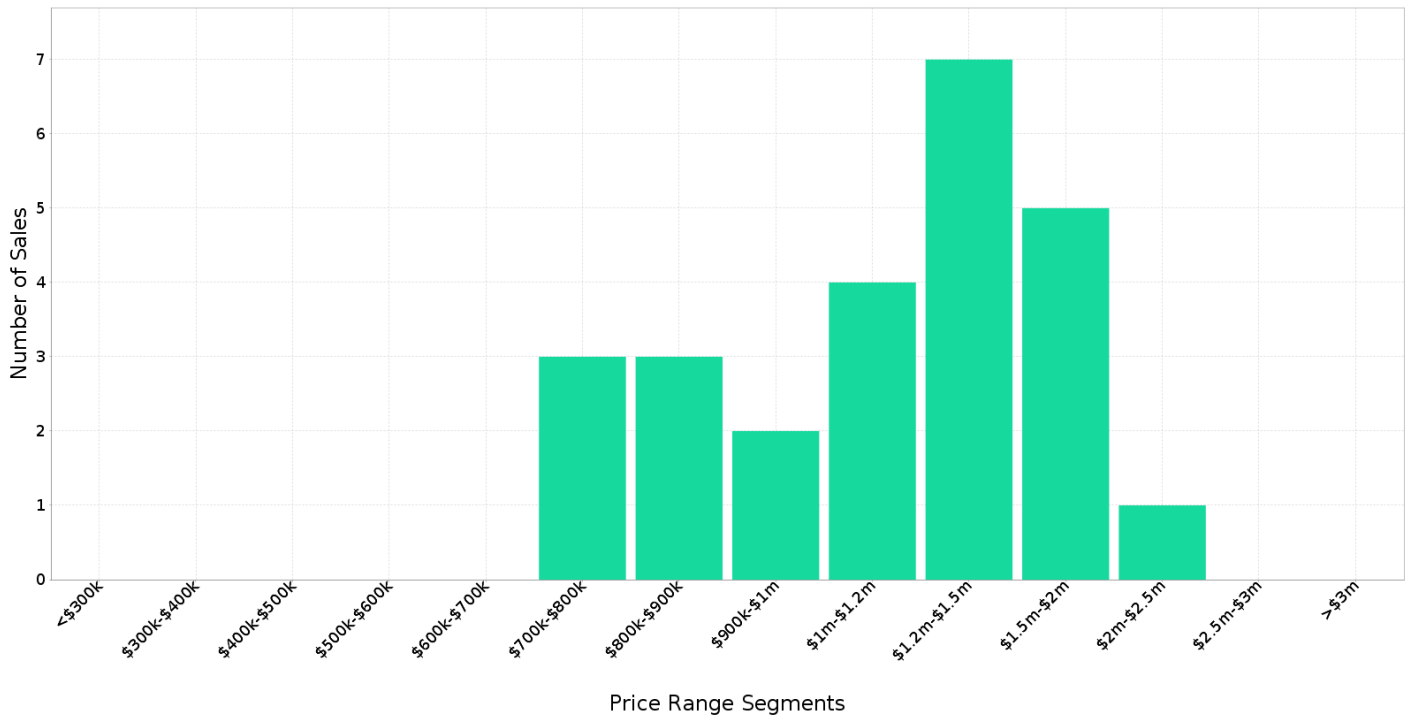
Based on 72 recorded House sales compared over the last two rolling 12 month periods



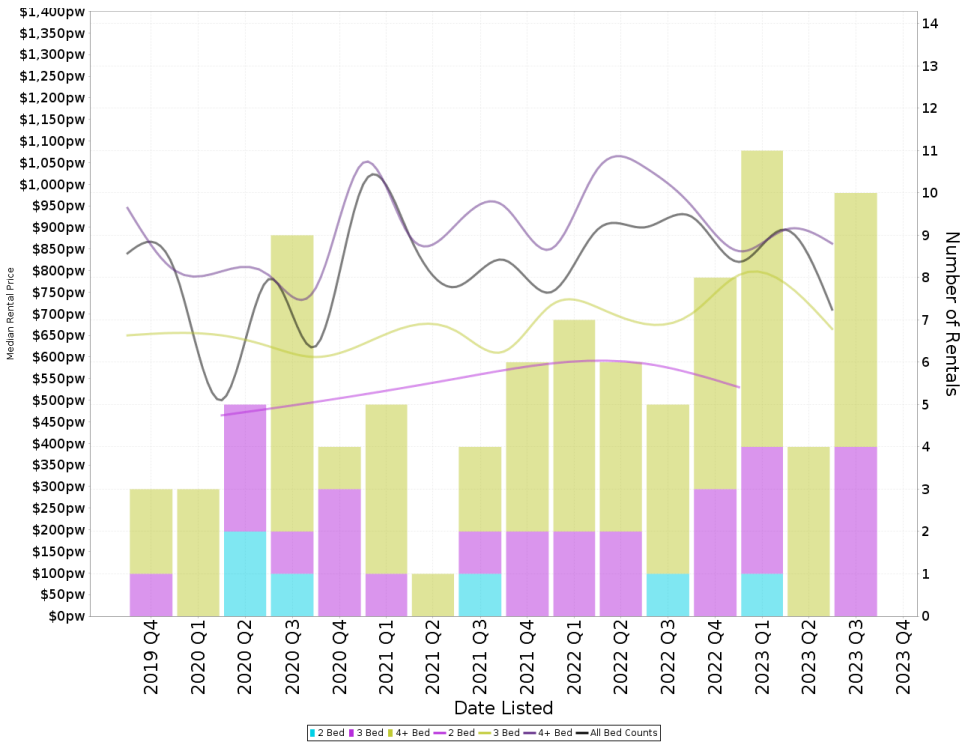
COOMBS - Peak Selling Periods (3 years)



COOMBS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.9%

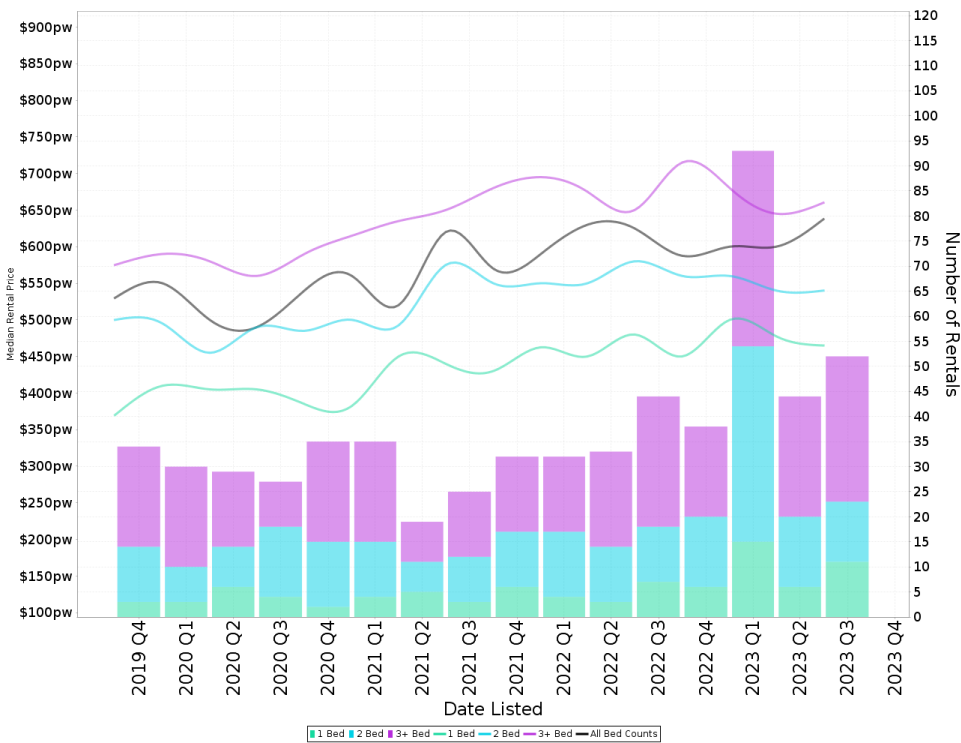
Current Median Price: \$1,262,500
Previous Median Price: \$1,300,000
Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,262,500
Current Median Rent: \$820
Based on 33 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.5%

Current Median Price: \$702,500
Previous Median Price: \$647,450
Based on 163 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$702,500
Current Median Rent: \$600
Based on 227 registered Unit rentals compared over the last 12 months.

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COOMBS - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 25 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

-2.9%

Current Median Price: \$1,262,500
Previous Median Price: \$1,300,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

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

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

13/41 PEARLMAN ST

\$705,000

Sold 2023
Sep
17 Days

3 2 1

1 BAKEWELL ST

\$750,000

Sold 2023
Aug
22 Days

1.49 ha 3 2 2

38 EDGEWORTH PDE

\$999,000

Sold 2023
Jul
22 Days

199 m² 3 3 2

16 ARTHUR BLAKELEY WAY

\$720,000

Sold 2023
Jul
31 Days

200 m² 3 2 2

25 STAN DAVEY RISE

\$980,000

Sold 2023
Jun
N/A

200 m² 4 3 2

37 SOUTHCOTT VIEW

\$1,600,000

Sold 2023
May
N/A

644 m² - - -

8 BROWNBILL ST

\$1,500,000

Sold 2023
May
90 Days

574 m² 4 3 2

25 CHANTER TCE

\$870,000

Sold 2023
2023
13 Days

200 m² 4 3 2

16 STAN DAVEY RISE

\$1,800,000

Sold 2023
May
13 Days


558 m² 4 3 2

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64 EDGEWORTH PDE

\$1,020,000



SOLD 2023
May
42 Days

200 m² 4 3 2

33 CASTAN ST

\$1,145,000




SOLD 2023
May
37 Days

450 m² 4 3 2

38 FINEMORE ST

\$842,500



SOLD 2023
Apr
62 Days

248 m² 3 2 2

COOMBS - Properties For Rent

Median Rental Price

\$820 /w

Based on 33 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

+3.4%

Current Median Price: \$1,262,500
Current Median Rent: \$820

Based on 25 recorded House sales and 33 House rentals compared over the last 12 months

Number of Rentals

33

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

74/128 JOHN GORTON DRIVE



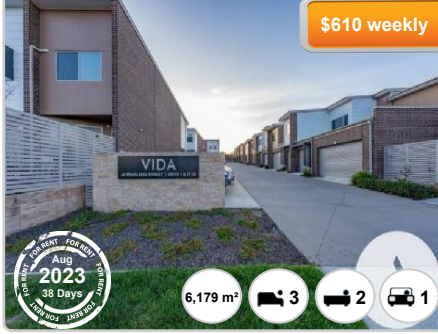
\$700 per week

RayWhite

Sep 2023
14 Days

9,285 m² 4 2 2

23/40 PEARLMAN STREET



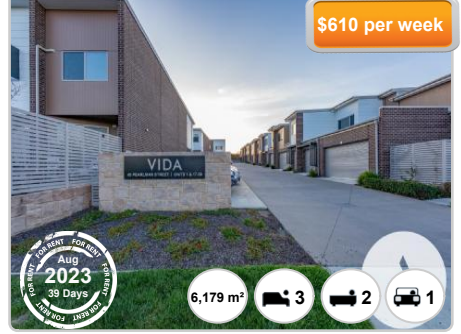
\$610 weekly

VIDA

Aug 2023
38 Days

6,179 m² 3 2 1

23/40 Pearlman St




\$610 per week

VIDA

Aug 2023
39 Days

6,179 m² 3 2 1

41/8 KEN TRIBE STREET



\$850 per week

2022

1.16 ha 3 2 2