



Newcomb

Suburb Report



Your connection to property insights



JellisCraig

NEWCOMB SUBURB REPORT

Median house price¹

Median

\$600k

Quarterly price change

6.38% ↑

Median unit price¹

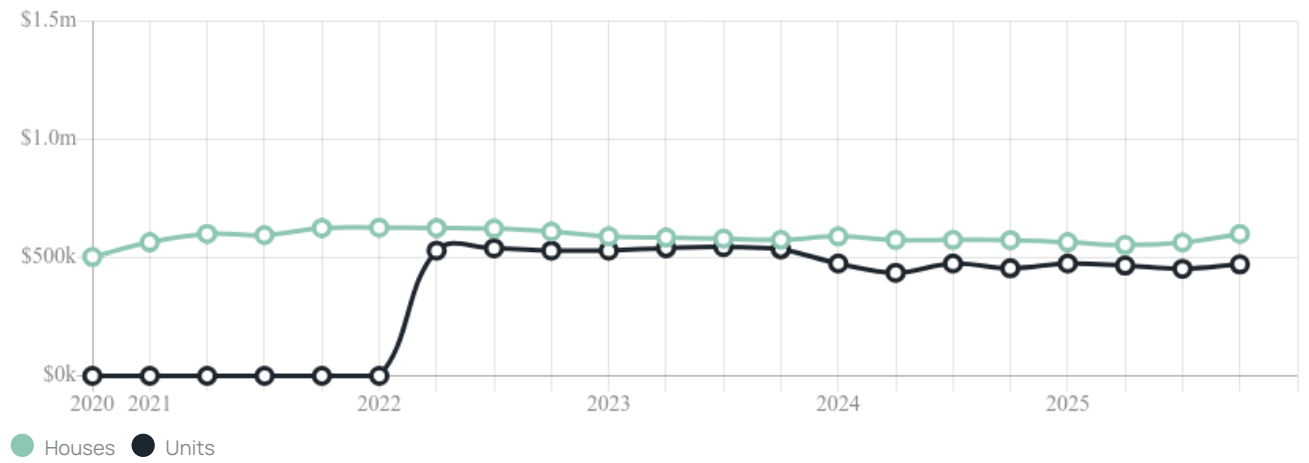
Median

\$472k

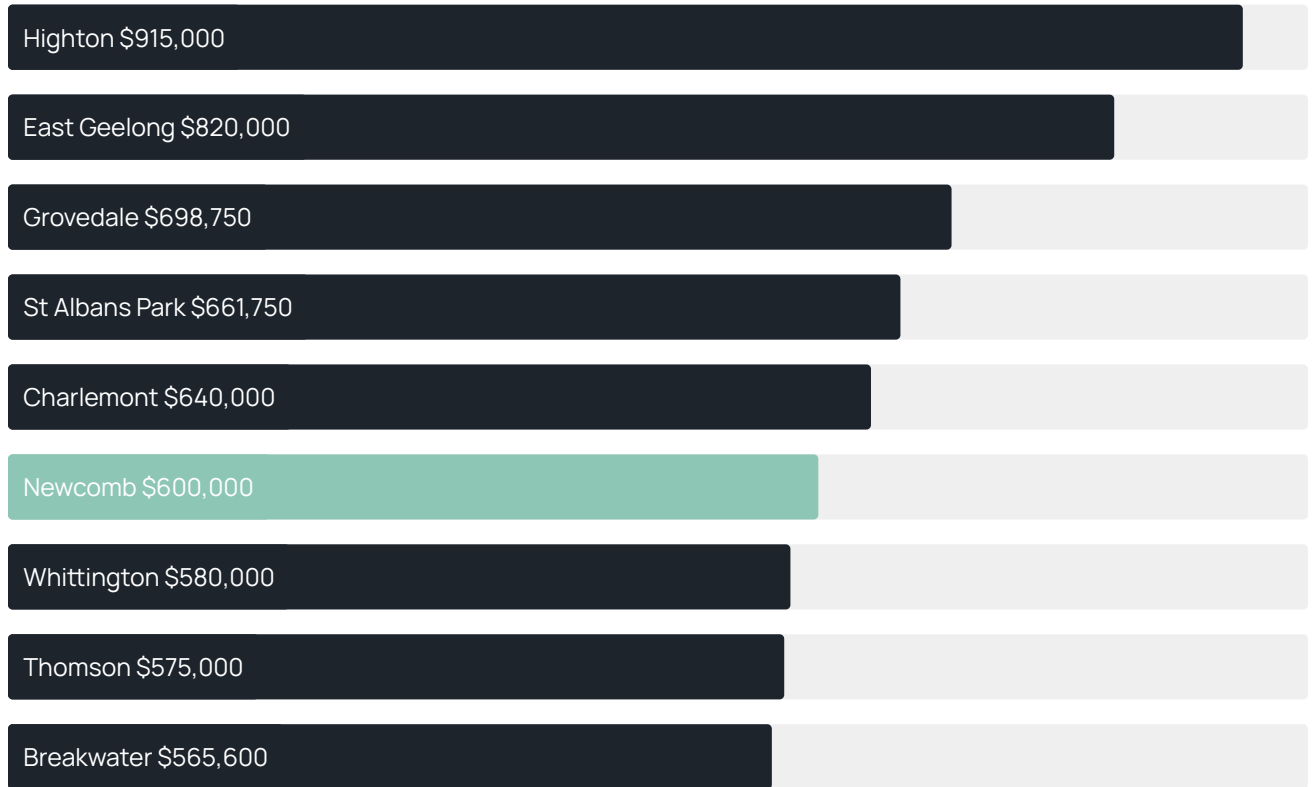
Quarterly price change

4.14% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 11%
● Private 89%

Auction clearance rate³

100%

Median days on market³

19 days

Jellis Craig average inspection attendance per listing⁴

19 groups

Average hold period¹

8.7 years

Dwelling type⁵



● Houses 83% ● Units 17%

Ownership⁵



● Owned outright 35% ● Mortgaged 29% ● Rented 36%

Population⁵

4,704

Median asking rent¹

\$470 per week

Median age⁵

40 years

Rental yield¹

3.99%











Median household size⁵

2.1 people











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Recent Newcomb sales

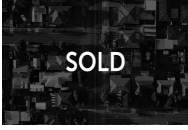









Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/22 Lancaster Av Newcomb	3	House	\$580,000	19 Mar 2026
 43 Watsons Rd Newcomb	3	House	\$705,000	13 Mar 2026
 93 Boundary Rd Newcomb	4	House	\$729,000	09 Mar 2026
 1/27 Charlotte Av Newcomb	3	Unit	\$573,000	04 Mar 2026
 36b Anthony St Newcomb	3	House	\$650,000	18 Feb 2026
 15 Neptune Av Newcomb	3	House	\$650,000	18 Feb 2026
 9 Dorward Av Newcomb	3	House	\$504,000	18 Feb 2026
 14 Anthony St Newcomb	3	House	\$747,000	17 Feb 2026
 16 Myrtle Av Newcomb	3	House	\$586,000	14 Feb 2026
 34 Portarlington Rd Newcomb	3	House	\$745,500	13 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 3/22 Lindsay St Newcomb	1	Unit	\$311,000	11 Feb 2026
 69 Neptune Av Newcomb	3	House	\$600,000	09 Feb 2026
 5 Diosma Ct Newcomb	3	House	\$575,000	06 Feb 2026
 70 Bellarine Hwy Newcomb	3	House	\$640,000	03 Feb 2026
 113 Boundary Rd Newcomb	5	House	\$705,000	02 Feb 2026
 61 Boundary Rd Newcomb	3	House	\$562,000	30 Jan 2026
 94 Wilsons Rd Newcomb	3	House	\$650,000	29 Jan 2026
 9 Anthony St Newcomb	3	House	\$695,000	20 Jan 2026
 1/4 Lancaster Av Newcomb	3	House	\$585,000	20 Jan 2026
 2a Ising St Newcomb	2	House	\$580,000	15 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 84 Helms St Newcomb	3	House	\$700,000	13 Jan 2026
 15 Gibbs St Newcomb	3	House	\$710,000	23 Dec 2025
 6/133 Helms St Newcomb	2	Flat/Unit/Apartment	\$390,000	17 Dec 2025
 43 Wilton Av Newcomb	4	House	\$721,000	15 Dec 2025
 14 Dorward Av Newcomb	2	House	\$575,000	12 Dec 2025
 36 Coppards Rd Newcomb	4	House	\$1,200,000	11 Dec 2025
 17 Anthony St Newcomb	4	House	\$760,000	06 Dec 2025
 37 Dorward Av Newcomb	3	House	\$545,000	05 Dec 2025
 1/50 Hibiscus Cr Newcomb	2	Flat/Unit/Apartment	\$460,000	05 Dec 2025
 2/8 Poplar St Newcomb	2	Flat/Unit/Apartment	\$560,000	27 Nov 2025



Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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