



Newcomb

Suburb Report



Your connection to property insights



JellisCraig

NEWCOMB SUBURB REPORT

Median house price¹

Median

\$652k

Quarterly price change

6.88% ↑

Median unit price¹

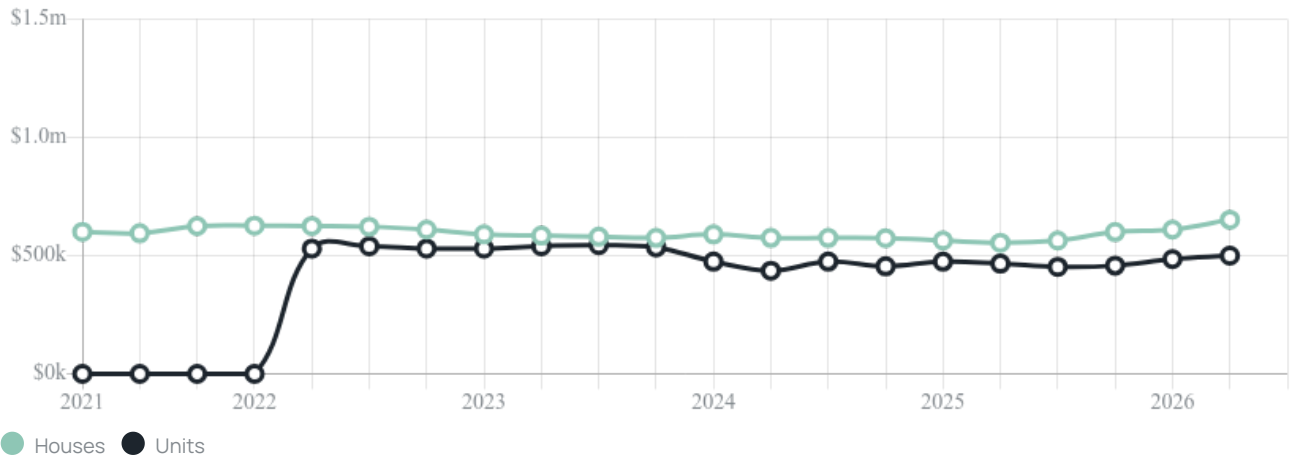
Median

\$500k

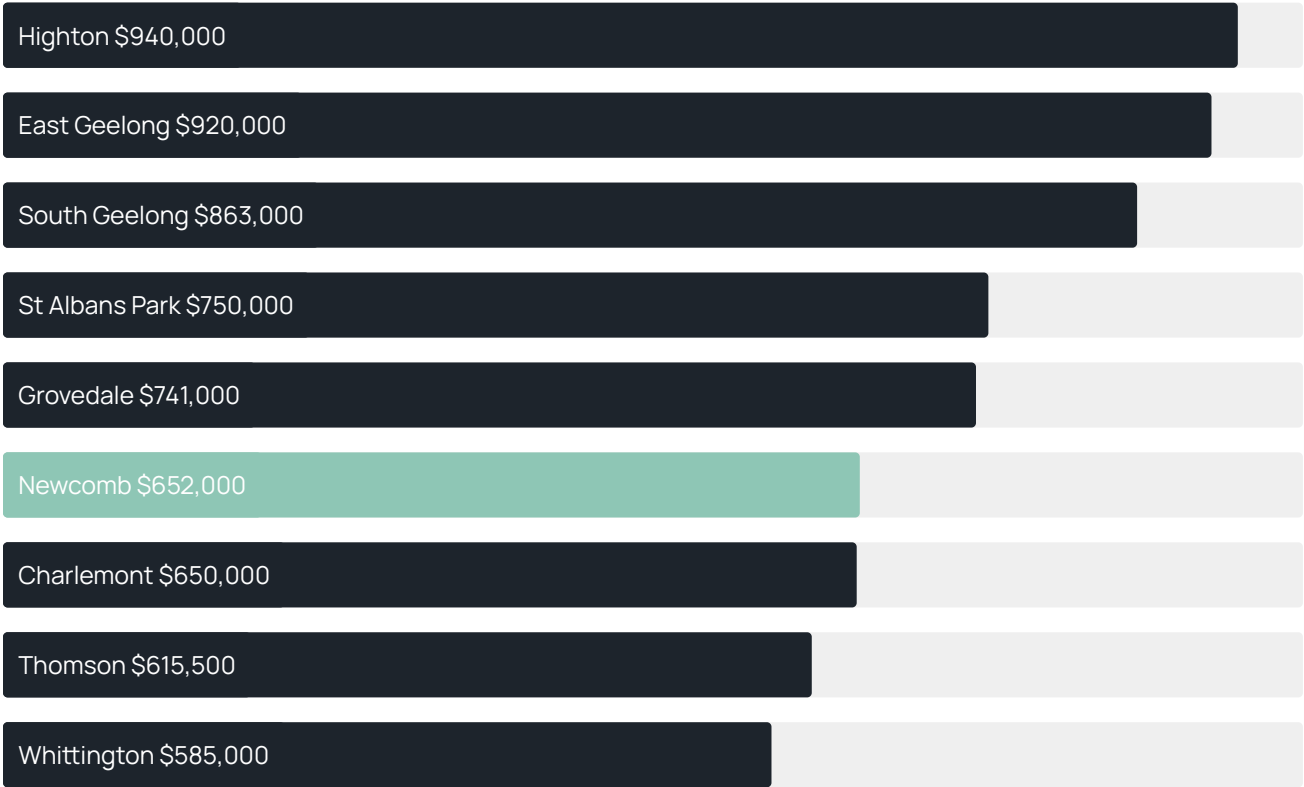
Quarterly price change

3.09% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²

● Auction 8%
● Private 92%

Auction clearance rate³

50%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

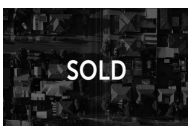
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2 Ian Ct Newcomb	3	House	\$675,000	24 Jul 2026
 2a Brayshay Rd Newcomb	3	Townhouse	\$620,000	07 Jul 2026
 5/10-12 Lindsay St Newcomb	1	Unit	\$318,000	01 Jul 2026
 28 Charles St Newcomb	2	House	\$610,542	17 Jun 2026
 16 Ferry Gr Newcomb	4	House	\$623,000	16 Jun 2026
 105a Boundary Rd Newcomb	3	House	\$689,000	15 Jun 2026
 4 Cecil Ct Newcomb	3	House	\$680,000	13 Jun 2026
 9 Ivanhoe Ct Newcomb	3	House	\$742,000	12 Jun 2026
 2 Francis Av Newcomb	2	House	\$570,000	05 Jun 2026
 1/42 Pitman St Newcomb	3	House	\$570,000	04 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 109 Boundary Rd Newcomb	2	House	\$535,000	04 Jun 2026
 53 Wilsons Rd Newcomb	3	House	\$380,929	01 Jun 2026
 15 Coulter St Newcomb	3	House	\$760,000	30 May 2026
 26 Glover St Newcomb	3	House	\$745,000	27 May 2026
 16 Brayshay Rd Newcomb	5	House	\$685,000	22 May 2026
 17 Gibbs St Newcomb	3	House	\$552,500	21 May 2026
 10 Dorcas St Newcomb	2	Unit	\$495,000	21 May 2026
 2/41 Wilsons Rd Newcomb	3	Unit	\$600,000	21 May 2026
 7 Myrtle Av Newcomb	3	House	\$738,000	20 May 2026
 112 Portarlington Rd Newcomb	3	House	\$756,000	14 May 2026

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Address	Bedrooms	Type	Price	Sold
 2/7 Boundary Rd Newcomb	2	Unit	\$500,000	12 May 2026
 10 Murray St Newcomb	4	House	\$1,123,000	05 May 2026
 1 Venus Ct NEWCOMB	3	House	\$638,000	01 May 2026
 27 Poplar St Newcomb	3	House	\$690,000	24 Apr 2026
 96 Helms St Newcomb	3	House	\$730,000	20 Apr 2026
 2E Ferry Gr Newcomb	3	House	\$685,000	18 Apr 2026
 1 Newland St Newcomb	3	House	\$630,000	15 Apr 2026
 1/29-31 Boundary Rd Newcomb	2	Unit	\$410,000	14 Apr 2026
 1/29 Boundary Rd Newcomb	2	Flat/Unit/Apartment	\$410,000	14 Apr 2026
 17 Brayshay Rd Newcomb	3	House	\$760,000	08 Apr 2026



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 01/08/2026

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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