



Newcomb

# Suburb Report



Your connection to property insights



JellisCraig

Median house price<sup>1</sup>

Median

\$600k

Quarterly price change

6.38% ↑

Median unit price<sup>1</sup>

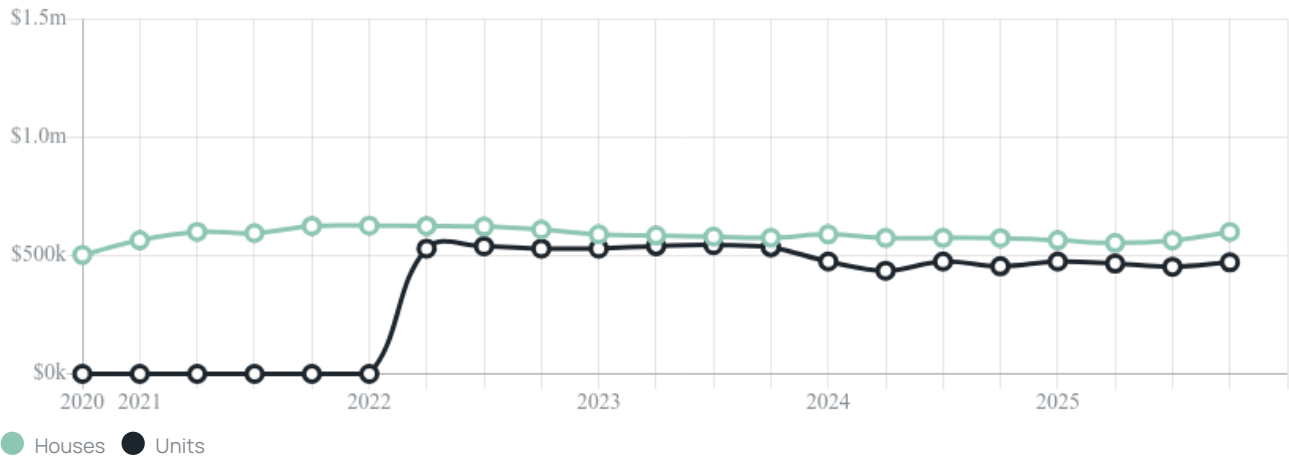
Median

\$472k

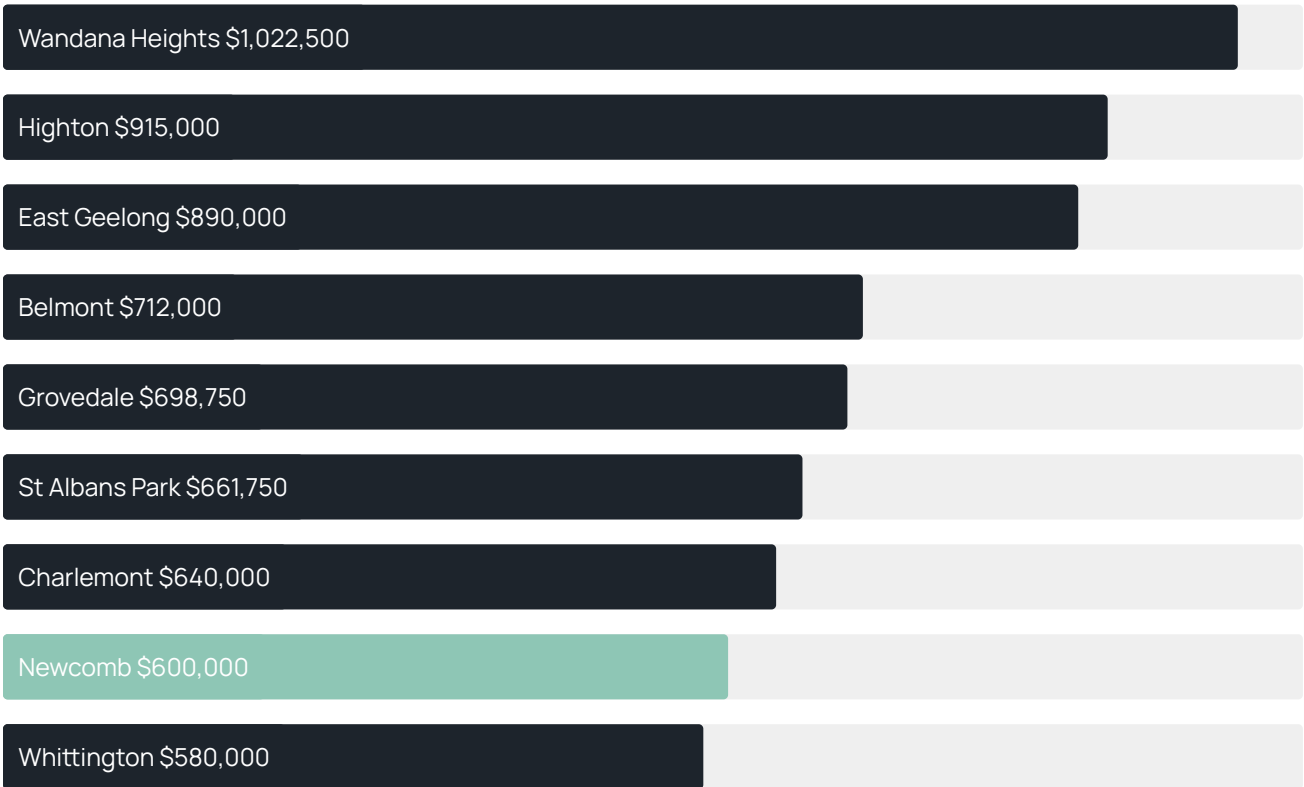
Quarterly price change

4.14% ↑

Quarterly price change<sup>1</sup>



Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>

● Auction 5%  
● Private 95%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

19 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

19 groups

Average hold period<sup>1</sup>

8.7 years

Dwelling type<sup>5</sup>

● Houses 83% ● Units 17%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

4,704

Median asking rent<sup>1</sup>

\$470 per week

Median age<sup>5</sup>

40 years

Rental yield<sup>1</sup>

3.99%











Median household size<sup>5</sup>

2.1 people











## NEWCOMB SUBURB REPORT

## 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](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2a Ising St Newcomb	2	House	\$580,000	15 Jan 2026
 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
 20 Dorward Av Newcomb	3	House	\$557,000	23 Nov 2025
 3/102 Helms St Newcomb	3	Flat/Unit/Apartment	\$640,000	19 Nov 2025

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Carinya Av Newcomb	1	House	\$500,000	12 Nov 2025
 28 Lucas St Newcomb	3	House	\$624,000	11 Nov 2025
 104 Wilsons Rd Newcomb	3	House	\$565,000	10 Nov 2025
 3 Carol Ct NEWCOMB	3	House	\$667,000	08 Nov 2025
 29 Richard St Newcomb	2	Flat/Unit/Apartment	\$465,000	08 Nov 2025
 19 Breadalbane St Newcomb	3	House	\$500,000	07 Nov 2025
 46 Bellarine Hwy Newcomb	3	House	\$600,000	06 Nov 2025
 6/14 Lindsay St Newcomb	1	Flat/Unit/Apartment	\$355,000	06 Nov 2025
 2/68 Watsons Rd Newcomb	2	House	\$465,300	03 Nov 2025
 8 Johnston Av Newcomb	3	House	\$602,500	01 Nov 2025

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 33 Mercury Cr Newcomb	3	House	\$630,000	29 Oct 2025
 2/8 Breadalbane St Newcomb	3	Townhouse	\$560,000	28 Oct 2025
 4 Janet Ct Newcomb	3	House	\$625,000	26 Oct 2025
 38 Charles St Newcomb	3	House	\$718,000	25 Oct 2025
 68 Portarlington Rd Newcomb	4	House	\$880,000	23 Oct 2025
 79 Boundary Rd Newcomb	3	House	\$610,000	22 Oct 2025
 2 Lavender Ct Newcomb	3	House	\$700,000	18 Oct 2025
 1/7 Helms St Newcomb	3	Townhouse	\$590,000	13 Oct 2025
 6/3 Rose Ct Newcomb	1	Unit	\$297,500	10 Oct 2025
 21 Carinya Av Newcomb	3	House	\$606,000	09 Oct 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.

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Data is current as of PDF generation date 01/02/2026

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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