



# Newcomb Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## NEWCOMB SUBURB REPORT

Median house price<sup>1</sup>

Median  
\$600k

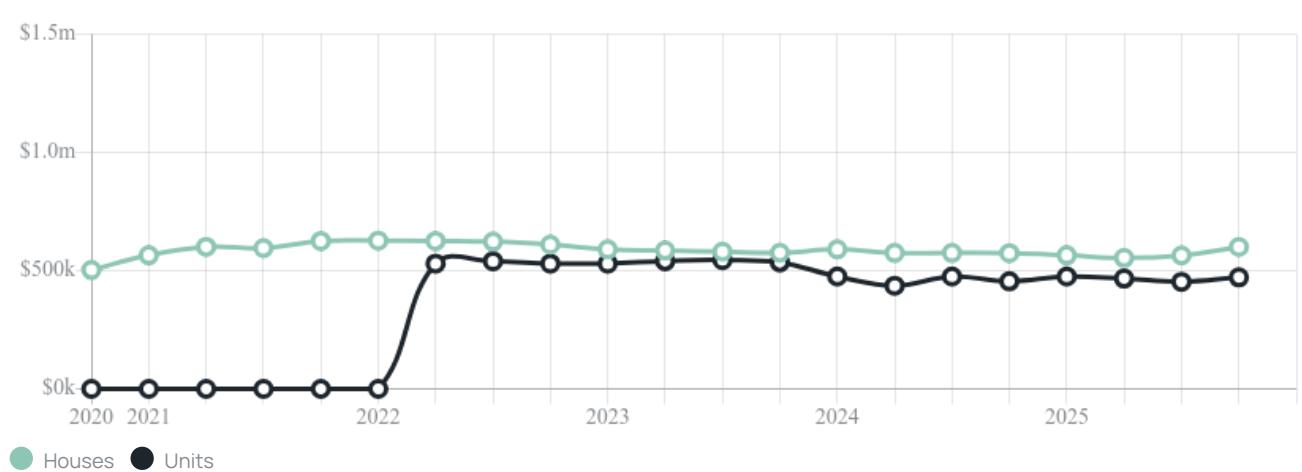
Quarterly price change  
6.38% 

Median unit price<sup>1</sup>

Median  
\$472k

Quarterly price change  
4.14% 

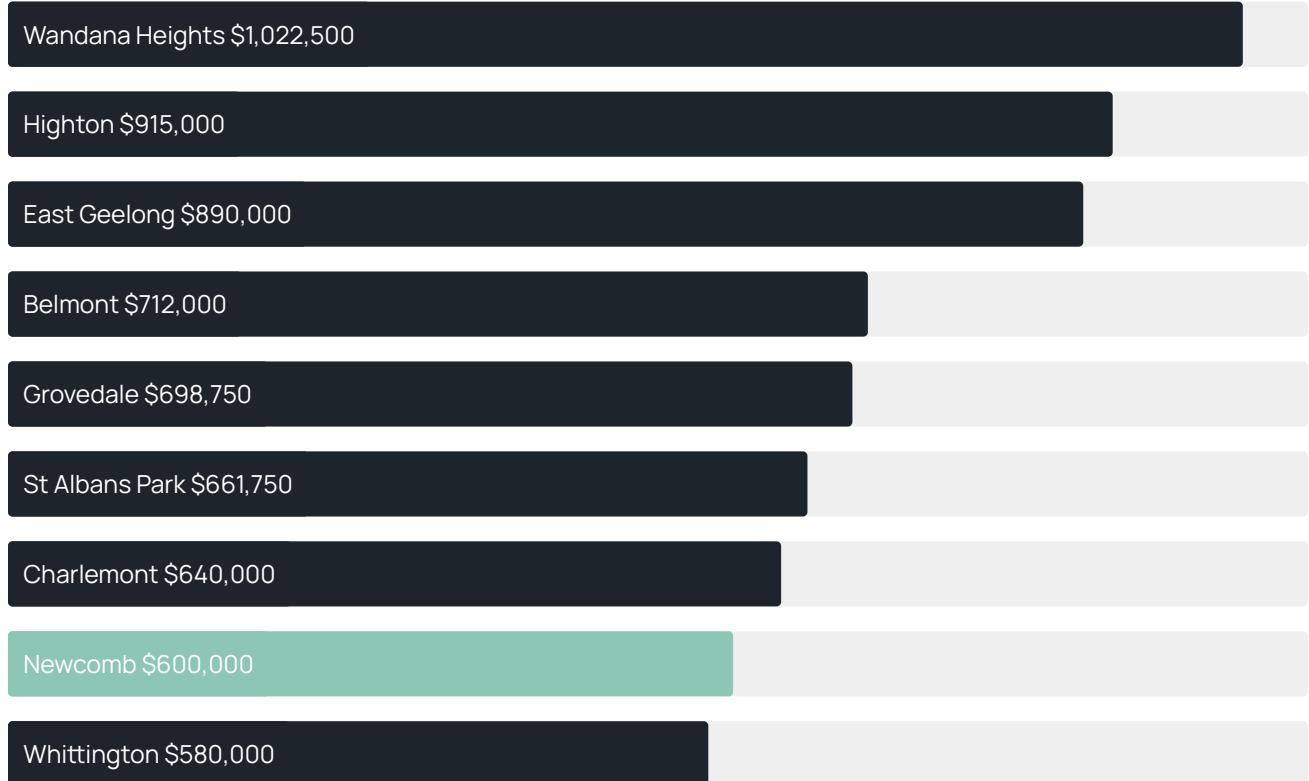
Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## NEWCOMB SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

NEWCOMB SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 9%  
● Private 91%

## Auction clearance rate<sup>3</sup>

100%

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

23 days

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

23 groups

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## Average hold period<sup>1</sup>

8.7 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 83% ● Units 17%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

4,704

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## Median age<sup>5</sup>

40 years

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## Median asking rent<sup>1</sup>

\$470 per week

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## Rental yield<sup>1</sup>

3.99%

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## Median household size<sup>5</sup>

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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 43 Wilton Av Newcomb	4	House	\$721,000	15 Dec 2025
 36 Coppards Rd Newcomb	4	House	\$1,200,000	11 Dec 2025
 37 Dorward Av Newcomb	3	House	\$545,000	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
 17 Carinya Av Newcomb	1	House	\$500,000	12 Nov 2025
 28 Lucas St Newcomb	3	House	\$624,000	11 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

# Sold Properties

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 46 Bellarine Hwy Newcomb	3	House	\$600,000	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
 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

# Sold Properties

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/1 Helms St Newcomb	2	Flat/Unit/Apartment	\$400,000	09 Oct 2025
 2/5 Helms St Newcomb	2	Unit	\$545,000	09 Oct 2025
 1 Janine Ct Newcomb	4	House	\$650,000	08 Oct 2025
 1/6 Drysdale Av Newcomb	2	Townhouse	\$530,000	03 Oct 2025
 3 Bellarine Hwy Newcomb	4	House	\$630,000	02 Oct 2025
 21 Bellarine Hwy Newcomb	3	House	\$590,000	02 Oct 2025
 7/133 Helms St Newcomb	2	Unit	\$400,000	02 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.



Data is current as of PDF generation date 20/01/2026

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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