



Newcomb

# Suburb Report



Your connection to property insights



**JellisCraig**

NEWCOMB SUBURB REPORT

Median house price<sup>1</sup>

Median

\$620k

Quarterly price change

3.33% ↑

Median unit price<sup>1</sup>

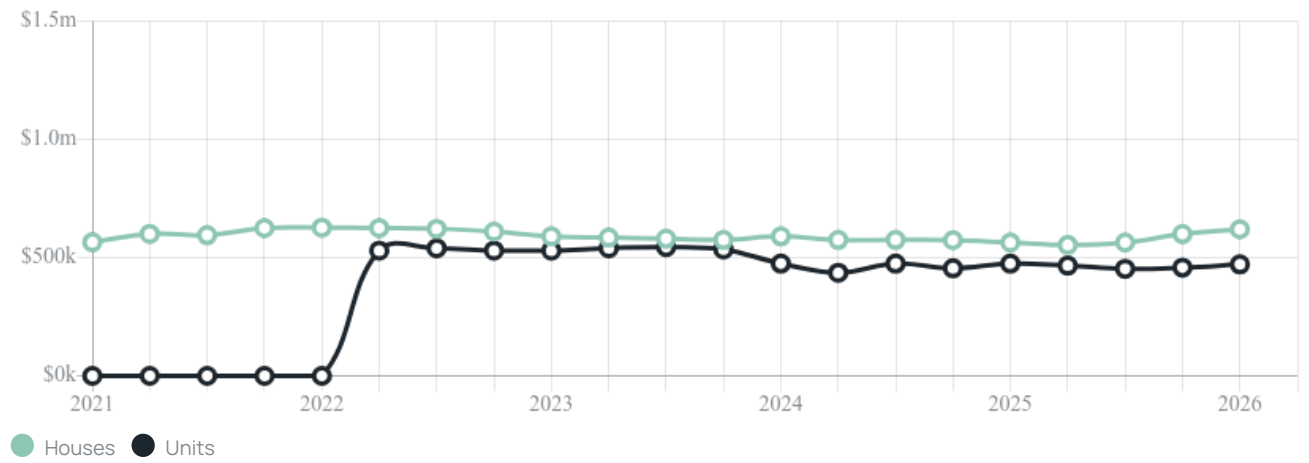
Median

\$472k

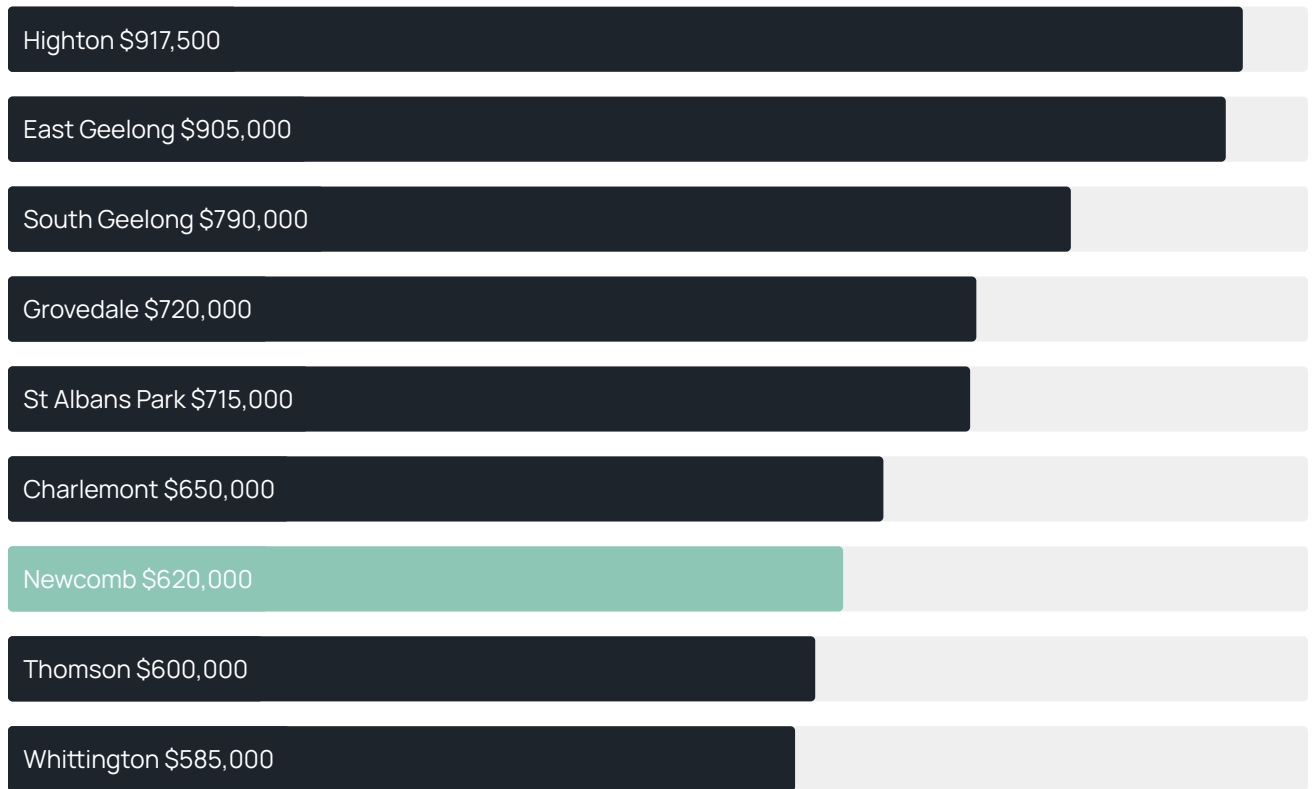
Quarterly price change

2.94% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 3%  
● Private 97%

Auction clearance rate<sup>3</sup>

100%

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

14 days

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

14 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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 15 Coulter St Newcomb	3	House	\$760,000	30 May 2026
 7 Myrtle Av Newcomb	3	House	\$738,000	20 May 2026
 112 Portarlington Rd Newcomb	3	House	\$756,000	14 May 2026
 2/7 Boundary Rd Newcomb	2	Unit	\$500,000	12 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
 1/29-31 Boundary Rd Newcomb	2	Unit	\$410,000	14 Apr 2026
 1/29 Boundary Rd Newcomb	2	Flat/Unit/Apartment	\$410,000	14 Apr 2026

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Mercury Cr Newcomb	2	House	\$600,000	08 Apr 2026
 17 Brayshay Rd Newcomb	3	House	\$760,000	08 Apr 2026
 22 Carinya Av NEWCOMB	3	House	\$625,000	07 Apr 2026
 1/20 Anthony St Newcomb	2	Strata Unit/Flat	\$580,000	28 Mar 2026
 20 Lindsay St Newcomb	3	House	\$596,000	26 Mar 2026
 1/35 Ivy St Newcomb	2	Unit	\$520,000	25 Mar 2026
 5 Charles St Newcomb	3	House	\$693,000	25 Mar 2026
 35 Ivy St Newcomb	2	Flat/Unit/Apartment	\$520,000	25 Mar 2026
 2/22 Lancaster Av Newcomb	3	House	\$580,000	19 Mar 2026
 2/13 Charlotte Av Newcomb	4	House	\$700,000	19 Mar 2026

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 43 Watsons Rd Newcomb	3	House	\$705,000	13 Mar 2026
 1/111 Wilsons Rd Newcomb	2	Flat/Unit/Apartment	\$330,000	12 Mar 2026
 37 Mercury Cr Newcomb	3	House	\$698,000	11 Mar 2026
 93 Boundary Rd Newcomb	4	House	\$729,000	09 Mar 2026
 22 Gibbs St Newcomb	2	House	\$550,000	06 Mar 2026
 1/27 Charlotte Av Newcomb	3	Unit	\$573,000	04 Mar 2026
 27 Veronica Av Newcomb	4	House	\$715,000	04 Mar 2026
 5/1 Helms St Newcomb	2	Flat/Unit/Apartment	\$465,000	03 Mar 2026
 1 Hillford St Newcomb	3	House	\$678,000	27 Feb 2026
 22 Charlotte Av Newcomb	3	House	\$615,000	27 Feb 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.

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Data is current as of PDF generation date 01/06/2026

- 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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