



Newcomb

# Suburb Report



Your connection to property insights



**JellisCraig**

NEWCOMB SUBURB REPORT

Median house price<sup>1</sup>

Median

\$600k

Quarterly price change

6.38% ↑

Median unit price<sup>1</sup>

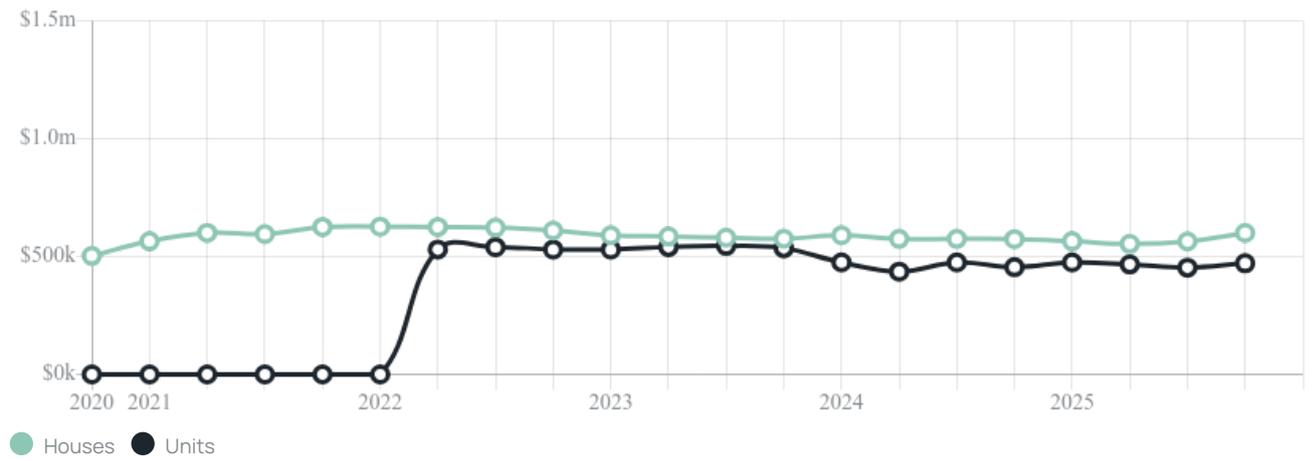
Median

\$472k

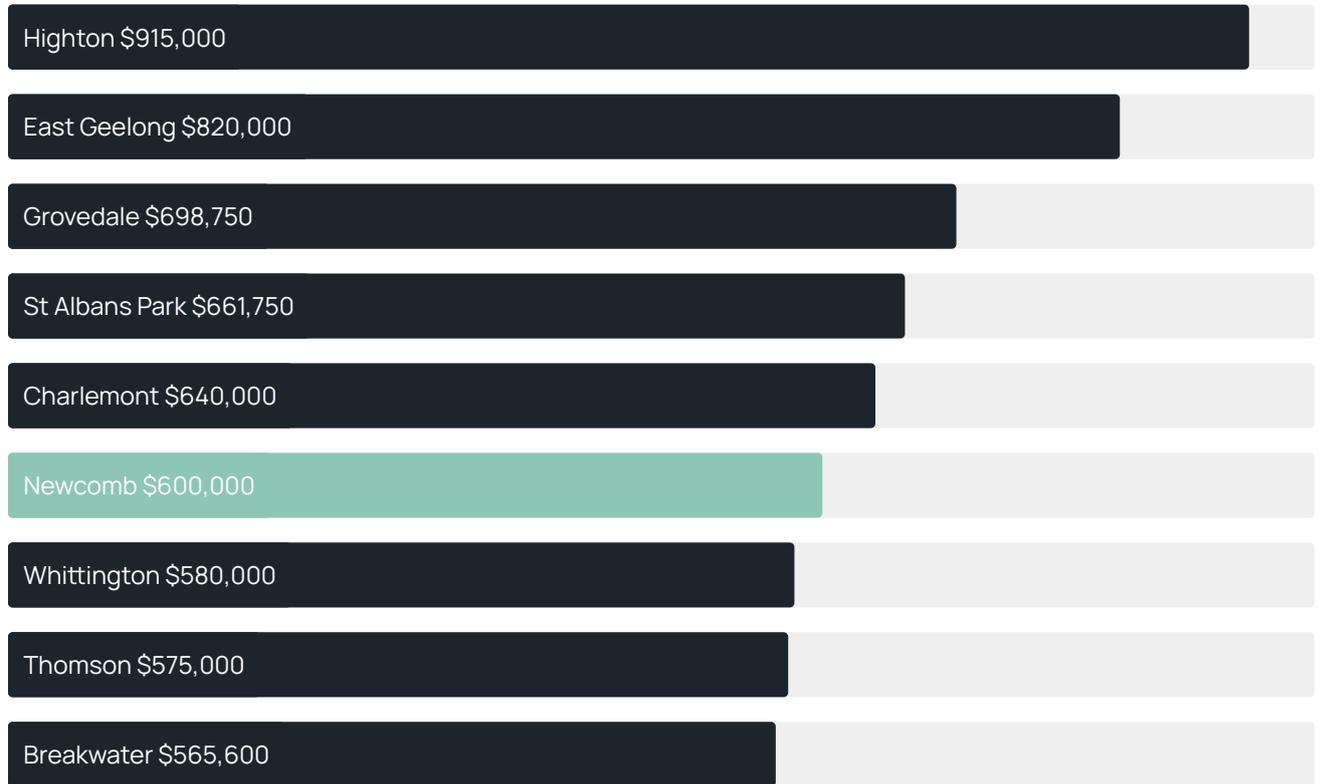
Quarterly price change

4.14% ↑

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



- Auction 14%
- Private 86%

Auction clearance rate<sup>3</sup>

100%

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

30 days

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

30 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
 16 Myrtle Av Newcomb	3	House	\$586,000	14 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
 2a Ising St Newcomb	2	House	\$580,000	15 Jan 2026
 84 Helms St Newcomb	3	House	\$700,000	13 Jan 2026
 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

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 17 Carinya Av Newcomb	1	House	\$500,000	12 Nov 2025
 28 Lucas St Newcomb	3	House	\$624,000	11 Nov 2025

## NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 6/14-16 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
 33 Mercury Cr Newcomb	3	House	\$630,000	29 Oct 2025
 2/8 Breadalbane St Newcomb	3	Townhouse	\$560,000	28 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 01/03/2026

- 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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