



Newcomb

Suburb Report



Your connection to property insights



JellisCraig

NEWCOMB SUBURB REPORT

Median house price¹

Median

\$620k

Quarterly price change

3.33% ↑

Median unit price¹

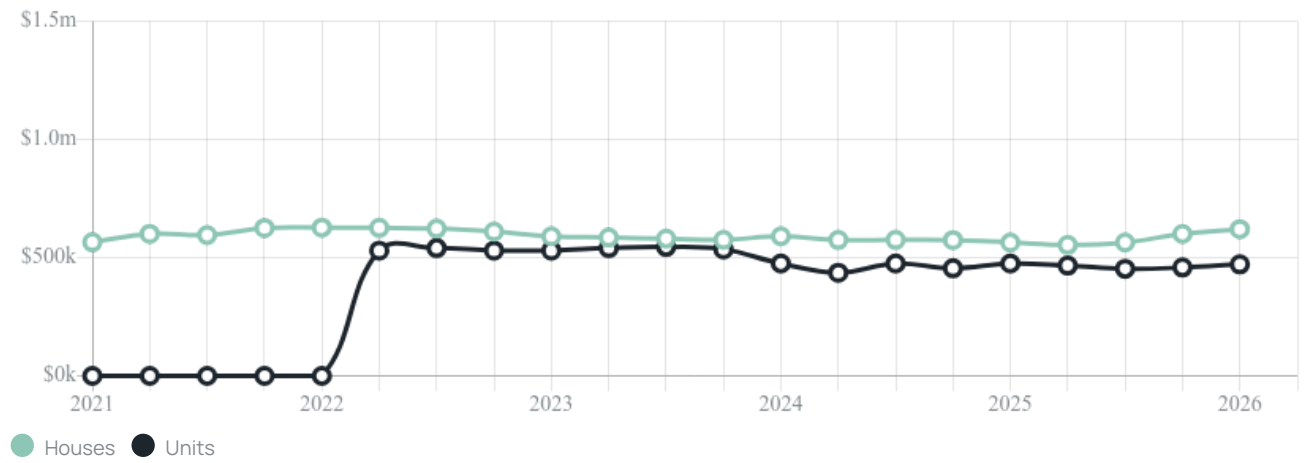
Median

\$472k

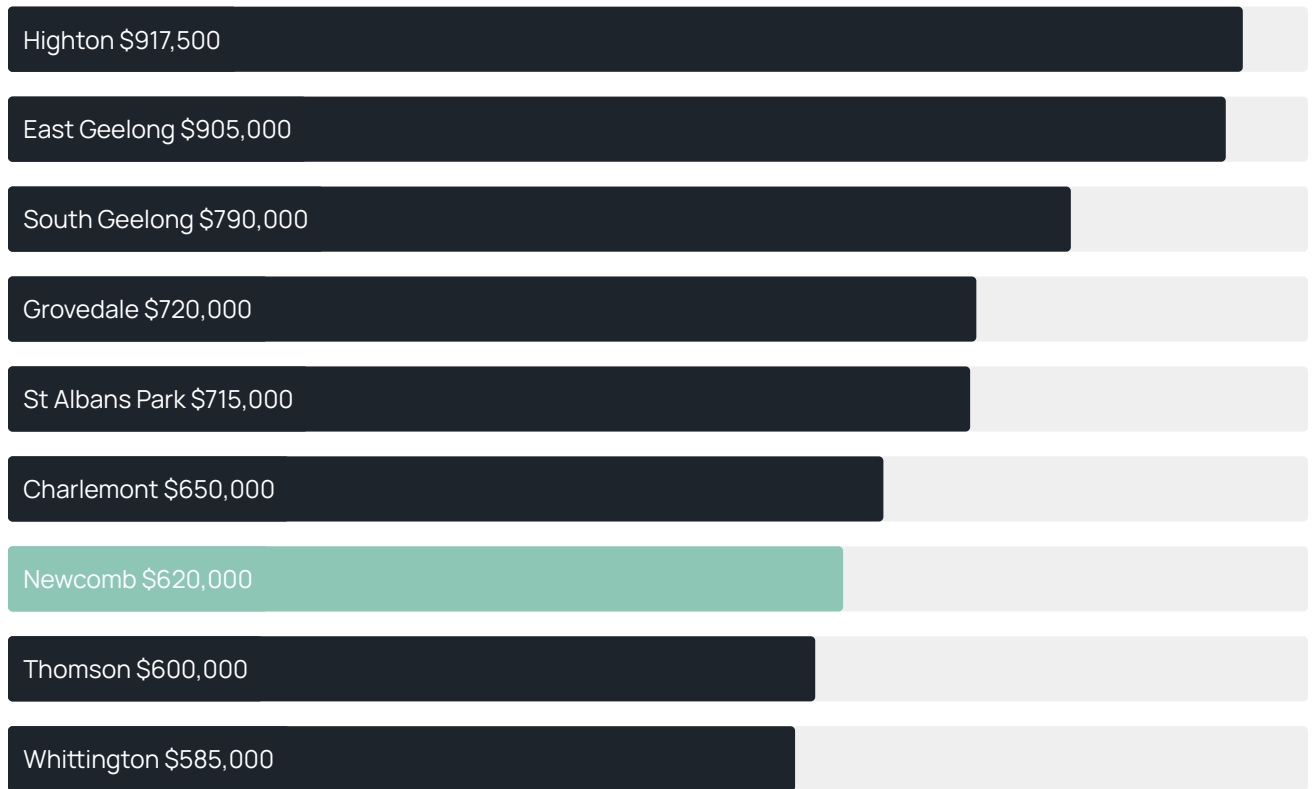
Quarterly price change

2.94% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 8%
● Private 93%

Auction clearance rate³

100%

Median days on market³

15 days

Jellis Craig average inspection attendance per listing⁴

15 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







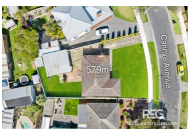



NEWCOMB SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 2E Ferry Gr Newcomb	3	House	\$685,000	18 Apr 2026
 1/29-31 Boundary Rd Newcomb	2	Unit	\$410,000	14 Apr 2026
 17 Brayshay Rd Newcomb	3	House	\$760,000	08 Apr 2026
 5 Charles St Newcomb	3	House	\$693,000	25 Mar 2026
 1/35 Ivy St Newcomb	2	Unit	\$520,000	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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 11 Carinya Av Newcomb	3	House	\$500,000	26 Feb 2026
 1 Begonia Ct Newcomb	3	House	\$696,000	25 Feb 2026
 12 Morpeth St Newcomb	3	House	\$600,000	23 Feb 2026
 36b Anthony St Newcomb	3	House	\$650,000	18 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 15 Neptune Av Newcomb	3	House	\$650,000	18 Feb 2026
 9 Dorward Av Newcomb	3	House	\$504,000	18 Feb 2026
 14 Anthony St Newcomb	3	House	\$747,000	17 Feb 2026
 16 Myrtle Av Newcomb	3	House	\$586,000	14 Feb 2026
 69 Helms St Newcomb	5	House	\$1,270,000	13 Feb 2026
 34 Portarlinton Rd Newcomb	3	House	\$745,500	13 Feb 2026
 3/22 Lindsay St Newcomb	1	Unit	\$311,000	11 Feb 2026
 69 Neptune Av Newcomb	3	House	\$600,000	09 Feb 2026
 5 Diosma Ct Newcomb	3	House	\$575,000	06 Feb 2026
 70 Bellarine Hwy Newcomb	3	House	\$640,000	03 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.

Data is current as of PDF generation date 01/05/2026

- 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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