Newcomb

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$653k

Monthly median price change[2]

0.38% ↑

Median unit price

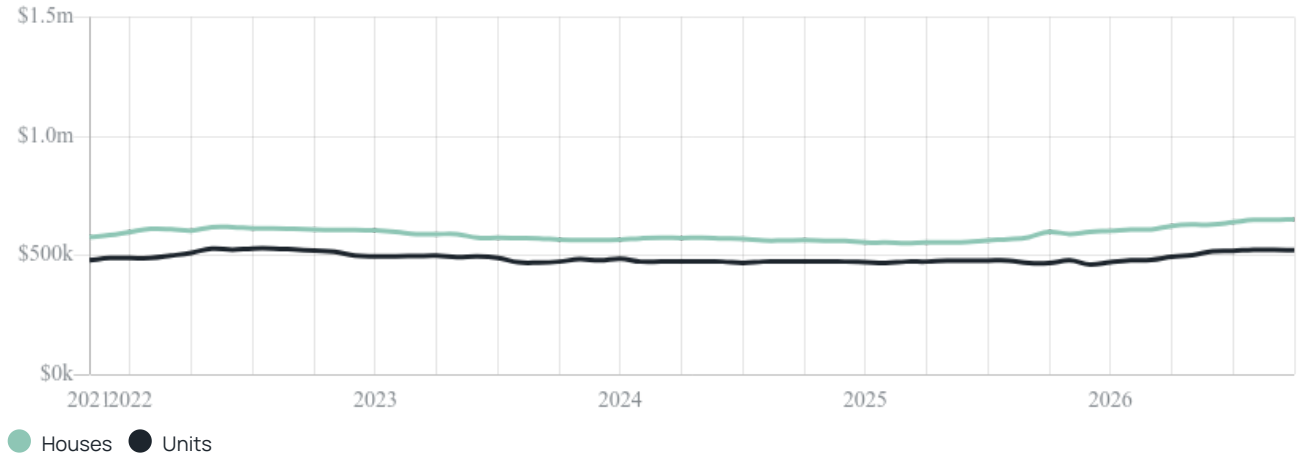
Median[1]

$523k

Monthly median price change[2]

-0.48% ↓

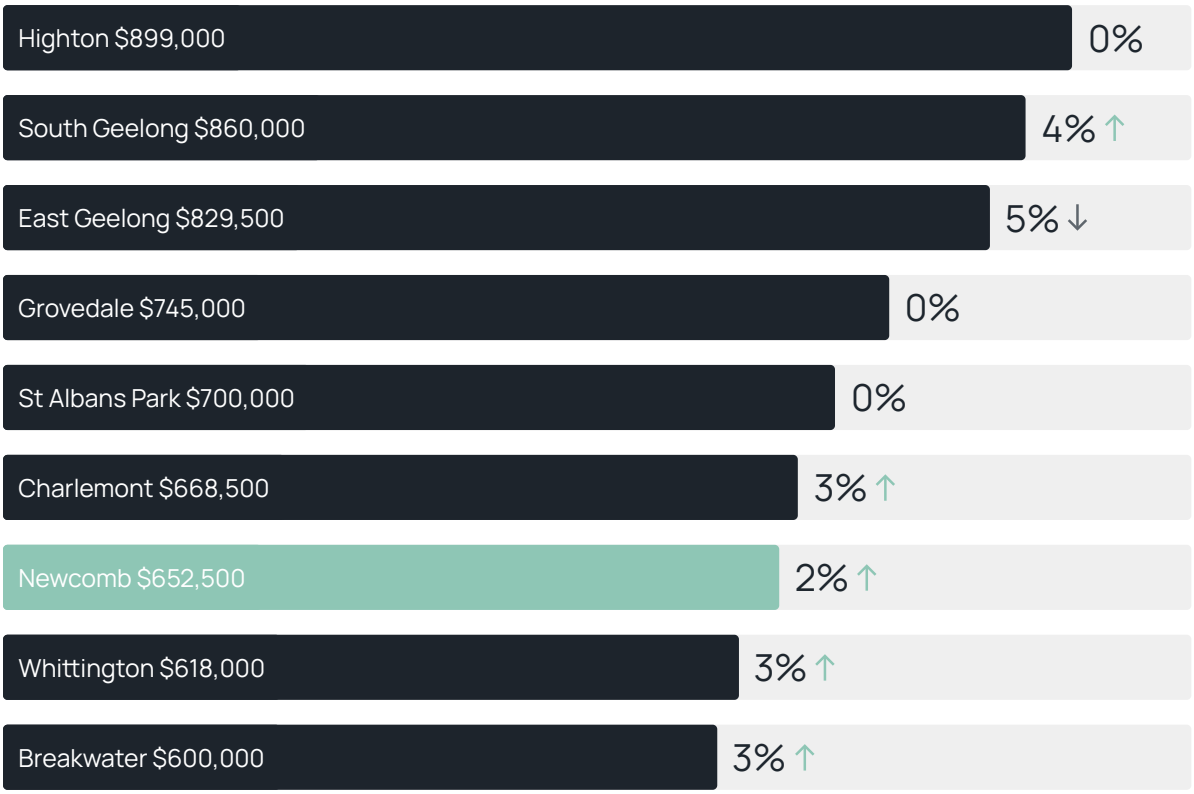
Newcomb monthly median property prices[3]



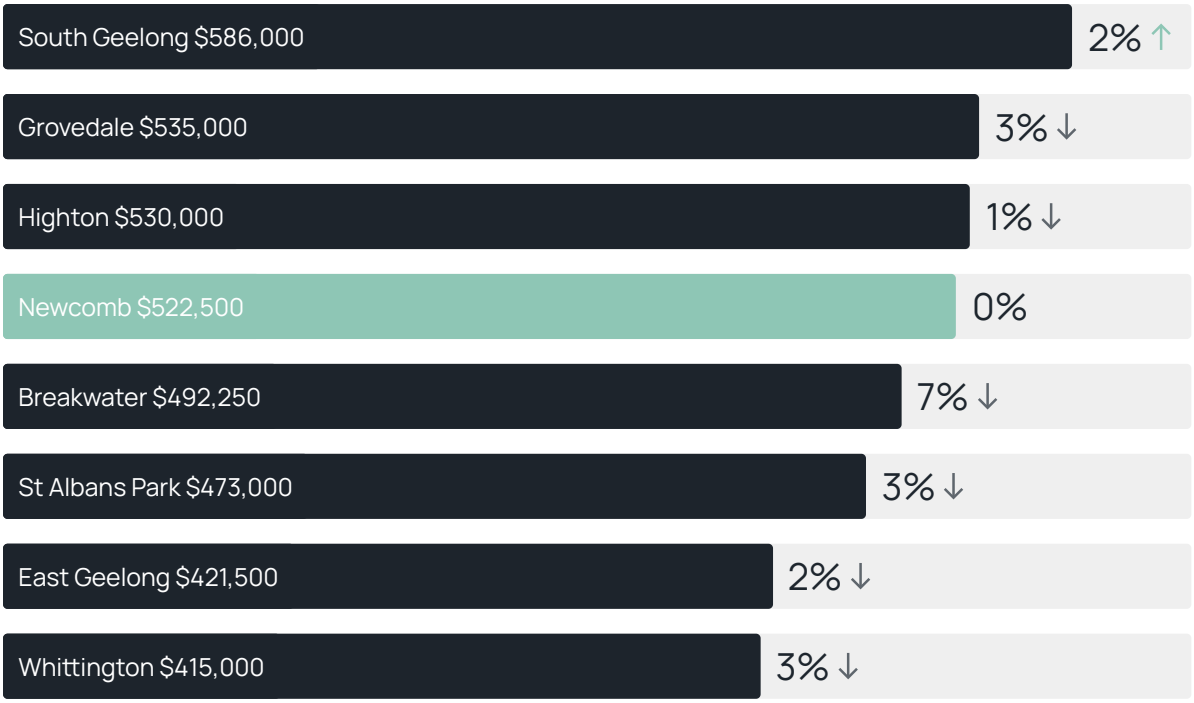


Surrounding Suburbs

Median house price[1,2]

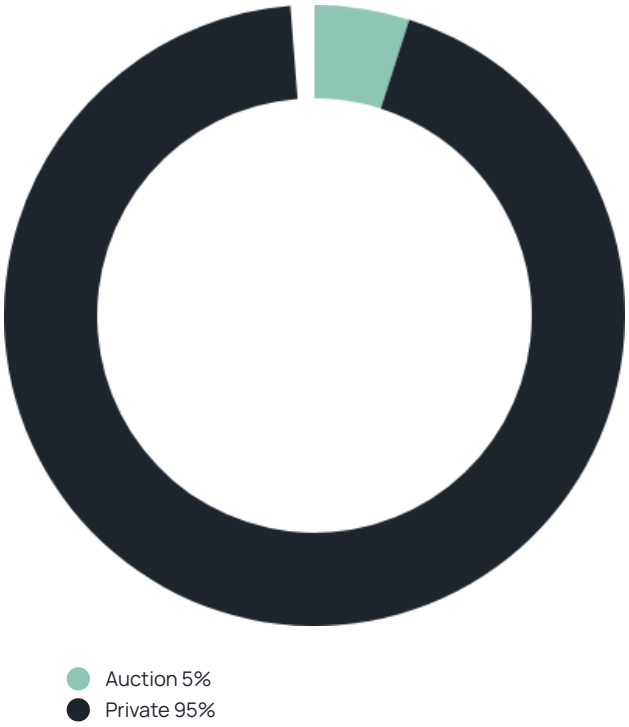


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

100%

Median days on market[5]

House	Unit
21 days	27 days

Jellis Craig average inspection attendance per listing[6]

12 groups

Average hold period[1]

House	Unit
11.4 years	7.9 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

4,704

Median age[7]

40 years

Median household size[7]

2.1 people

Median asking rent per week[1]

House	Unit
$490	$420

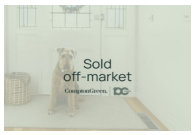
Rental yield[8]

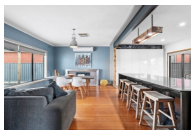
House	Unit
4.07%	4.44%

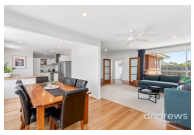
Sold Properties

Recent Newcomb sales[5]

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**

Address	Bedrooms	Type	Price	Sold
 50 Poplar Street Newcomb	2	House	$630,000	02 Nov 2026
 9/111 Bellarine Highway Newcomb	2	Unit	$512,000	30 Oct 2026
 4 Daphne Court Newcomb	3	House	$620,000	12 Oct 2026
 10 Boronia Street Newcomb	4	House	$650,000	07 Oct 2026
 2/3 Lancaster Avenue Newcomb	1	Unit	$290,000	02 Oct 2026
 7 Dorcas Street Newcomb	3	House	$625,000	24 Sep 2026
 4 Richard Street Newcomb	3	House	$670,000	24 Sep 2026
 5/31-33 Helms Street Newcomb	2	Unit	Undisclosed	17 Sep 2026
 1/55 Anthony Street Newcomb	3	Unit	$550,000	15 Sep 2026
 4 Pluto Court Newcomb	3	House	$605,000	11 Sep 2026

Address	Bedrooms	Type	Price	Sold
 47 Miller Street Newcomb	3	House	$675,000	04 Sep 2026
 11/111 Bellarine Highway Newcomb	2	Unit	$508,000	03 Sep 2026
 5 Jacaranda Court Newcomb	4	House	$675,000	28 Aug 2026
 59 Wilton Avenue Newcomb	4	House	Undisclosed	18 Aug 2026
 6 Coulter Street Newcomb	3	House	$1,114,000	14 Aug 2026
 111 Boundary Road Newcomb	2	House	$525,000	14 Aug 2026
 3 Ferry Grove Newcomb	3	House	$687,500	12 Aug 2026
 1B Ising Street Newcomb	2	House	$630,000	08 Aug 2026
 131 Wilsons Road Newcomb	3	House	$660,000	07 Aug 2026
 2/13 Johnston Avenue Newcomb	2	Unit	$575,000	07 Aug 2026

	Address	Bedrooms	Type	Price	Sold
	9 Alma Court Newcomb	3	House	$600,000	05 Aug 2026
	45 Hibiscus Crescent Newcomb	3	House	$545,000	05 Aug 2026
	29 Hibiscus Crescent Newcomb	4	House	Undisclosed	05 Aug 2026
	4 Tilly Court Newcomb	3	House	$655,000	01 Aug 2026
	8 Hibiscus Crescent Newcomb	3	House	$690,000	31 Jul 2026
	1/49 Bellarine Highway Newcomb	3	House	$522,500	25 Jul 2026
	2 Ian Court Newcomb	3	House	$675,000	24 Jul 2026
	30B Charlotte Avenue Newcomb	3	Unit	$560,000	24 Jul 2026
	15 Watsons Road Newcomb	3	House	$660,000	22 Jul 2026
	2/11 Pitman Street Newcomb	2	Unit	$540,000	21 Jul 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 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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