



Newcomb

Suburb Report



Your connection to property insights



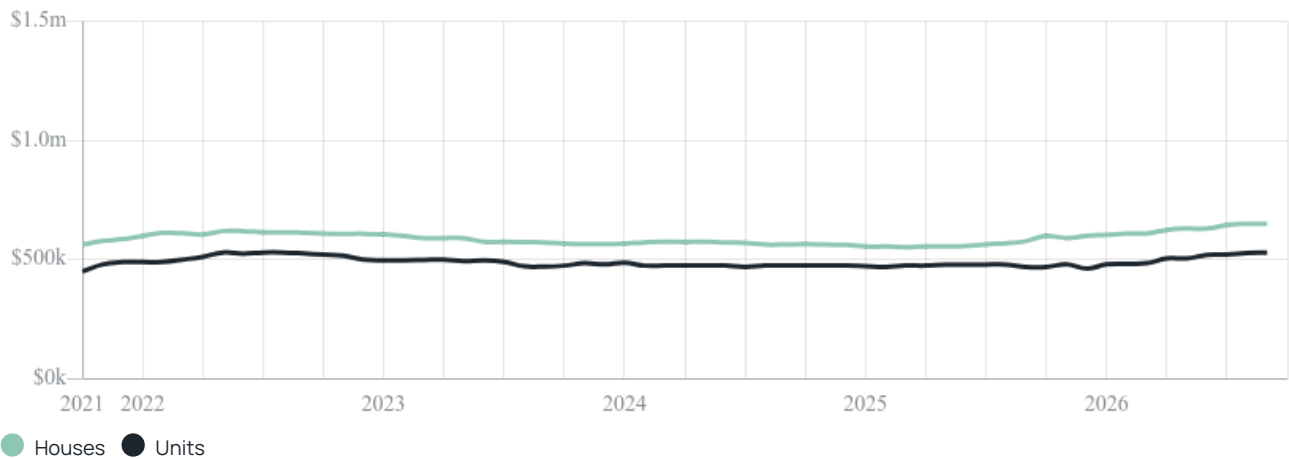
JellisCraig

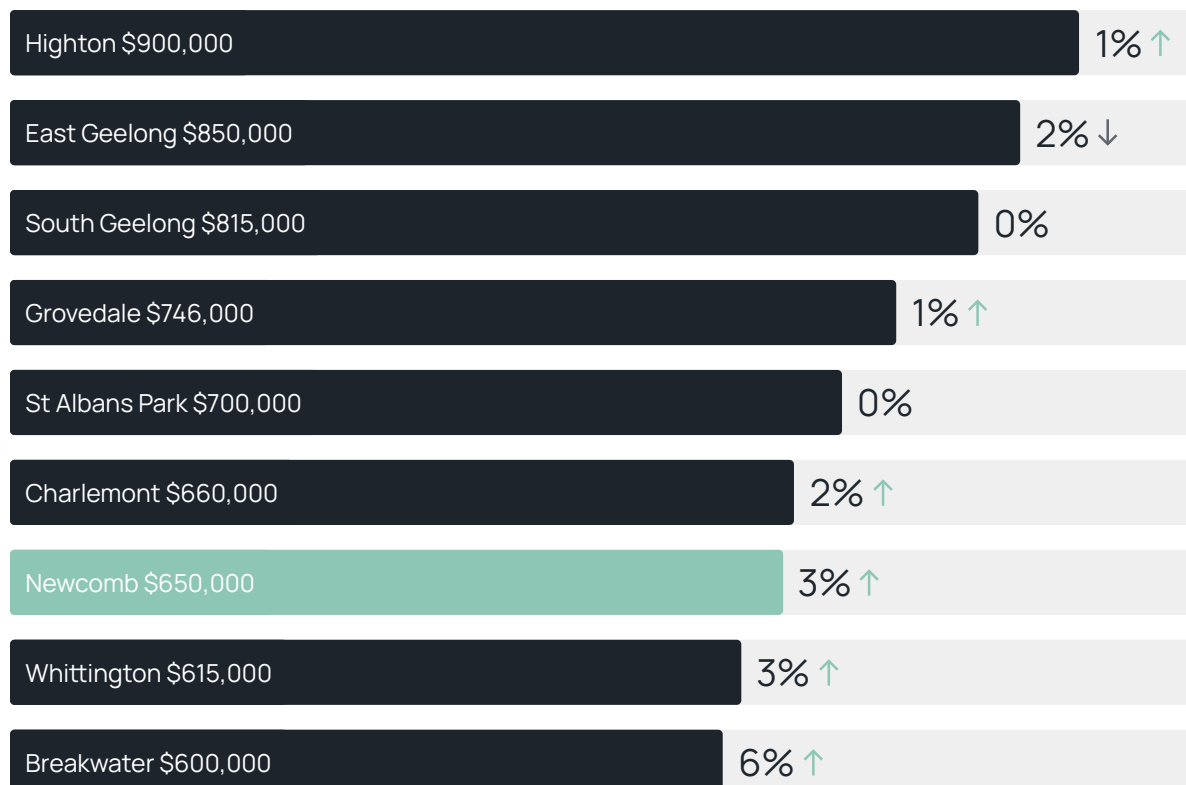
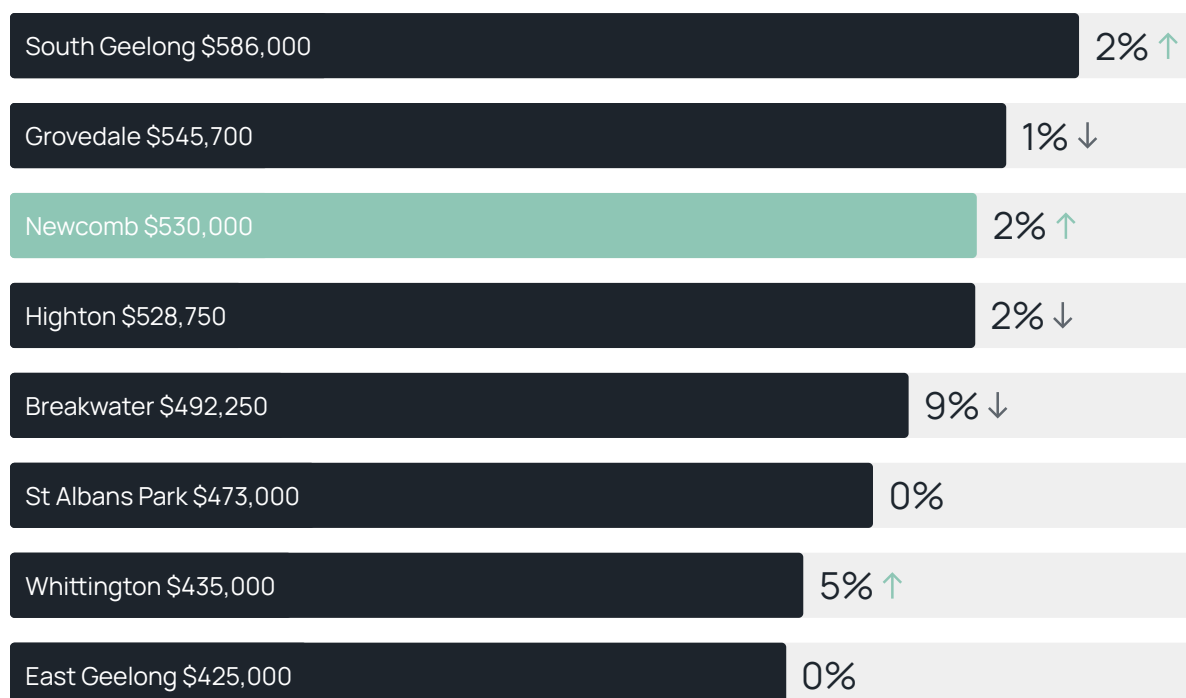
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$650k	0.00% ↓	\$530k	0.47% ↑

Newcomb monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 6%
● Private 94%

Auction clearance rate⁴

50%

Median days on market⁵

House

Unit

21 days

23 days

Jellis Craig average inspection attendance per listing⁶

12 groups

Average hold period¹

House

Unit

11.2 years

8.5 years

Dwelling type⁷

● Houses 100% ● Units 0%

Ownership⁷

● Owned outright 32% ● Mortgaged 26% ● Rented 42%

Population⁷

4,704

Median age⁷

40 years

Median household size⁷

2.1 people

Median asking rent per week¹

House

Unit

\$490

\$423

Rental yield⁸

House

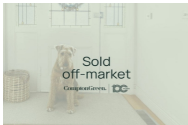
Unit

4.14%

4.52%

Recent Newcomb sales⁵

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
 2/3 Lancaster Avenue Newcomb	1	Unit	\$290,000	02 Oct 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
 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

NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

NEWCOMB SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 6 Obrien Street Newcomb	3	House	\$742,000	20 Jul 2026
 11B Dorward Avenue Newcomb	3	House	\$607,000	18 Jul 2026
 16 Helms Street Newcomb	3	House	\$660,500	16 Jul 2026
 26 Ivy Street Newcomb	3	House	\$575,000	10 Jul 2026
 2A Brayshay Road Newcomb	3	Townhouse	\$620,000	07 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 18/10/2026

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

Powered by  **PropTrack**

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).