



Newcomb

# Suburb Report



Your connection to property insights



JellisCraig

NEWCOMB SUBURB REPORT

Median house price<sup>1</sup>

Median

\$650k

Quarterly price change

0.78% ↑

Median unit price<sup>1</sup>

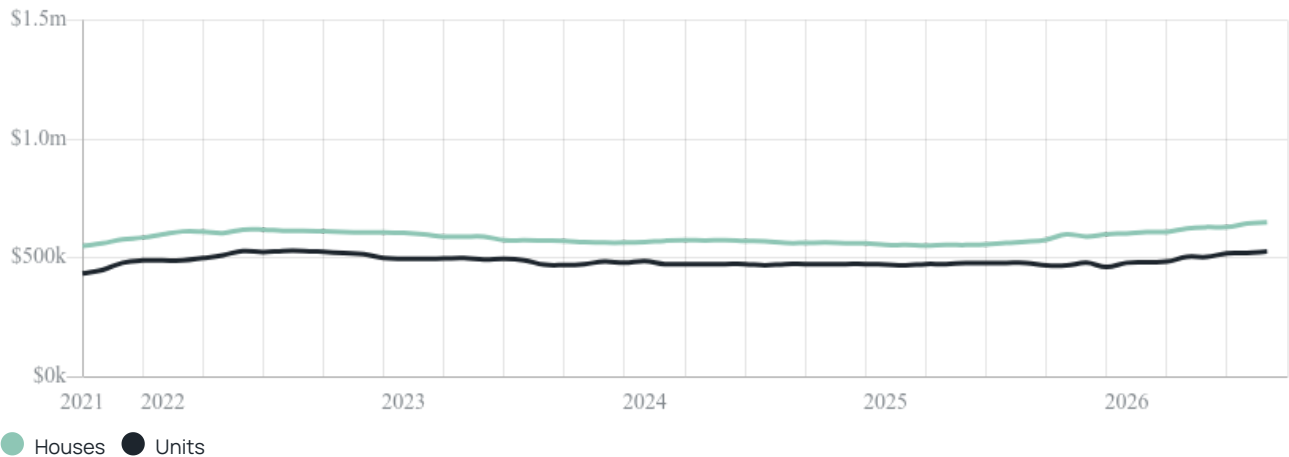
Median

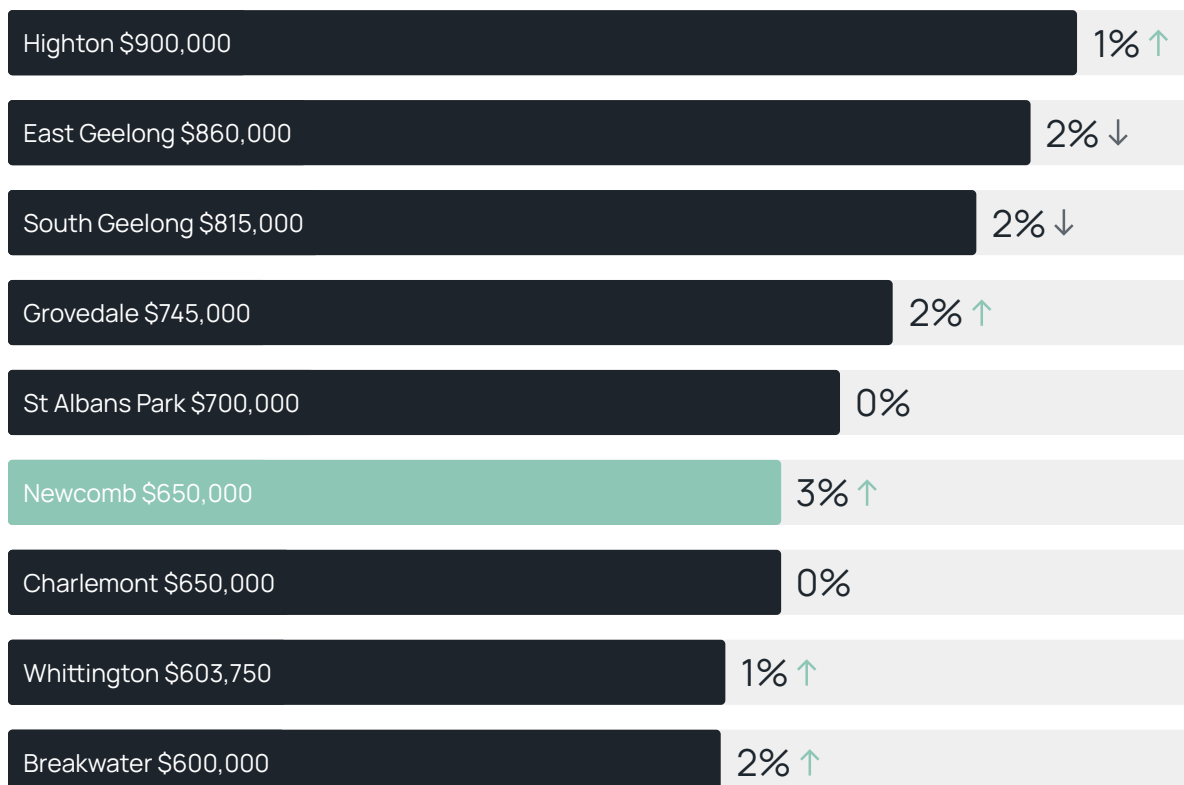
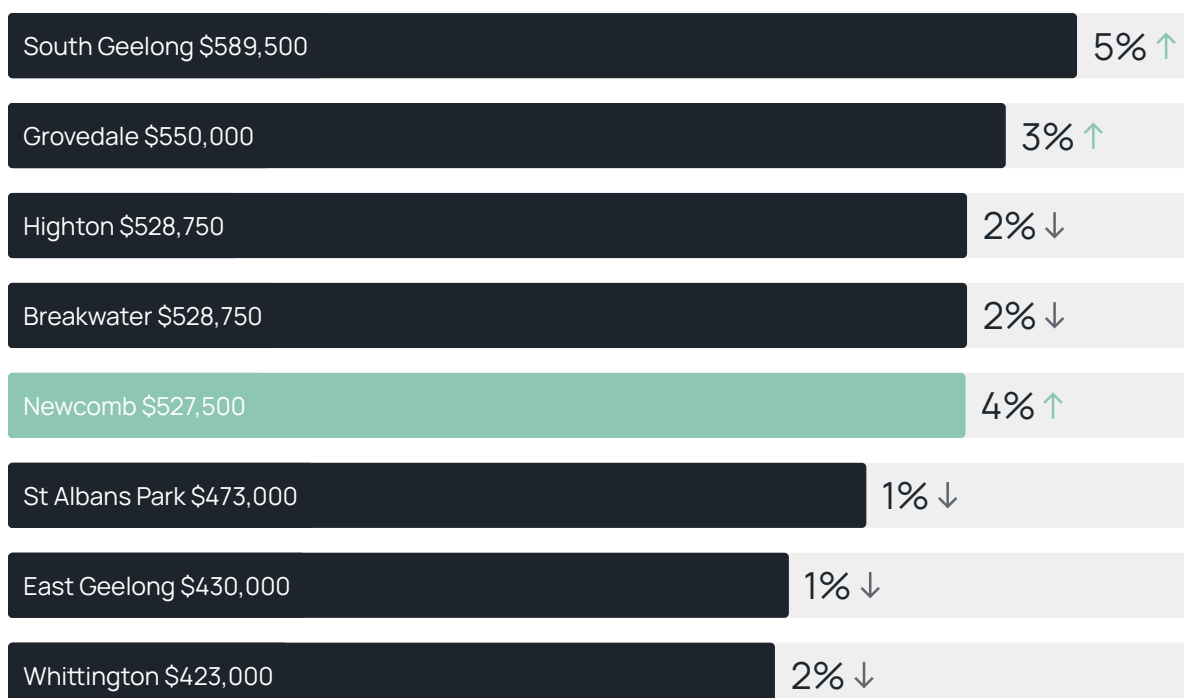
\$528k

Quarterly price change

1.20% ↑

Newcomb quarterly median property prices<sup>1</sup>



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

Sale method<sup>2</sup>

● Auction 5%  
● Private 95%

Auction clearance rate<sup>3</sup>

50%

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

House

Unit

19 days

20 days

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

12 groups

Average hold period<sup>1</sup>

House

Unit

10.9 years

8.5 years

Dwelling type<sup>5</sup>

● Houses 100% ● Units 0%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

4,704

Median asking rent per week<sup>1</sup>

Unit

\$485

\$420

Median age<sup>5</sup>

40 years

Rental yield<sup>1</sup>

House

Unit

4%

4.4%

Median household size<sup>5</sup>

2.1 people

Recent Newcomb sales<sup>2</sup>

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

| Address                                                                                                                  | Bedrooms | Type  | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  6 Coulter Street<br>Newcomb            | 3        | House | \$1,114,000 | 14 Aug 2026 |
|  111 Boundary Road<br>Newcomb           | 2        | House | \$525,000   | 14 Aug 2026 |
|  3 Ferry Grove<br>Newcomb               | 3        | House | \$687,500   | 12 Aug 2026 |
|  1B Ising Street<br>Newcomb            | 2        | House | \$630,000   | 08 Aug 2026 |
|  131 Wilsons Road<br>Newcomb          | 3        | House | \$660,000   | 07 Aug 2026 |
|  2/13 Johnston<br>Avenue<br>Newcomb   | 2        | Unit  | \$575,000   | 07 Aug 2026 |
|  45 Hibiscus<br>Crescent<br>Newcomb   | 3        | House | \$545,000   | 05 Aug 2026 |
|  8 Hibiscus<br>Crescent<br>Newcomb    | 3        | House | \$690,000   | 31 Jul 2026 |
|  1/49 Bellarine<br>Highway<br>Newcomb | 3        | House | Undisclosed | 25 Jul 2026 |
|  2 Ian Court<br>Newcomb               | 3        | House | \$675,000   | 24 Jul 2026 |

## NEWCOMB SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type      | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  30B Charlotte Avenue<br>Newcomb     | 3        | Unit      | Undisclosed | 24 Jul 2026 |
|  15 Watsons Road<br>Newcomb          | 3        | House     | \$660,000   | 22 Jul 2026 |
|  2/11 Pitman Street<br>Newcomb       | 2        | Unit      | \$540,000   | 21 Jul 2026 |
|  6 Obrien Street<br>Newcomb          | 3        | House     | \$742,000   | 20 Jul 2026 |
|  11B Dorward Avenue<br>Newcomb      | 3        | House     | \$607,000   | 18 Jul 2026 |
|  16 Helms Street<br>Newcomb        | 3        | House     | \$660,500   | 16 Jul 2026 |
|  26 Ivy Street<br>Newcomb          | 3        | House     | \$575,000   | 10 Jul 2026 |
|  2A Brayshay Road<br>Newcomb       | 3        | Townhouse | \$620,000   | 07 Jul 2026 |
|  5/10-12 Lindsay Street<br>Newcomb | 1        | Unit      | \$318,000   | 01 Jul 2026 |
|  110 Helms Street<br>Newcomb       | 3        | House     | Undisclosed | 29 Jun 2026 |



## NEWCOMB SUBURB REPORT

| Address                                                                                                              | Bedrooms | Type  | Price     | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|-------------|
|  2/12 Cheltenham Road<br>Newcomb    | 2        | Unit  | \$568,000 | 26 Jun 2026 |
|  4 Cecil Court<br>Newcomb           | 3        | House | \$680,000 | 26 Jun 2026 |
|  2 Francis Avenue<br>Newcomb        | 2        | House | \$570,000 | 26 Jun 2026 |
|  2/7 Lancaster Avenue<br>Newcomb    | 2        | Unit  | \$525,000 | 23 Jun 2026 |
|  28 Charles Street<br>Newcomb      | 3        | House | \$610,542 | 17 Jun 2026 |
|  16 Ferry Grove<br>Newcomb        | 4        | House | \$623,000 | 16 Jun 2026 |
|  52 Wilsons Road<br>Newcomb       | 3        | House | \$660,000 | 16 Jun 2026 |
|  105a Boundary Road<br>Newcomb    | 3        | House | \$689,000 | 15 Jun 2026 |
|  28 Breadalbane Street<br>Newcomb | 3        | House | \$715,000 | 14 Jun 2026 |
|  9 Ivanhoe Court<br>Newcomb       | 3        | House | \$742,000 | 12 Jun 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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