



Newham

Suburb Report



Your connection to property insights



JellisCraig

NEWHAM SUBURB REPORT

Median house price¹

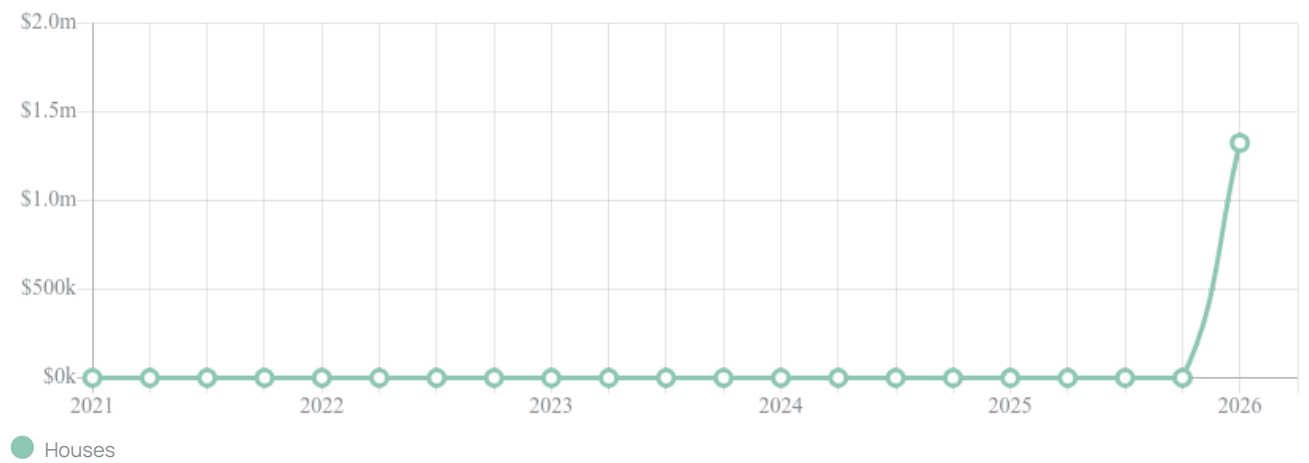
Median

\$1.33m

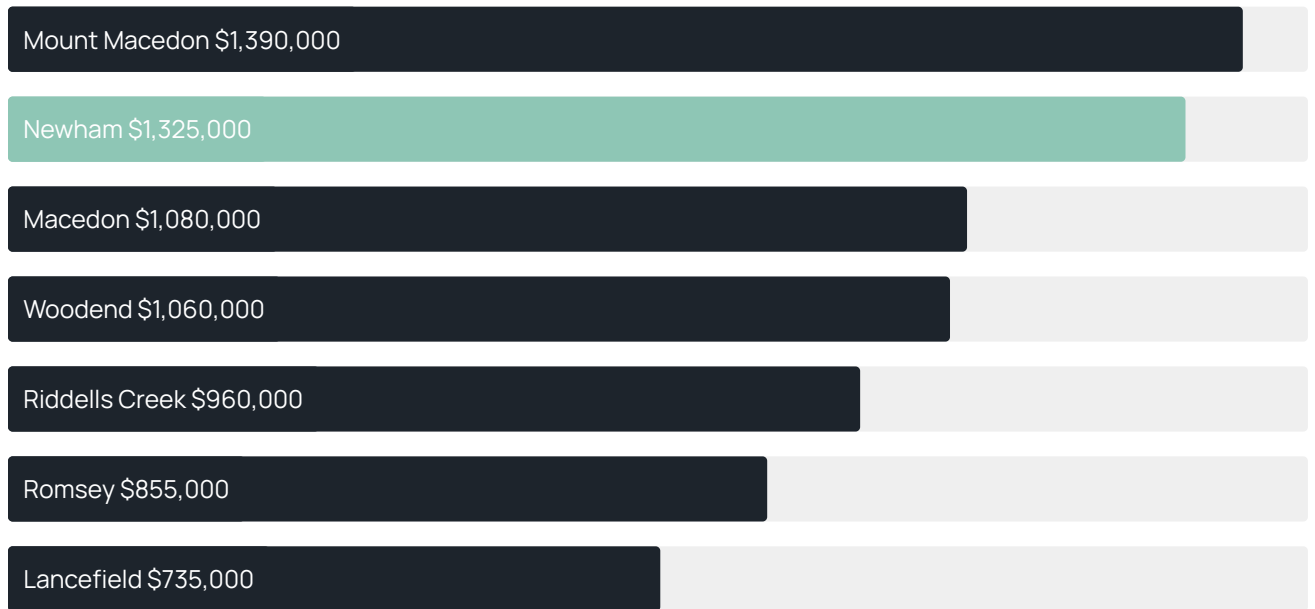
Quarterly price change

0.00% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Private 100%

Jellis Craig average inspection attendance per listing⁴

groups

Average hold period¹

10.7 years

Dwelling type⁵



● Houses 100% ● Units 0%

Ownership⁵



● Owned outright 51% ● Mortgaged 46% ● Rented 2%

Population⁵

533

Median asking rent¹

\$640 per week

Population growth⁵

5.34%

Rental yield¹

3.35%

Median age⁵

47 years











Median household size⁵

2.5 people

NEWHAM SUBURB REPORT

Recent Newham 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
 49 Colwells Rd Newham	3	House	\$990,000	11 Feb 2026
 1272 Rochford Rd Newham	3	House	\$1,430,000	15 Jan 2026
 29 Dons Rd Newham	4	House	\$1,350,000	11 Jan 2026
 83 Palmer Cr Newham	4	House	\$1,300,000	20 Nov 2025
 40 Koala Dr Newham	5	House	\$2,460,000	24 Oct 2025
 1388 Rochford Rd Newham	3	House	\$1,365,000	07 Oct 2025
 14 Robertson Dr Newham	3	House	\$860,000	31 Jul 2025
 18 Palmer Cr Newham	3	House	\$1,135,000	11 Jul 2025
 254 Forest Rd Newham	3	House	\$2,500,000	24 Jun 2025
 35 Colwells Rd Newham	3	House	\$1,275,000	22 May 2025



Jellis Craig Woodend
91 High Street, Woodend
03 5427 2800

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. 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.