SOLD NSW · PROPERTY MARKET REPORT

Albury NSW 2640

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +3	$745,000 -18%	$813,182 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,965,000	$375,000	$12.46M

POSTCODE 2640 RENTAL MARKET · SEPTEMBER 2026

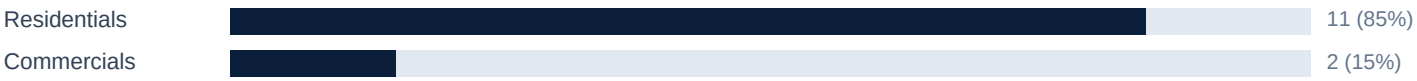
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$530	$516	134

Figures cover the entire 2640 postcode area, not Albury alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$745,000 -18%	$813,182 -8%	13 +30%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Albury NSW 2640 in October 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 18% to $745,000, down from $907,000 in September 2026.
- Residentials accounted for 85% of sales (11 of 13), compared to 15% for commercials (2).
- Prices ranged widely — from $375,000 to $2,965,000, a spread of $2,590,000.
- The standout sale was 461 DEAN ST at $2,965,000 on 8 Oct — 298% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
461 DEAN ST	Commercial	**$2,965,000**	8 Oct
614 THURGOONA ST	Residential	**$1,650,000**	12 Oct
1/757 PEEL ST	Residential	**$1,400,000**	22 Oct
632 LOMA PL	Residential	**$880,000**	27 Oct
530 YOUNG ST	Residential	**$860,000**	1 Oct
638 ELM ST	Residential	**$845,000**	6 Oct
735 VINE ST	Residential	**$745,000**	14 Oct
770 PEMBERTON ST	Residential	**$720,000**	26 Oct
717 YOUNG ST	Residential	**$675,000**	22 Oct
10/429 WILSON ST	Commercial	**$550,000**	22 Oct
6/621 OLIVE ST	Residential	**$405,000**	7 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.