

Ambarvale NSW 2560

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +8	MEDIAN PRICE \$905,000 -2%	AVERAGE PRICE \$947,500 +2%
HIGHEST SALE \$1,175,000	LOWEST SALE \$850,000	TOTAL VALUE \$9.47M

POSTCODE 2560 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$600	OBSERVATIONS 229
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Figures cover the entire 2560 postcode area, not Ambarvale alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$905,000 -2%	AVERAGE PRICE \$947,500 +2%	TOTAL SALES 10 +400%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Ambarvale NSW 2560 in August 2026.
- The median sale price fell 2% to \$905,000, down from \$927,500 in July.
- All 10 recorded sales were residentials.
- Sale prices were relatively consistent, ranging from \$850,000 to \$1,175,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 SWIVELLER CL	Residential	\$1,175,000	7 Aug
2 WOODCOURT ST	Residential	\$1,085,000	26 Aug
22 CLERKENWELL ST	Residential	\$980,000	25 Aug
87 CRISPSPARKLE DR	Residential	\$960,000	28 Aug
52 CLERKENWELL ST	Residential	\$930,000	25 Aug
48 HARTHOUSE RD	Residential	\$880,000	18 Aug
3 COBB PL	Residential	\$880,000	24 Aug
19 COPPERFIELD DR	Residential	\$870,000	12 Aug
71 WOODCOURT ST	Residential	\$865,000	7 Aug
21 BOYTHORN AVE	Residential	\$850,000	27 Aug