

Badagarang NSW 2540

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +1	MEDIAN PRICE \$765,000 +3%	AVERAGE PRICE \$822,222 +20%
HIGHEST SALE \$1,150,000	LOWEST SALE \$465,000	TOTAL VALUE \$9.47M

POSTCODE 2540 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$605	OBSERVATIONS 105
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Figures cover the entire 2540 postcode area, not Badagarang alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$765,000 +3%	AVERAGE PRICE \$822,222 +20%	TOTAL SALES 13 +8%
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PROPERTY TYPE BREAKDOWN

Residential		9 (69%)
Vacant lands		4 (31%)

KEY MARKET INSIGHTS

- 13 properties settled in Badagarang NSW 2540 in July 2026 — 9 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 3% to \$765,000, up from \$746,000 in June.
- Residential accounted for 69% of sales (9 of 13), compared to 31% for vacant lands (4).
- Prices ranged widely — from \$465,000 to \$1,150,000, a spread of \$685,000.
- The standout sale was 11 WIRRAWAY BVD at \$1,150,000 on 1 Jul — 50% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 WIRRAWAY BVD	Residential	\$1,150,000	1 Jul
28 LANCASTER DR	Residential	\$1,140,000	17 Jul
5 ALPHA RD	Residential	\$1,010,000	31 Jul
28 B DOWNWIND ST	Residential	\$780,000	9 Jul
28 A DOWNWIND ST	Residential	\$765,000	2 Jul
4 A GIPSY MOTH ST	Residential	\$760,000	10 Jul
4 B GIPSY MOTH ST	Residential	\$760,000	17 Jul
26 WEDGETAIL ST	Vacant land	\$560,000	6 Jul
39 CORYMBIA WAY	Vacant land	\$560,000	28 Jul
33 ALPHA RD	Residential	\$555,000	3 Jul
12 MYRTLE DR	Vacant land	\$485,000	3 Jul