SOLD NSW · PROPERTY MARKET REPORT

Badagarang NSW 2540

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -12	$757,500 -1%	$746,107 0%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,070,000	$460,000	$12.43M

POSTCODE 2540 RENTAL MARKET · SEPTEMBER 2026

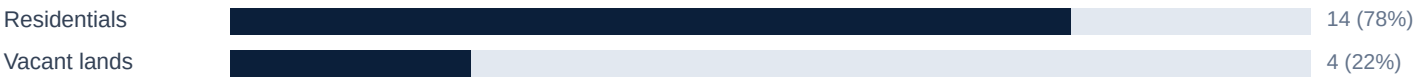
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$603	118

Figures cover the entire 2540 postcode area, not Badagarang alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$757,500 -1%	$746,107 0%	18 -40%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Badagarang NSW 2540 in August–October 2026 — 14 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 1% to $757,500, down from $765,000 in May–July 2026.
- Residentials accounted for 78% of sales (14 of 18), compared to 22% for vacant lands (4).
- Prices ranged widely — from $460,000 to $1,070,000, a spread of $610,000.
- The standout sale was 27 SPICA ST at $1,070,000 on 25 Sep — 41% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
27 SPICA ST	Residential	**$1,070,000**	25 Sep
25 ALPHA RD	Residential	**$1,052,500**	12 Aug
16 A WEDGETAIL ST	Residential	**$800,000**	9 Oct
23 SABRE ST	Residential	**$798,000**	25 Sep
114 A LANCASTER DR	Residential	**$760,000**	1 Oct
23 A MYRTLE DR	Residential	**$760,000**	9 Oct
30 A DOWNWIND ST	Residential	**$760,000**	16 Oct
30 B DOWNWIND ST	Residential	**$755,000**	28 Sep
19 SABRE ST	Residential	**$755,000**	23 Oct
29 ALPHA RD	Residential	**$750,000**	4 Sep
98 LANCASTER DR	Residential	**$740,000**	27 Oct

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