

Barooga NSW 3644

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +6	MEDIAN PRICE \$438,500 -27%	AVERAGE PRICE \$522,500 -28%
HIGHEST SALE \$2,600,000	LOWEST SALE \$185,000	TOTAL VALUE \$8.89M

COMPARED TO MARCH 2026

MEDIAN PRICE \$438,500 -27%	AVERAGE PRICE \$522,500 -28%	TOTAL SALES 12 +100%
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PROPERTY TYPE BREAKDOWN

Residential		6 (50%)
Vacant lands		4 (33%)
Farms		2 (17%)

KEY MARKET INSIGHTS

- 12 properties settled in Barooga NSW 3644 in April 2026 — 6 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 27% to \$438,500, down from \$600,000 in March.
- Residential accounted for 50% of sales (6 of 12), compared to 33% for vacant lands (4).
- Prices ranged widely — from \$185,000 to \$2,600,000, a spread of \$2,415,000.
- The standout sale was 3450 BAROOGA-TOCUMWAL RD at \$2,600,000 on 2 Apr — 493% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3450 BAROOGA-TOCUMWAL RD	Farm	\$2,600,000	2 Apr
170 KENNEDYS RD	Farm	\$2,000,000	22 Apr
7 IVIE AVE	Residential	\$1,085,000	17 Apr
78 VERMONT ST	Residential	\$598,000	20 Apr
60 VERMONT ST	Residential	\$440,000	7 Apr
7 MCKINLEY CT	Residential	\$437,000	2 Apr
9 TAKARI ST	Vacant land	\$420,000	20 Apr
61 BARINYA ST	Residential	\$390,000	7 Apr
57 VERMONT ST	Vacant land	\$297,000	30 Apr
4 BELL PL	Vacant land	\$235,000	20 Apr
5 CHOMLEY CL	Vacant land	\$200,000	2 Apr
10 BEVERLEY PL	Residential	\$185,000	1 Apr