SOLD NSW · PROPERTY MARKET REPORT

Barooga NSW 3644

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

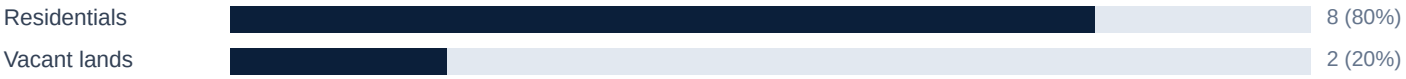
TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -3	$605,000 +46%	$713,750 +55%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,500,000	$100,000	$6.04M

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$605,000 +46%	$713,750 +55%	10 -23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Barooga NSW 3644 in August–October 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 46% to $605,000, up from $413,000 in May–July 2026.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $100,000 to $1,500,000, a spread of $1,400,000.
- The standout sale was 6 PUTTER CT at $1,500,000 on 2 Oct — 148% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 PUTTER CT	Residential	**$1,500,000**	2 Oct
43 KAMAROOKA ST	Residential	**$1,120,000**	7 Sep
31 TAKARI ST	Residential	**$650,000**	14 Aug
4 RUSSELL CT	Residential	**$610,000**	19 Aug
8 COLLIE ST	Residential	**$600,000**	5 Aug
4 MACFARLAND ST	Residential	**$585,000**	19 Oct
22 TAKARI ST	Residential	**$345,000**	31 Aug
5/105 VERMONT ST	Residential	**$300,000**	4 Aug
12 BANKER ST	Vacant land	**$235,000**	11 Sep
GOLF COURSE RD	Vacant land	**$100,000**	21 Aug

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.