

Boambee east NSW 2452

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +11	MEDIAN PRICE \$835,000 -13%	AVERAGE PRICE \$806,205 -16%
HIGHEST SALE \$1,300,000	LOWEST SALE \$235,000	TOTAL VALUE \$10.48M

POSTCODE 2452 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$590	AVERAGE WEEKLY RENT \$606	OBSERVATIONS 30
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Figures cover the entire 2452 postcode area, not Boambee east alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$835,000 -13%	AVERAGE PRICE \$806,205 -16%	TOTAL SALES 13 +550%
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PROPERTY TYPE BREAKDOWN

Residential	13 (100%)
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KEY MARKET INSIGHTS

- 13 properties settled in Boambee east NSW 2452 in July 2026.
- The median sale price fell 13% to \$835,000, down from \$965,000 in June.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$235,000 to \$1,300,000, a spread of \$1,065,000.
- The standout sale was 13 PEPPERMAN RD at \$1,300,000 on 30 Jul — 56% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
13 PEPPERMAN RD	Residential	\$1,300,000	30 Jul
33 SANDPIPER CRES	Residential	\$979,000	10 Jul
12 AVONLEIGH DR	Residential	\$978,000	29 Jul
9 PLAYFORD AVE	Residential	\$965,000	27 Jul
17 SHAWS CL	Residential	\$912,000	10 Jul
11 A WORLAND DR	Residential	\$845,000	10 Jul
18 HARVIE DR	Residential	\$835,000	3 Jul
14 LUKIN CL	Residential	\$805,000	27 Jul
2/15 SUNBIRD CRES	Residential	\$740,000	30 Jul
28 SANDPIPER CRES	Residential	\$685,000	3 Jul
5 NOREENA PL	Residential	\$635,000	28 Jul
39 LAMBERTS RD	Residential	\$566,666	10 Jul