SOLD NSW · PROPERTY MARKET REPORT

Boambee east NSW 2452

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 +1	$836,260 -7%	$844,096 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,295,000	$460,000	$19.41M

POSTCODE 2452 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$575	$642	40

Figures cover the entire 2452 postcode area, not Boambee east alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$836,260 -7%	$844,096 -3%	23 +5%

PROPERTY TYPE BREAKDOWN

Residentials — 23 (100%)

KEY MARKET INSIGHTS

- 23 properties settled in Boambee east NSW 2452 in August–October 2026.
- The median sale price fell 7% to $836,260, down from $896,000 in May–July 2026.
- All 23 recorded sales were residentials.
- Prices ranged widely — from $460,000 to $1,295,000, a spread of $835,000.
- The standout sale was 8 SEA BREEZE PL at $1,295,000 on 18 Sep — 55% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 SEA BREEZE PL	Residential	**$1,295,000**	18 Sep
31 AVONLEIGH DR	Residential	**$1,250,000**	15 Oct
12 TEAL PL	Residential	**$1,083,000**	14 Aug
5 ILEX CT	Residential	**$985,800**	11 Sep
19 HARVIE DR	Residential	**$938,000**	4 Sep
36 SUNRISE DR	Residential	**$929,000**	6 Oct
13 BORROWDALE CRES	Residential	**$900,000**	1 Sep
10 DUNLOP DR	Residential	**$895,000**	31 Aug
4 CHARKATE CL	Residential	**$893,650**	7 Aug
32 SANDPIPER CRES	Residential	**$885,000**	15 Sep
25 CUTHBERT ST	Residential	**$870,000**	1 Oct
223 LINDEN AVE	Residential	**$836,260**	1 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.