SOLD NSW · PROPERTY MARKET REPORT

Bogangar NSW 2488

October 2026 · Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
43 +39	$404,004 -69%	$432,704 -65%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,400,000	$216,500	$18.61M

POSTCODE 2488 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,150	$1,141	7

Figures cover the entire 2488 postcode area, not Bogangar alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$404,004 -69%	$432,704 -65%	43 +975%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 43 properties settled in Bogangar NSW 2488 in October 2026.
- The median sale price fell 69% to $404,004, down from $1,292,500 in September 2026.
- All 43 recorded sales were residentials.
- Prices ranged widely — from $216,500 to $1,400,000, a spread of $1,183,500.
- The standout sale was 2/63 TI TREE AVE at $1,400,000 on 9 Oct — 247% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/63 TI TREE AVE	Residential	**$1,400,000**	9 Oct
57 CABARITA RD	Residential	**$1,350,000**	23 Oct
52/77 TAMARIND AVE	Residential	**$995,517**	1 Oct
51/77 TAMARIND AVE	Residential	**$883,397**	1 Oct
43/77 TAMARIND AVE	Residential	**$601,174**	1 Oct
30/77 TAMARIND AVE	Residential	**$591,508**	1 Oct
31/77 TAMARIND AVE	Residential	**$508,388**	1 Oct
34/77 TAMARIND AVE	Residential	**$498,723**	1 Oct
35/77 TAMARIND AVE	Residential	**$489,058**	1 Oct
20/77 TAMARIND AVE	Residential	**$479,392**	1 Oct
21/77 TAMARIND AVE	Residential	**$479,392**	1 Oct
19/77 TAMARIND AVE	Residential	**$469,727**	1 Oct

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