SOLD NSW · PROPERTY MARKET REPORT

Bolwarra NSW 2320

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -3	$952,500 -9%	$1,052,900 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,700,000	$540,000	$11.07M

POSTCODE 2320 RENTAL MARKET · SEPTEMBER 2026

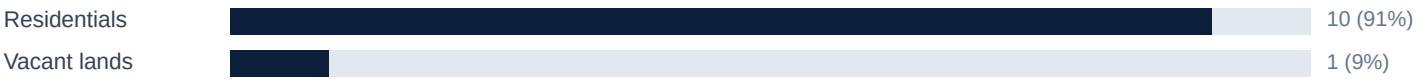
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$602	130

Figures cover the entire 2320 postcode area, not Bolwarra alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$952,500 -9%	$1,052,900 -11%	11 -21%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Bolwarra NSW 2320 in August–October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 9% to $952,500, down from $1,050,000 in May–July 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $540,000 to $1,700,000, a spread of $1,160,000.
- The standout sale was 9 LAGOON AVE at $1,700,000 on 24 Sep — 78% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 LAGOON AVE	Residential	**$1,700,000**	24 Sep
86 PATERSON RD	Residential	**$1,420,000**	6 Oct
6 HOP BUSH CL	Residential	**$1,150,000**	2 Oct
21 PATERSON RD	Residential	**$965,000**	4 Sep
8 THURLOW CL	Residential	**$955,000**	17 Sep
2 THURLOW CL	Residential	**$950,000**	2 Oct
7 HUNTERGLEN DR	Residential	**$890,000**	28 Aug
10 CANNA ST	Residential	**$850,000**	23 Oct
30 BOLWARRA RD	Residential	**$849,000**	8 Oct
74 PATERSON RD	Residential	**$800,000**	4 Aug
45 HUNTERGLEN DR	Vacant land	**$540,000**	22 Sep

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.