

Bomaderry NSW 2541

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 -5	MEDIAN PRICE \$790,000 +2%	AVERAGE PRICE \$826,667 +6%
HIGHEST SALE \$1,275,000	LOWEST SALE \$600,000	TOTAL VALUE \$10.92M

POSTCODE 2541 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$530	AVERAGE WEEKLY RENT \$549	OBSERVATIONS 82
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Figures cover the entire 2541 postcode area, not Bomaderry alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$790,000 +2%	AVERAGE PRICE \$826,667 +6%	TOTAL SALES 13 -28%
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PROPERTY TYPE BREAKDOWN

Residentials		12 (92%)
Vacant lands		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Bomaderry NSW 2541 in July 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 2% to \$790,000, up from \$777,500 in June.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from \$600,000 to \$1,275,000, a spread of \$675,000.
- The standout sale was 6 ELVIN DR at \$1,275,000 on 3 Jul — 61% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 ELVIN DR	Residential	\$1,275,000	3 Jul
5 BURILLA CL	Residential	\$1,050,000	24 Jul
431 PRINCES HWY	Vacant land	\$1,000,000	28 Jul
31 YEOVIL DR	Residential	\$815,000	17 Jul
10 A MEROO RD	Residential	\$800,000	20 Jul
18 BIRRILEY ST	Residential	\$800,000	27 Jul
2 BUNBERRA ST	Residential	\$795,000	31 Jul
16 CAMBEWARRA RD	Residential	\$785,000	15 Jul
22 TALLAYANG ST	Residential	\$770,000	1 Jul
7 MONK CRES	Residential	\$755,000	13 Jul
1/17 BANOOL CCT	Residential	\$750,000	28 Jul