SOLD NSW · PROPERTY MARKET REPORT

Bomaderry NSW 2541

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -8	$764,250 +2%	$762,688 +10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,750,000	$360,000	$9.30M

POSTCODE 2541 RENTAL MARKET · SEPTEMBER 2026

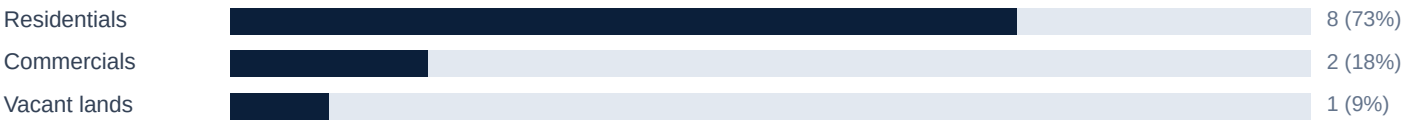
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$555	$541	68

Figures cover the entire 2541 postcode area, not Bomaderry alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$764,250 +2%	$762,688 +10%	11 -42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Bomaderry NSW 2541 in October 2026 — 8 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 2% to $764,250, up from $750,000 in September 2026.
- Residentials accounted for 73% of sales (8 of 11), compared to 18% for commercials (2).
- Prices ranged widely — from $360,000 to $1,750,000, a spread of $1,390,000.
- The standout sale was 3 VICTA WAY at $1,750,000 on 28 Oct — 129% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 VICTA WAY	Commercial	**$1,750,000**	28 Oct
9 D MEROO RD	Residential	**$1,150,000**	9 Oct
80 MEROO RD	Commercial	**$1,000,000**	28 Oct
4 HELSINKI PDE	Residential	**$880,000**	29 Oct
48 YEOVIL DR	Residential	**$830,000**	16 Oct
24 YEOVIL DR	Residential	**$783,500**	2 Oct
11 BINDON CL	Residential	**$745,000**	28 Oct
381 PRINCES HWY	Residential	**$678,000**	23 Oct
3 ALVERSTOKE CL	Residential	**$675,000**	23 Oct
11 A MEROO RD	Vacant land	**$450,000**	7 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.