SOLD NSW · PROPERTY MARKET REPORT

Bombala NSW 2632

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -6	$420,000 -11%	$481,000 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,100,000	$195,000	$5.06M

POSTCODE 2632 RENTAL MARKET · SEPTEMBER 2026

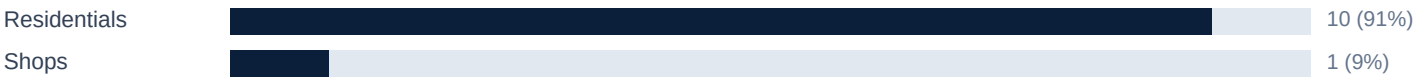
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$300	$360	3

Figures cover the entire 2632 postcode area, not Bombala alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$420,000 -11%	$481,000 -15%	11 -35%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Bombala NSW 2632 in July–September 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 11% to $420,000, down from $470,000 in April–June 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for shops (1).
- Prices ranged widely — from $195,000 to $1,100,000, a spread of $905,000.
- The standout sale was CAMBALONG RD at $1,100,000 on 10 Aug — 162% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
CAMBALONG RD	Residential	**$1,100,000**	10 Aug
1 MAWSON ST	Residential	**$600,000**	28 Aug
5 TARONG PL	Residential	**$590,000**	30 Sep
15 MAYBE ST	Residential	**$440,000**	11 Sep
208 MAYBE ST	Residential	**$425,000**	4 Sep
38 CARDWELL ST	Residential	**$415,000**	1 Sep
102 CAVEAT ST	Residential	**$405,000**	16 Jul
43 BURTON ST	Residential	**$340,000**	3 Aug
DELEGATE RD	Residential	**$300,000**	10 Aug
107 MAYBE ST	Shop	**$250,000**	7 Jul
82 MAYBE ST	Residential	**$195,000**	11 Aug

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