

Boolaroo NSW 2284

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 19 +14	MEDIAN PRICE \$1,200,000 +4%	AVERAGE PRICE \$1,074,000 +2%
HIGHEST SALE \$1,650,000	LOWEST SALE \$150,000	TOTAL VALUE \$12.57M

POSTCODE 2284 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$640	AVERAGE WEEKLY RENT \$659	OBSERVATIONS 31
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Figures cover the entire 2284 postcode area, not Boolaroo alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,200,000 +4%	AVERAGE PRICE \$1,074,000 +2%	TOTAL SALES 19 +280%
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PROPERTY TYPE BREAKDOWN

Vacant lands		12 (63%)
Residentials		5 (26%)
Commercials		1 (5%)
Warehouses		1 (5%)

KEY MARKET INSIGHTS

- 19 properties settled in Boolaroo NSW 2284 in August 2026 — 5 residential and 14 non-residential (commercial or land).
- The residential median sale price rose 4% to \$1,200,000, up from \$1,155,000 in July.
- Vacant lands accounted for 63% of sales (12 of 19), compared to 26% for residentials (5).
- Prices ranged widely — from \$150,000 to \$1,650,000, a spread of \$1,500,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
45 SECOND ST	Residential	\$1,650,000	31 Aug
12 MAKATEA ST	Residential	\$1,200,000	21 Aug
56 FOURTH ST	Residential	\$1,200,000	26 Aug
19 FIFTH ST	Residential	\$970,000	17 Aug
30 MACKENZIE PDE	Vacant land	\$640,000	4 Aug
30 MACKENZIE PDE	Vacant land	\$625,000	4 Aug
30 MACKENZIE PDE	Vacant land	\$610,000	4 Aug
30 MACKENZIE PDE	Vacant land	\$595,000	4 Aug
30 MACKENZIE PDE	Vacant land	\$585,000	4 Aug
30 MACKENZIE PDE	Vacant land	\$565,000	4 Aug